

**STATEMENT OF
COMMUNITY
INVOLVEMENT**

**FORMER
GLOSSOPDALE
COMMUNITY
COLLEGE SITE,
TALBOT ROAD,
GLOSSOP, SK13 7DR**

October 2024

Carter Jonas

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1.0 EXECUTIVE SUMMARY

1.1 Carter Jonas LLP has prepared this Statement of Community Involvement (SCI) on behalf of Derbyshire County Council (the Applicant) to support an outline planning application for the residential development of land at the former Glossopdale Community College Site, Talbot Road, Glossop, SK13 7DR (hereafter referred to as the “Site”).

1.2 The description of development is:

Outline planning application for the construction of up to 110 dwellings, with all matters reserved (except principal points of access) including all associated ancillary works and engineering operations

1.3 The SCI seeks to provide a summary of the process of engagement that has been undertaken by the applicant to date in relation to the proposals. It has sought to be a meaningful process, prepared in the context of practice guidance contained within the Localism Act (2011), National Planning Policy Framework (December 2023) (NPPF), National Planning Practice Guidance (PPG), and the Council's Statement of Community Involvement (2023).

1.4 The pre-application engagement process has centred on considering the indicative Concept Plan. As part of this consultation, leaflets were distributed to properties within the consultation area along with local ward councillor and residents' group, which provided details of the proposals and how to provide comments.

1.5 A total of 19 individuals returned written comments. The main queries raised relate to design, amenity, drainage, trees, highways, and queries relating to the terminology included on the plans, as outlined in Section 6.

1.6 The project team has responded to a variety of queries to assist local residents' understanding of the scheme and has sought to provide additional details, explanatory information, and amendments to the proposals, in order to seek to clarify queries and address comments made during the consultation process, in line with recommendations outlined within the Council's SCI. As detailed below, the scheme has demonstrably sought to take a proactive approach to consultation and to address public comments, including adapting the scheme where appropriate.

2.0 INTRODUCTION

- 2.1 Carter Jonas LLP has prepared this Statement of Community Involvement (SCI) on behalf of Derbyshire County Council (the Applicant) to support a residential development of land at the former Glossopdale Community College Site, Talbot Road, Glossop, SK13 7DR (hereafter referred to as the “Site”).
- 2.2 This statement seeks to provide a summary of the applicant's engagement process to date regarding the proposals. It has been prepared in the context of practice guidance contained within the Localism Act (2011), National Planning Policy Framework (December 2023) (NPPF), and National Planning Practice Guidance (PPG), and the Council’s Statement of Community Involvement 2023.
- 2.3 The SCI describes how this process has sought to inform the public and seek their views on the proposals, and how this has influenced the evolution of the scheme prior to submission of the planning application. Whilst it may be read in isolation, this Statement should be read alongside the Planning Statement and Design and Access Statement also prepared by Carter Jonas LLP.
- 2.4 The document is structured as follows:
- **Section 1: Executive Summary** – provides a summary of the consultation aims, methodology and implications for the scheme.
 - **Section 2: Introduction** – describes the aims and structure of the document.
 - **Section 3: Background** – outlines the site, evolution of the scheme and discussions undertaken to date.
 - **Section 4: Planning context** – describes the planning context, in which early consultation with the surrounding community is encouraged.
 - **Section 5: Methodology** – explains the methodology behind the community consultation to date.
 - **Section 6: Summary of Consultation** – reports on those responses received to date.
 - **Section 7: Summary and Conclusions** – presents a comprehensive review of the consultation undertaken.

3.0 BACKGROUND

Application Site

- 3.1 The site lies north of Glossop Town Centre and extends to approximately 4.75 hectares. It comprises previously developed land, with existing access from Talbot Road and North Road. The site is currently derelict and previously accommodated the Glossopdale Community College prior to its relocation to another site and the subsequent demolition of the school buildings and external areas in 2021.
- 3.2 The site slopes down from the north to the south, with a plateau across the middle/southern part of the site, which previously accommodated hardsurfaced outdoor play and sports areas, with land around the previous southernmost terrace giving way to more steeply sloped land along the southern and western site boundaries.
- 3.3 The site is enclosed on all four sides by residential streets, primarily consisting of two-storey detached, semi-detached and terraced dwellings.
- 3.4 A plan showing the location of the site is shown in **Figure 1** below.

