

Former Glossopdale Community College, Land off Talbot Road, Glossop

Design & Access Statement

November 2024



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Design & Access Statement: Land off Talbot Road, Glossop

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1.0 Introduction

1.1 Purpose of the Document

1.2 Document Structure



1.1 Purpose of the Document

This Design & Access Statement document has been prepared by Carter Jonas LLP on behalf of Derbyshire County Council in order to evaluate a 4.75 hectare site (the “Site”) for development, formerly home to Glossopdale School, off Talbot Road in Glossop, Derbyshire.

1.2 Document Structure

The technical and design document is structured as follows:

Section 1: Introduction

Describes the purpose of the document, structure, scope and site location.

Section 2: Planning

A review of the Site’s planning history and the current Local Plan position - including promotion through the emerging Local Plan and key policies of relevance.

Section 3: Site and Context

A review of the Site’s context, including site photography which highlight key characteristics, and a review of neighbouring community facilities/accessibility.

Section 4: Technical

A summary of the key technical constraints and opportunities associated with the Site.

Section 5: The Masterplan

Setting out a high level vision and key design principles before introducing design rationale and a concept layout for the masterplan. The rationale section explains the various components of the masterplan, such as the open space strategy, access and land use.

Section 6: Summary and Key Benefits

Provides a summary of the proposals, highlighting the credentials of the Site and key community benefits.

