

From:
To:
Subject: Comment Received from Public Access
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Application Reference No. : HPK/2024/0481

Site Address: Glossopdale Community College Lower Site Talbot Road Glossop Derbyshire SK13 7DR
Glossop

Comments by: Nigel & Susan Sowerbutts

From:

38
Fauvel Road
Glossop
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Submission: Objection

Comments: Whilst we accept the principle of residential development at the Former Glossopdale School site, it would be our preference that at least a portion of the site could be redeveloped to provide some form of community amenity, such as a Medical Centre or Leisure Centre to meet the ever-growing needs of the population of Glossop.

Notwithstanding our above preference, we would like to make the following comments on the outline residential application.

Scale of Development

During the period of pre-application consultation, the applicant proposed a cap on the number of units at 100. We supported this notion and as such question what exactly has changed for the applicant to now propose 110 units? The previously circulated information and indeed information contained in some of the outline submission documents state (and stated) that after consideration of the site constraints, impact on neighbours, change in levels, appropriateness of scale, density and massing it was concluded that a density of 33 dwellings per hectare is appropriate at this site. Therefore, a total of 100 units was proposed. Can the applicant please advise why this number has now increased by 10% without justification?

I would ask that the LPA seek clarity and an explanation from the applicant regarding their calculations relating to the appropriate density and number of dwellings per hectare. Whilst it is appreciated that this is an outline scheme, the unit numbers and density are parameters that can be set in the LPA's decision. There is reference in the submitted documents to the following:

- 110 unit cap
- 105 unit cap
- 33 dwellings per hectare
- 35 dwellings per hectare

I would ask the applicant, which is it? The Concept Plan notes a net developable area of 3 ha. Therefore, if the proposal is to cap at 110 units, that's closer to 37 dwellings per hectare. This is rather a different number to 33 dwellings per hectare. Please therefore clarify and ensure all documents align, so as to avoid confusion and misunderstanding for residents and indeed Councillors, should this application be presented at planning committee in due course.

The true scale and extent of the development needs to be made clear so that a proper and thorough assessment can be carried out by all stakeholders.

Design Parameters

Another area of concern is the potential height of proposed dwellings and in particular the 'Feature Buildings' and corner turners. Notoriously, such properties tend to be of an increased height and an alternative design so as to create a 'sense of place'. I would comment that generally what results is actually a building that stands at odds with the neighbouring properties and appears at odds with the character of the area.

As part of the parameters of the outline application, we respectfully request that dwelling heights are limited to 2 storeys. This would ensure the development accords with Local Plan policy EQ6. We would also ask that the corner turners that are currently shown closest to existing properties on Fauvel Road are removed and these are shown instead as single straightline blocks of built form. These corner turners have the potential to bring built form unacceptably close to existing dwellings and would result in overlooking and a sense of overdevelopment, they would have the effect of overshadowing neighbouring properties. Corner turner plots are not a feature in this locality and do not follow local vernacular, as such they should not be included, even at this Outline stage.

In terms of design parameters, I would also comment that in order to reflect the street pattern of the surrounding area, density should actually decrease the further north one travels through the development site. Street patterns in the locality are fairly rigid and formal with high density closer to the town centre, i.e. in the south> Travelling northwards, in particular along Fauvel Road and Talbot Road the street pattern is linear, single sided with spacious plots, the same should be reflected in any new development.

Equally it is important to acknowledge that the site sits between two Conservation Areas therefore design and material palette will be important details to consider, consult on and get right.

Drainage

The topography of the site varies significantly with an overall drop in gradient north to south, much like the rest of the area surrounding. As such, Spire Hollin sits at a lower level, during periods of heavy rainfall (of which there are ever increasing occurrences) both North Road and Fauvel Road, which sit on slopes, act as channels for the flow of water, this water then collects and pools naturally at the lowest points.

This is picked up on the Constraints Plan (albeit it is difficult to see as the yellow annotation sits directly on top of the blue surface water flooding annotation). And indeed, the submitted FRA notes that Surface Water flooding risk is medium to high.

It is respectfully requested that a condition is included to ensure that appropriate land drains are installed along the full extent of the eastern and western boundaries of the site with Fauvel Road and North Road (these could connect into the existing culvert) to ensure that surface water can appropriately drain and avoid pooling at the bottom of gardens. Pooling of water at low points where rear gardens meet back to back is commonplace in new build developments and this will be exacerbated on this site as a result of the topography and the channel like nature of both North and Fauvel Road mentioned above. Again, it is appreciated that this is only an outline scheme, however setting these principles and parameters at this stage is good practice and ensures the Reserved matters application addresses these issues.

Landscape Buffers/Set backs

From review of the Statement of Community Involvement the applicant asserts that requests from residents for increased buffers along the site boundaries have been addressed and widened buffers have been provided. I fail to see this change in the submission in respect of the eastern boundary with the rear of properties on Fauvel Road.

A 6 metre buffer is apparent between the rear of North Road properties and the edge of the Net Developable Area boundary (NDA hereafter), but no such buffer is provided to Fauvel Road properties. The orange dashed line that represents the NDA sits tight to the red edge boundary with Fauvel Road properties. There is no justification for this disproportionate provision and I would ask that the Concept Masterplan is updated to provide equal protection for residents; amenity on both sides of the development. Ensuring that development contributes positively to the relationship with adjacent buildings, and does not result in visual intrusion, overlooking and an overbearing effect are key requirements of Local Plan policy EQ6 and therefore this should be addressed.

Although, we accept the principle of residential development on at least part of this site, we have significant concerns regarding the impact on our residential amenity and would ask that a buffer zone is included that is commensurate to the one proposed with the boundary to North Road properties. We would also ask for clarity on key parameters including the cap on overall number of units, dwellings per hectare, height of dwellings and standoff distances to existing properties.

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