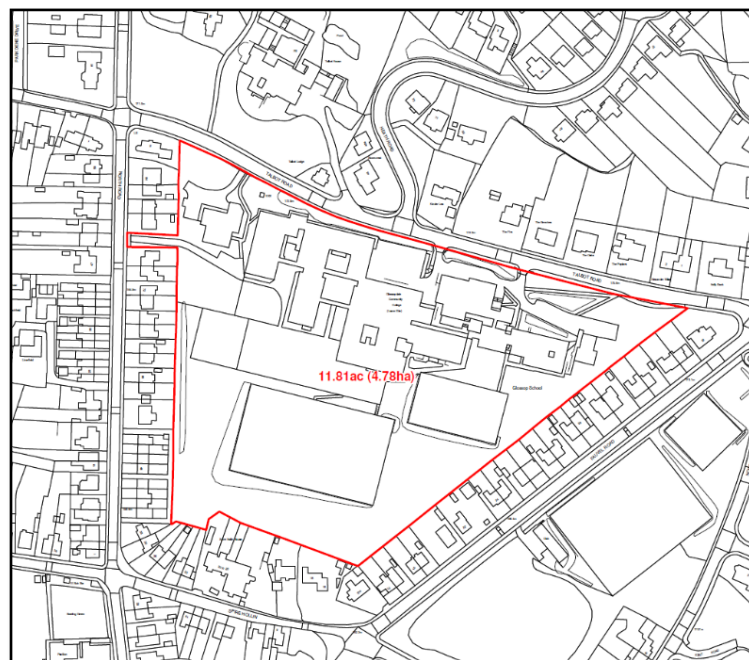


Figure 1: Site Location Plan

The Proposed Development

- 3.5 The application seeks outline planning permission for up to 110 dwellings with all matters reserved except the points of access.
- 3.6 The proposed indicative Concept Plan has been influenced by site constraints and technical considerations, including existing utilities and services, proximity to nearby properties, ground levels, and access to the site, among other considerations. The Design and Access Statement deals with these constraints and their influence on the design solution in further detail.
- 3.7 The development has been considered in the context of the local area, character, and surrounding properties to ensure that a residential development will integrate suitably into the landscape and local character.
- 3.8 The proposal would provide a mix of dwelling types and sizes, and each property would be capable of having associated parking spaces and private amenity space. The indicative proposed density, approximately 33 dwellings per hectare, is considered appropriate to the local area, utilising the land efficiently whilst providing sufficient public and private amenity space for residents.
- 3.9 Further details of the proposals are included as part of the application's submission. For additional information please refer to the accompanying Planning Statement and Design and Access Statement.

4.0 PLANNING POLICY CONTEXT

- 4.1 This section explores the planning policy that is relevant to the consultation of the proposed development. It covers both national and local planning policy and guidance.

National Requirements

- 4.2 The NPPF underlines the importance of early engagement and community involvement in the decision-making process and paragraphs 39 and 40 of the NPPF state that:

“39. Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality preapplication discussion enables better coordination between public and private resources and improved outcomes for the community.

40. Local planning authorities have a key role to play in encouraging other parties to take maximum advantage of the pre-application stage. They cannot require that a developer engages with them before submitting a planning application, but they should encourage take-up of any pre-application services they offer. They should also, where they think this would be beneficial, encourage any applicants who are not already required to do so by law to engage with the local community and, where relevant, with statutory and non-statutory consultees, before submitting their applications.”

- 4.3 National Planning Practice Guidance advises that pre-application engagement “offers significant potential to improve both the efficiency and effectiveness of the planning application system and improve the quality of planning applications and their likelihood of success”. This can be achieved by, among other things, providing and understanding of relevant planning policies and material considerations, working collaboratively and openly with interested parties, discussing possible mitigation measures, identifying information required to accompany a formal planning application.
- 4.4 The PPG advises that pre-application engagement is a collaborative process and interested parties may include both the applicant and local planning authority, but also any statutory and non-statutory consultees, elected members, and local people.