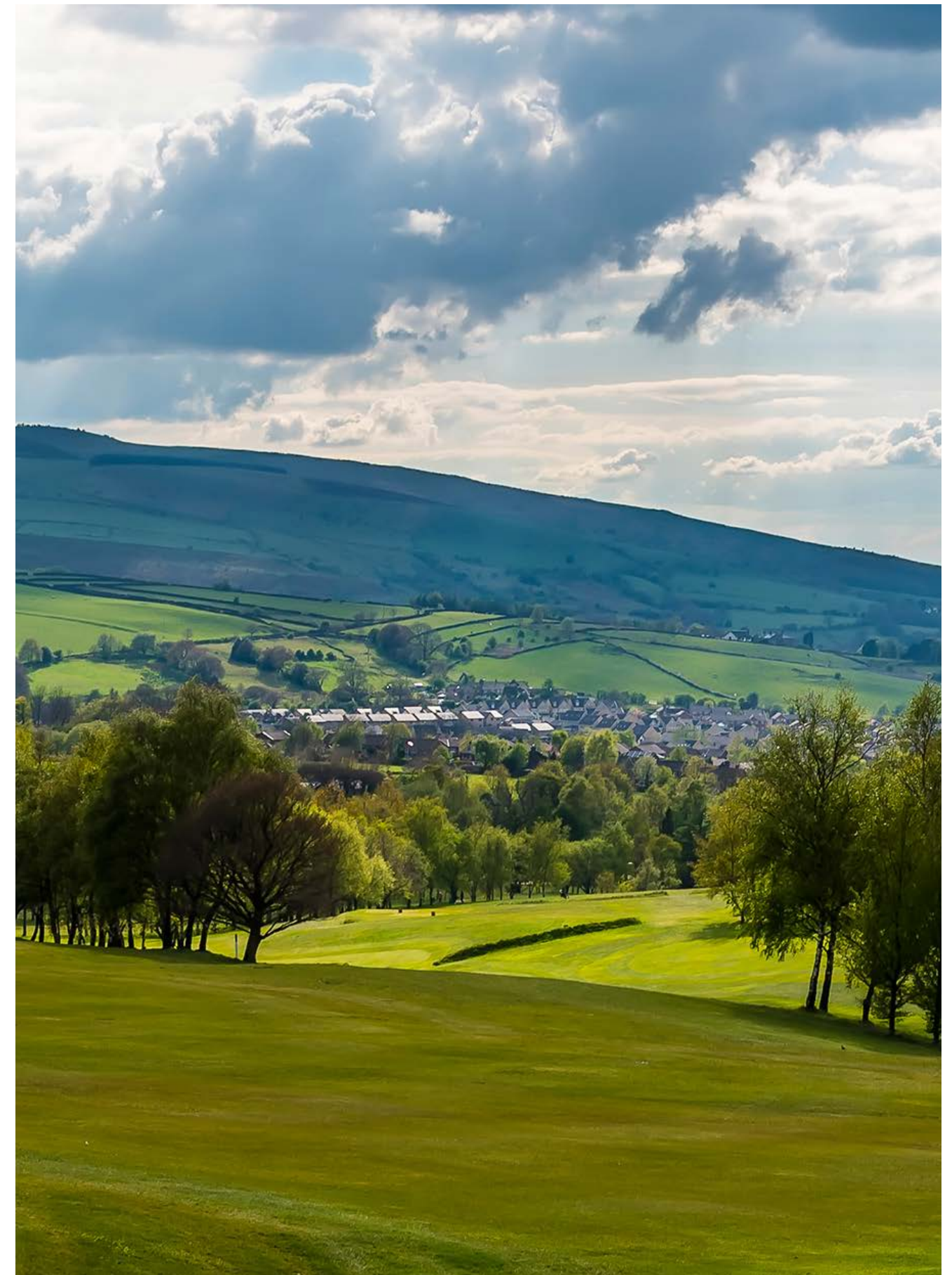


Fig 01: View towards the High Peak

2.0 Planning

2.1 Planning Background



2.1 Planning Background

This section sets out the at the relevant planning policy considerations and covers, the current Local Plan, National Planning Policy and the relevant Emerging Planning Policy.

Current Local Plan

Planning guidance that forms part of the development plan for the area comprises of the following documents:

- High Peak Local Plan (adopted April 2016)

The Site lies within the Glossop settlement boundary. The strategic approach of the Local Plan is to concentrate development on the market towns, focusing primarily on previously developed sites, with which this proposal fully accords.

Policy S2 Settlement Hierarchy states ‘development will be directed towards the most sustainable locations in accordance with the settlement hierarchy’. Market towns including Glossop are at the top of the settlement hierarchy and will be the main focus for housing, employment and service growth, consistent with maintaining and where possible enhancing their role, distinctive character vitality and appearance.

Policy S3 Strategic Housing Development states ‘provision will be made for at least 7,000 dwellings over the period 2011-2031 at an overall average annual development rate of 350 dwellings.’ This will be distributed across the Borough, in Glossopdale there will be between 958 – 1,242 number of dwellings on new sites.

Policy S5 Glossopdale Sub-area Strategy states that the Council will ‘seek to promote the sustainable growth of Glossopdale whilst promoting and maintaining the distinct identity of its settlements, provide an increasing range of employment opportunities, promote the growth of a sustainable tourist economy and meet the housing needs of the local community’. There are various ways this will be achieved, including by providing for housing needs of the community by planning for sustainable housing and mixed-use developments.

Policy H1 Location of Housing Development mentions ensuring provision is made for housing by ‘promoting the effective reuse of land by encouraging housing development including redevelopment, infill, conversion of existing dwellings and the change of use of existing buildings to housing, on all sites suitable for that purpose’ and by ‘supporting housing development on unallocated sites within defined built up area boundaries of the towns and larger villages’.

Policy H3 New Housing Development states that the Council will require all new residential development to address the housing needs of local people by meeting the requirements for affordable housing within the overall provision of new residential development as set out in Policy H4. To providing a range of market and affordable housing types and sizes that can reasonably meet the requirements and future needs of a wide range of household types including for the elderly and people with specialist housing needs and to provide a mix of housing that contributes positively to the promotion of a sustainable and inclusive community taking into account the characteristics of the existing housing stock in the surrounding locality.

Policy H4 Affordable Housing states that residential developments should seek to achieve the following proportions of residential units as affordable housing:

- 30% affordable housing on sites of 25 units or more
- 20% affordable housing on sites of 5-24 units (0.16ha or larger)

Identified Housing Need

The Housing Delivery Test results for 2022 were published by MHCLG on 19th December 2023 and High Peak Borough Council has a Housing Delivery Test score of 139%. The buffer that should be applied is therefore 5%.

High Peak Borough Council’s Assessment of a five-year supply of housing land dated 1st April 2022 confirms the total annual housing requirement (April 2022 – March 2027) including 5% buffer, with a total deliverable housing supply of 1,715 dwellings, giving a 5-year housing supply of 6.28 years.

The National Planning Policy Framework (2023) sets a requirement for Local Planning Authorities to demonstrate a supply of specific, deliverable sites to provide a minimum of five years’ worth of housing against their housing requirement.

The requirement is a minimum figure and to ensure that the supply does not fall below requirements of paragraph 77, a wide range of new sites (both smaller sites and larger strategic sites) should be identified to ensure delivery is maintained and a wide range of housing needs are met.

Precedents

After checking recent planning committees, it was found that an outline application (HPK/2019/0349) for residential development (C3a Use Class) including matters of Access, Layout and Scale (matters of Landscaping and Appearance Reserved) went to planning committee on 21st June 2021, where it was advised by Councillors that permission be granted. This was found to be an unallocated site, which was granted, with the officer stating that the public benefit outweighed harm to the nearby listed building.

National Planning Policy

The NPPF explains as follows in relation to identifying land for homes:

Paragraph 70 states that small and medium sized sites can make an important contribution to meeting the housing requirement of an area, and are often built-out relatively quickly.