Local Requirements

- 4.5 High Peak Borough Council's Statement of Community Involvement (SCI) was adopted in October 2023. The statement sets out the council's approach to stakeholder engagement for planning policy consultations and planning applications within the district. It details proposals for how the community will be involved in both the production of planning documents and through consultation on planning applications, as required under the provisions of the Planning and Compulsory Purchase Act (2004).
- 4.6 Section 5 of the SCI (*"How can you get involved in the Decision Making Process on Planning Applications"*) outlines how it is important to balance the opportunity to comment with the determination of applications within the statutory determination period. The SCI advises that "developer led pre-application engagement with the community is encouraged where it will add value to the process and the outcome." It also advises that:
- "Effective pre-application consultation provides an early opportunity for applicants and developers to find out the views of local residents on a development proposal. Where a local community's suggestions can be taken into account in preparing a scheme, this can help to build local support, help address any early design and development issues, and help to ensure submission of a successful planning application."*
- 4.7 The SCI advises that applicants conduct their own consultation, which could be done through a variety of methods and media and that the applicant should prepare an SCI to document any pre-application consultation and demonstrate how comments have been addressed.
- 4.8 This SCI therefore sets out what pre-application engagement the applicant has undertaken and how this has been guided by national and local requirements and guidance in relation to the methods, timing and content to optimise both engagement taking place and feedback received.
- 4.9 The pre-application process undertaken as part of the proposed development accords with guidance contained within the NPPF, NPPG and High Peak Borough Council's SCI. The results of the feedback received have also been used to inform the development of the site proposals.

5.0 METHODOLOGY

- 5.1 This section of the SCI describes the approach to pre-application consultation and confirms how the application has been prepared in line with national and local policy requirements and advice.
- 5.2 With the above national and local requirements in mind, this application is submitted following pre-application consultation with HPBC Officers, Ward Councillors, the local residents' group, and members of the public.

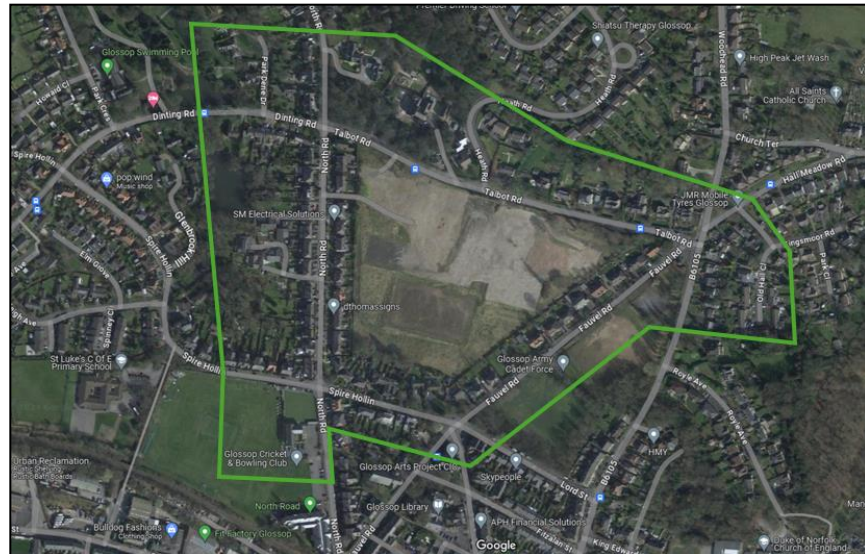
Engagement with High Peak Borough Council

- 5.3 Initially, a pre-application enquiry was submitted to the Council based on an initial indicative scheme, on which the council provided written feedback. The council's written feedback comments on matters including planning policy, accessibility and transport, design, housing mix and density, and external consultation with Sport England.
- 5.4 The comments and advice received through the council's pre-application enquiry process has provided useful input and guidance in developing the scheme proposals. The pre-application enquiry advised that *"pre-application engagement with the community is encouraged in relation to this site to add value to the process and the outcome."*
- 5.5 The council's feedback advised that *"in principle housing development on this site, which is within the Glossop settlement boundary and part brownfield, would be acceptable in policy terms"* subject to Local Plan policy tests being met. It advised of the council's hope for a new leisure centre on the site and in respect of Sport England's comments relating to the loss of playing fields.