Sustainability

Sustainability remains a key consideration in plan making. Its importance was crystallised by the publication of the National Planning Policy Framework (NPPF) in March 2012, in which it formed the centrepiece, and it remains the centrepiece of the new NPPF. Paragraph 8 of the NPPF sets out the three overarching objectives of the planning system in achieving sustainable development. These are an economic objective, a social objective and an environmental objective. It explains that they are interdependent and need to be pursued in mutually supportive ways. A Sustainability Appraisal has been undertaken in order to examine how well a development at the Site would perform against these three objectives. The assessment finds as follows: From a social perspective the Site would:

- Deliver a mix of housing to meet an identified local need, in a sustainable location within the built part of Glossop.
- Maintain, and possibly increase the social diversity of the village by delivering new housing for people of all ages.
- Attract new families and residents who would make a positive contribution to the social sustainability of the village and the local community, supporting local facilities and events.
- Deliver new public open space, providing additional space for community interaction and recreation.

From an environmental perspective the Site:

- The proposal represents the redevelopment of a brownfield site, saving the need to develop a similar area of greenfield land elsewhere. A redevelopment of this Site also brings the prospect of improving the character and appearance of the location complementing the neighbouring residential area.
- From an environmental perspective, it would be the intention that any development would be of a high-quality design, including the masterplan layout interests.

From an economic perspective:

- New housing would attract and retain a local population mass to support the viability of local facilities and services in the village and nearby settlements.
- Additional residents would help to support the local economy through increased expenditure.
- The proposed dwellings may host working-age families who will settle in the area and become net contributors to the local economy.
- The construction phase of the development would provide an economic boost for the local area.

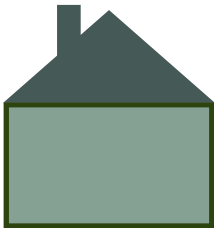
It is therefore considered the proposal meets the definition of sustainable development set out in the Framework as it positively contributes towards all three roles encompassed within the definition Sustainable Development.

From an economic perspective:

- New housing would attract and retain a local population mass to support the viability of local facilities and services in the village and nearby settlements.
- Additional residents would help to support the local economy through increased expenditure.
- The proposed dwellings may host working-age families who will settle in the area and become net contributors to the local economy.

In summary, the benefits of a housing development on the Site include:

100 homes



Create up to 100 new homes in a sustainable location, of mixed types and tenure to serve local housing needs.

Open Space



Providing new recreation space for the residents of the proposed development and existing residents of Glossop to enjoy.

Sustainable Travel



Access for new residents to Glossop Rail Station and Town Centre within a 3-4 minute walk from the Site.

Biodiversity



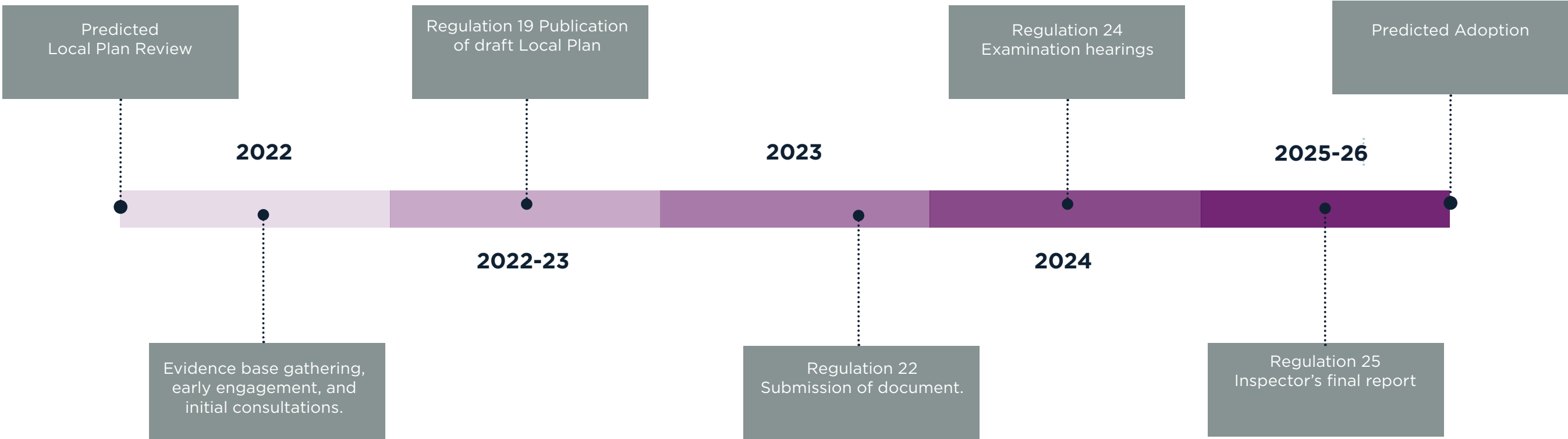
Opportunities to improve the biodiversity within the Site, providing habitats for local species.

Fig 02: Key benefits of the Site infographic

Emerging Planning Policy

The current Local Plan was adopted in April 2016. Under Paragraph 33 of the NPPF, Council’s are required to review their Local Plan no later than 5 years after adoption date, In theory, the Local Plan would have been required to be reviewed in 2021. On 25 March 2021, the Economic and Growth Select Committee set out and proposed that the Council explores the factors that will shape the next Local Plan in more detail. The next steps will comprise of evidence gathering and engagement with Councillors in the initial phase with a view of making a decision on whether to commence an update of the current Local Plan later this Spring (2022). A detailed timetable for a new plan will be prepared in the form of a new Local Development Scheme to be considered by the Executive at a later date in 2022 which will set out milestones for public consultation and decision making.

We set out a predicted timetable of the emerging Local Plan below:



The diagram above provides an overview of the proposed planning timescales for the application, and the indicative delivery milestones for construction of the proposed scheme.

Fig 03: Predicted emerging Local Plan timeline

3.0 Site and Context

- 3.1 The Site
- 3.2 Site Characteristics
- 3.3 Local Vernacular
- 3.4 Wider Context
- 3.5 Community Facilities
- 3.6 Accessibility





3.1 The Site

The Site

The Site is approximately 11.73 acres (4.75ha) in area and was formerly occupied as Glossopdale Community College. This use has now ceased, and the Site is currently vacant. The former school buildings have since being demolished.

The Site is bound on all four sides by residential development - Talbot Road to the north, Fauvel Road to the east, Spire Hollin to the south and North Road to the west.

There are multiple access points (three in total) to the local highway network, two of which are located north of the Site on Talbot Road and one to the west on North Road.

The Site lies to the north of Glossop town centre, within walking distance (approximately 1km/10 mins) to the services the town centre offers. Before reaching Glossop town centre, other closer destinations include St Luke's Church south of the Site, Glossop Cricket & Bowling Club to the southwest, a garden centre north of the Site, and St Luke's C of E Primary School west of the Site.

The Site benefits from easy access to Glossop Train Station, which is reachable in approximately 5 minutes walking time.

Vegetation

The Site is bounded by hedgerows along the eastern, southern and western boundaries, with some trees bordering the Site to the north. These hedgerows provide visual screening and habitat for local species so should be maintained and enhanced as part of the proposals.

Sustainable Credentials

The land at the former Glossopdale Community College is considered to be a sustainable location for new development that is able to connect into and enhance existing infrastructure, as part of a new residential development. The Site has the potential to deliver around 100-110 new homes which would make a significant contribution to the identified local housing need.

The remainder of this document seeks to demonstrate that development of the Site is sustainable and deliverable. The Site is also ready and available now.



Fig 04: Site Location Plan within Glossop

3.2 Site Characteristics

We visited the Site in March 2022, following completion of the recent demolition works, therefore the photographs shown here are representative of the Site at its most visually exposed time of year due to deciduous vegetation being out of leaf.

The Site slopes broadly from north to south, with a plateau of sports pitches south of the school giving way to more steeply sloped land along the southern and western Site boundaries. These areas are not considered suitable for development, however approximately 80% of the landholding is developable.

Two excellent points of access are provided off Talbot Road to the north. An outstanding characteristic of the Site is the fantastic views looking south towards High Peak over the town of Glossop.



Fig 05: Photo location plan



View Descriptions

1. View across the Site looking south from the existing access taken from Talbot Road
2. Existing bus stop on Talbot Road, looking north east
3. View from the centre of the Site looking north, existing vegetation which borders Talbot Road
4. Existing request stop for buses on the A30 adjacent to the Site's southern boundary
5. View east across the centre of the Site towards dwellings on North Road
6. View south west which shows the existing power hub, bordering on Talbot Road
7. View south looking towards the dwellings on Spire Hollin
8. View looking west on Talbot Road, towards the junction
9. View looking south west to the dwellings which border the Site on Fauvel Road

Fig 06: Site photographs 1-9

3.3 Local Vernacular

An appreciation of the architectural character within Glossop will help define the Site's character and ensure that the proposals are appropriate for local context, acknowledging the town's rich heritage.