Community Consultation

- 5.6 In developing the scheme proposals and in line with the LPA's pre-application feedback, and the requirements of HPBC's SCI, the applicant prepared a public consultation strategy to ensure effective pre-application public consultation ahead of the application submission.
- 5.7 A consultation exercise based around the distribution of information leaflets to the local area, local councillors, and the local residents' group was deemed both appropriate and in line with the guidance contained within the High Peak SCI.

- 5.8 In accordance with the SCI, leaflets were sent to neighbouring properties across the consultation area, informing them of the proposals. A copy of the leaflet circulated which notified individuals of the proposed development is included as **Appendix 1**.
- 5.9 **Figure 2** shows the neighbour consultation area; properties inside of the green outlined area were issued with the consultation leaflet.



(Figure 2: Map showing the consultation area)

- 5.10 The consultation leaflet provided a red line location plan and indicative Concept Plan for the site, along with commentary explaining details of the proposed development and how interested parties should comment. An email address was provided for comments to be made.
- 5.11 During this initial consultation period, several comments were received from local residents (as summarised in Section 6 below), which raised queries regarding various aspects of the proposed scheme, including some of the terminology used.
- 5.12 That being the case, an Information Sheet was prepared which sought to provide answers to some of the common queries. Additional commentary was also provided to the local residents group to answer specific queries and to comment on suggestions made. A summary is provided below.

6.0 SUMMARY OF CONSULTATION RESPONSES

- 6.1 This section of the report provides a summary of the feedback received from local residents. 19 written responses were received via e-mail.
- 6.2 Responses included several comments in relation to the proposed development, with the principal comments made during community engagement summarised below:

Themes	Consultation Comments	Response
Housing Types	What type of dwellings will be included e.g. flats, terrace, semi-detached, detached?	This outline application does not include full detailed design proposals and this level of detail is reserved for a future application. However, the proposals are expected to include a mixture of two-storey properties and 30% affordable housing contribution to comply with policy.
Design and Building Materials	How will the scheme respond to the local area and its surroundings? What building materials will be used?	The Design and Access Statement will set out the suggested design principles and parameters for the development. The local context and character are envisaged to inform the design and materials. The indicative Concept Plan shows an illustrative layout, provision of feature buildings and key frontages, and open space areas.
Terminology	What is a SUDS feature, LEAP, feature building, etc.	An information sheet providing additional information has been prepared and issued to provide clarifications. Clarifications are also provided in the Design and Access Statement.
Ecology	What will be done about the loss of green space and wildlife?	An Ecological Appraisal is submitted with the application. The proposals will deliver improvements to ecology and biodiversity, achieving a minimum improvement of 10% biodiversity net gain.
Highways and Traffic	What are the considerations for the extra traffic? What speed restrictions will be in place?	The Transport Assessment provides a detailed assessment of the highway matters and the indicative site layout is designed to encourage slower vehicle movements and provide visitor parking spaces to avoid overspill parking causing problems. The site provides pedestrian and cycle connections, to the surrounding area and allows easy access to the town centre without the use of a car.
Drainage and Flooding	Existing drainage issues. Where is the water and	A flood risk assessment and drainage strategy has been prepared and provides details on drainage. The site will incorporate sustainable drainage

	sewage going to go?	measures to manage surface water including existing overland surface water crossing the site from north to south.
Landscaping	Will trees be retained and what additional landscaping will be done as part of the scheme?	The proposals seek to retain existing trees and provide extensive areas for additional landscaping, as it is acknowledged that planting provides welcome landscape, visual, ecological, and residential amenity benefits.
Ground Levels and Privacy	Will existing ground levels/embankments be levelled and how will the privacy of the existing properties be maintained?	Development is likely to include re-grading of ground levels to minimise differences in levels across the site and to neighbouring properties. The Concept Plan includes wider landscape buffers around the perimeters to provide additional separation where level differences are greater. These landscape buffers have been widened following feedback from local residents. The indicative layout provides for appropriate distances between existing and proposed dwellings to help avoid amenity issues for residents.