The following features are present within the local architectural character:

- **Brick** - typically natural stone, with occasional red brick and cream render;
- **Roofing** - a range of roof types including hipped and gable, with frequent dormers, with roofing materials predominantly slate grey or red tiling;
- **Windows** - including bay and casement windows, generally in white uPVC frames;
- **Doors** - generally white and charcoal and colours;
- **Building Heights** - typically 2 storey with occasional use of 2.5 storey in key locations;
- **Boundary Treatments** - low level stone walls, fencing hedging and larger setbacks to properties along primary movement routes;
- **Detailing** - large chimneys and occasional brick cill detailing the roofscape.

Glossop includes a number of characterful buildings and materials that can help provide a useful starting point to inform the design and character of future homes on the development.

The Concept Masterplan, presented in Section 5.0 of this document is the start of the "journey" in providing a context-appropriate design response, which responds to the character and setting of Glossop.



Fig 07: Materials Palette



Fig 08: Key building features in Glossop

Photograph Descriptions

1. 2.5 storey dormer semi-detached buildings in stone with slate roof tiles, with front drives and low-level hedging and fencing boundary treatments
2. Cream render buildings in Arts and Crafts style with red brick tiled roofs
3. Semi-detached dwellings in natural stone with dormer features, bay windows and chimneys
4. Red brick, gabled detached dwelling along Dinting Road with first-floor render and slate grey roof tiling
5. Terraced 2-storey dwellings in natural stone with slate roofs and chimneys
6. Red brick dwellings with first-floor stone detailing, hipped roofs and bay windows

3.4 Wider Context

The Site lies within the market town of Glossop in the Borough of High Peak in Derbyshire.

The town is located approximately 14km north-east of Stockport, 24km east of Manchester and 39km north-west of Sheffield. To the south, east and north, the town is bound by the Peak District National Park. As illustrated on Fig. 09 opposite, the High Peak Green Belt Boundary wraps around the town to provide separation between development and the Peak District.

The A57 runs through the town and out to Sheffield in the east, via Ladybower Reservoir in the Peak District. To the west, the route links with the A560 and the M67 to provide direct access into Manchester and its urban areas.

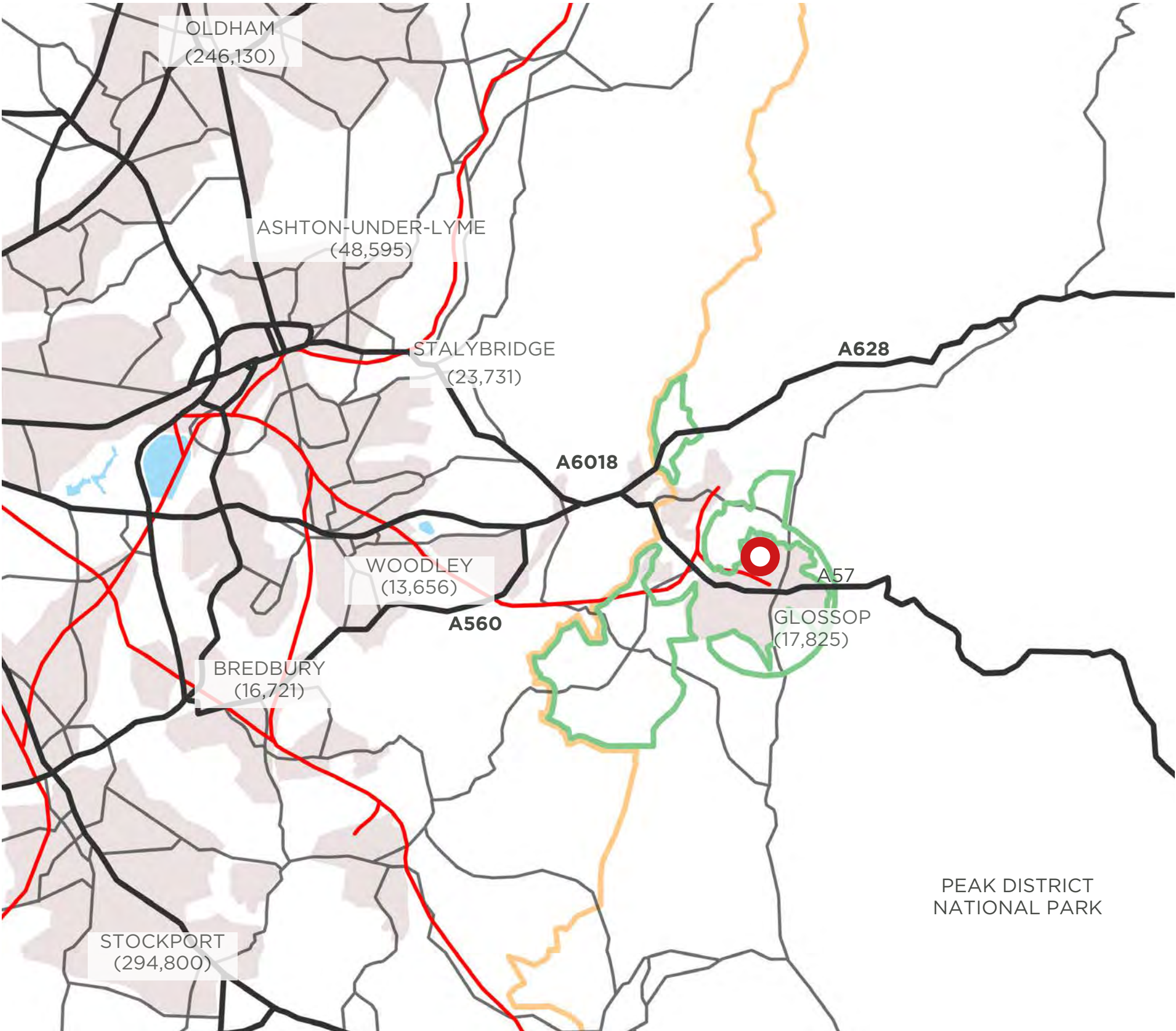
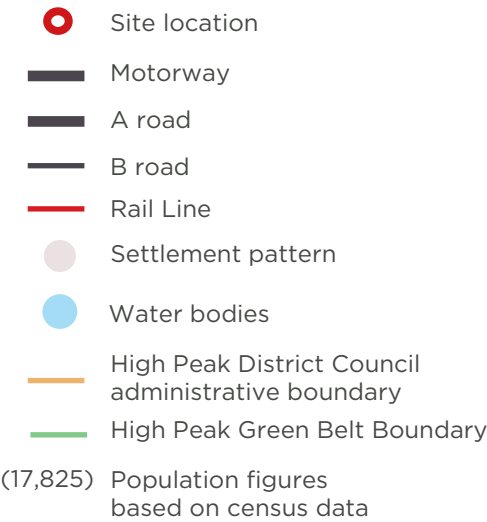


Fig 09: District wide context map

3.5 Community Facilities

There are a number of local services and amenities within walking distance of the Site, which make it a sustainable location for new development. These include:

- 1. Howard Park
- 2. Glossop Swimming Pool
- 3. Glossop Cricket and Bowling Club
- 4. St Luke's Church
- 5. Glossop North End AFC
- 6. Glossop Job Centre
- 7. Howard Medical Practice
- 8. Glossop Library
- 9. St Lukes C of E Primary School
- 10. Glossop Garden Centre
- 11. Glossop Train Station
- 12. Glossop Post Office
- 13. B&M Store
- 14. Glossop Brook Business Park
- 15. Glossop Gymnastics Club
- 16. St Philip Howard Catholic Voluntary Academy
- 17. Duke of Norfolk Church of England Primary School

The closest primary school is St Luke's C of E Primary School located on Spire Hollin Road, an 8-minute (0.6 km) walk. In addition to this, the Duke of Norfolk Church of England Primary School is located on King Edward Avenue, a 12-minute (0.9 km) walk.

The 393 bus-route operates from central Glossop to Hadfield via Dinting railway station. The nearest bus stops are located on Talbot Road.

The High Street is approximately an 8-minute (0.4 mile) walk, there are several retails shops and services located here, alongside several pubs, restaurants and cafes.

-  Site boundary (4.75 Ha)
-  Public green spaces
-  Bus stop
-  Railway Line
-  Conservation Area
-  Walking distance isochrones
-  Road network
-  High Street



Fig 10: Community Facilities Map

3.6 Accessibility

Accessible Location



The Site is a short train journey of around 30-minutes from Manchester Piccadilly Station and a 50-minute train journey from Stockport Rail Station. Smaller settlements such as Ashton-under-Lyne and Stalybridge are only 8-10kms distance from the Site's location in Glossop.

Rail
Glossop Train Station is approximately a 0.5 mile walk from the Site. Services here run to Manchester Piccadilly and Hadfield. These services run approximately every 20 minutes.

Bus
There are several bus stops shown on Fig. 11. The nearest bus stops are located on Talbot Road, where the Site can be accessed on foot.

The numbers 351, 390, 393 and 61A bus services, run in this area. There are frequent bus services to Hadfield/ Padfield, Chapel en le Frith/Glossop.

Pedestrian and Cycle Links
Talbot Road, Fauvel Road and North Road have footpaths on either side, making the Site accessible and safe on foot. The Sites' former use as a school means it was designed for students/pupils to walk to the destination without relying on private cars as a means of accessibility. Cycling connections are available via the existing road network.