7.0 SUMMARY AND CONCLUSIONS

- 7.1 This Statement of Community Involvement (SCI) has been prepared on behalf of Derbyshire County Council (the applicant) to support an outline planning application for residential development of land at Talbot Road, Glossop.
- 7.2 The Statement provides a summary of the process of engagement that has been undertaken by the applicant to date in relation to the proposals.
- 7.3 The SCI describes how the pre-application consultation has influenced the evolution of the scheme prior to the submission of the planning application. The Design and Access Statement provides a more detailed explanation of the scheme evolution during and after the pre-application consultation phase.
- 7.4 The proposals have been revised in response to stakeholder comments and advice, with larger landscape buffers included and clarifications provided on various matters. The main stakeholder concerns and queries related to design, drainage, ecology, amenity, and highways have been taken into account in the final scheme proposals, with amendments made to the proposals, additional information provided to clarify queries raised, and which are detailed within the supporting technical surveys and Design and Access Statement submitted in support of the application.
- 7.5 In light of the above, it is considered that the proposed development satisfies national and local policy in terms of the pre-application consultation carried out and represents a suitable development proposal for the site that addresses relevant material considerations.

APPENDICES

Appendix 1 – Copy of Consultation Leaflet

Public Consultation Leaflet Land at Talbot Road, Glossop

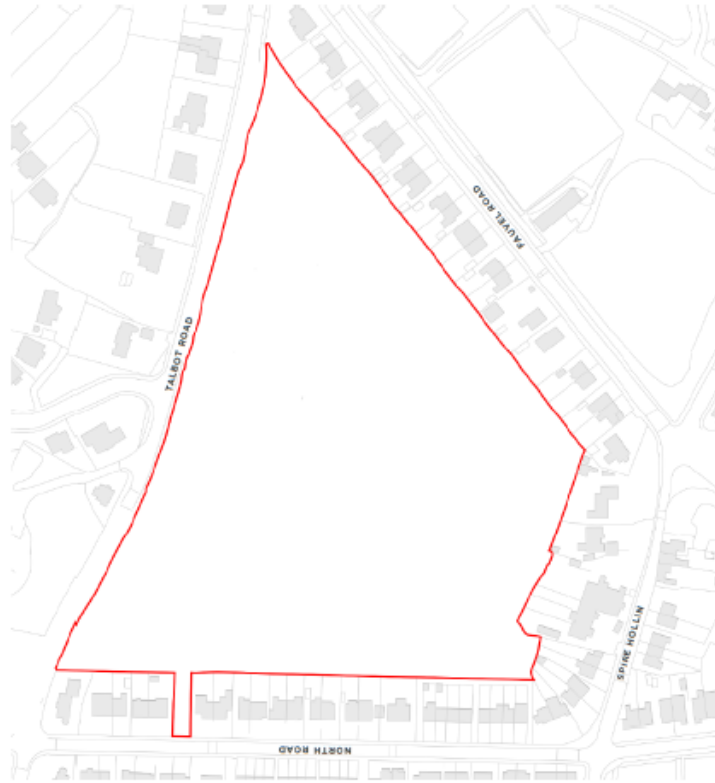
Carter Jonas LLP is preparing an Outline Planning Application on behalf of Derbyshire County Council for residential development on the site of the former Glossopdale Community College, Talbot Road, Glossop.

This leaflet is designed to provide you with the opportunity to review the proposals and share your feedback before a planning application is completed and submitted to High Peak Borough Council.

The proposals will seek outline planning permission for the construction of approximately 100 dwellings on the former school site, which has remained derelict and undeveloped since the school's relocation.

An indicative masterplan is provided overleaf, which illustrates a potential layout for the residential development.

The scheme has been designed through a comprehensive design process, with input from technical consultants to develop a scheme which responds well to the site, the local area and its surroundings.



Carter Jonas

Public Consultation Leaflet

Land at Talbot Road, Glossop

The Outline Planning Application will seek permission for approximately 100 dwellings.

All detailed matters relating to access, appearance, landscaping, layout, and scale, of any residential development will be reserved for future approval.

This indicative masterplan illustrates suggested areas for housing, open space, landscaping, access, and sustainable drainage.

The indicative scheme aims to retain existing trees and to establish strong landscape buffers around the site.

We would like to hear your feedback. Please send any responses, comments, or queries to:
PlanningNorthConsultations@carterjonas.co.uk

We kindly request that any comments be submitted by 14th August 2024.



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