Walking and Cycling



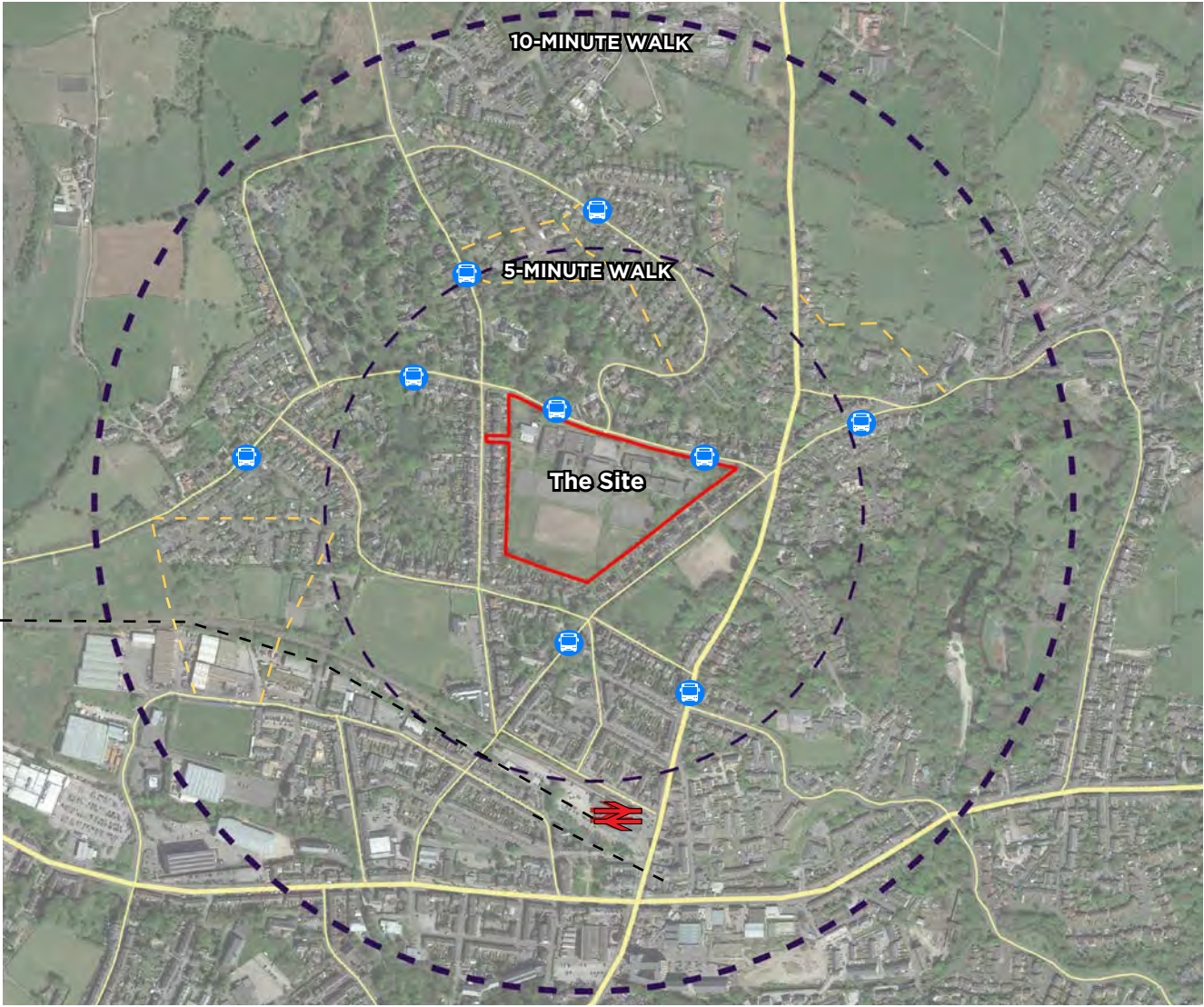
The Site is well located close to existing public services. The Site is a 3-minute walk to Glossop Train Station, and within walking distance (11 minutes) of the High Street where there are a range of services and facilities.

Sustainable Travel



There is an opportunity to provide for electric vehicle charging points and a car club on Site.

Reliance on the car as a form of travel is less attractive, when other sustainable forms of travel are available within close proximity to new homes.



- The Site - 4.75ha
- Railway Line and Train station
- Primary road
- Other road
- Public Right of Way (PRoW)
- Walking distance isochrones
- Bus stop

Fig 11: Public transport, key cycling and walking routes

4.0 Technical

4.1 The Expert Team

4.2 Technical Evidence - Summary

4.3 Considerations



4.1 The Expert Team

The Team

In order to understand the technical constraints of the Site, we have undertaken a series of technical studies and surveys produced by our expert technical team.

These include:

- Masterplanning & Urban Design (**Carter Jonas LLP**);
- Planning (**Carter Jonas LLP**);
- Transport (**SLR Consulting**);
- Landscape and Visual Appraisal (**DRaW Ltd**);
- Heritage (**Prospect Archaeology**);
- Flood Risk and Drainage Assessments (**Adept Consulting**);
- Biodiversity and Ecological Assessments (including BNG) (**Tyler Grange**);
- Land Contamination Assessment (**HSP Consulting**);
- Tree Survey / Arboricultural Implications & Method Statement (**The Tree and Woodland Company**); and
- Statement of Community Engagement (**Carter Jonas LLP**).

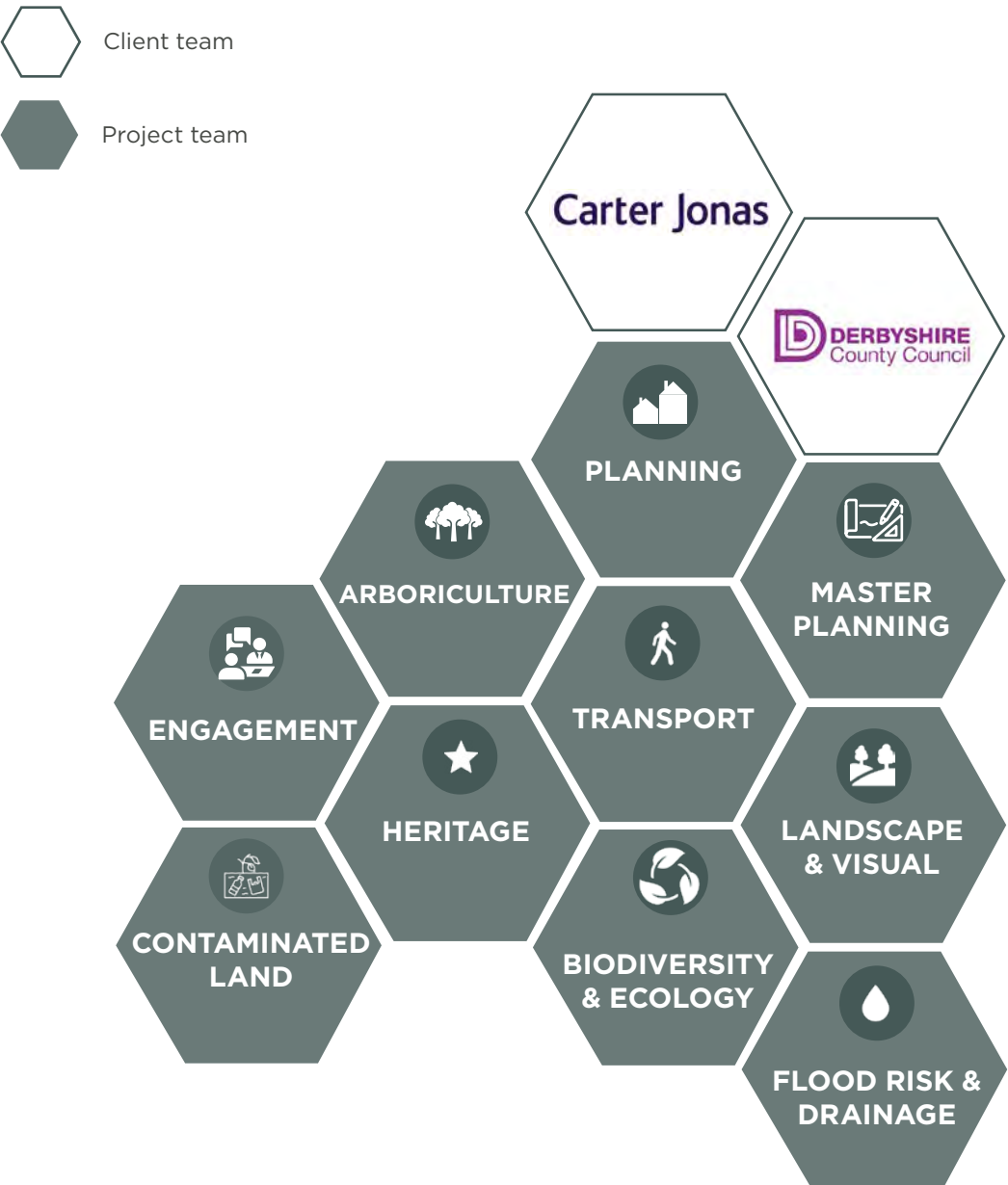


Fig 12: Project team organigram