

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: Simon and Clair Helme

From:

Hollinwood
18 Spire Hollin
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Submission: Neither

Comments: The planning submission documents variously refer to 100, 105 and 110 dwellings. It would be helpful to clarify the actual number of dwellings sought by the applicant.

The Land Use and Accommodation Schedule refers to 70% open market and 30% affordable housing. This would satisfy the Council's Policy H4 (Affordable Housing). However, under open market housing, the schedule sets out that 80% will be affordable rent and 20% will be shared ownership. These both appear to be affordable housing. Therefore, the schedule appears to say that ALL of the housing in the scheme will be affordable. This is at odds with the Planning Statement, Transport Assessment and the application form. Please could the applicant clarify just exactly what type of housing is to come forward.

The Transport Assessment sets out traffic estimates for the site operating as a school. This is then discounted from the traffic estimates for the residential scheme. The report concludes that there will be no impact on the surrounding roads. The use of the school as a base situation is very misleading as the school has been demolished for some time. The report should be revised to consider the residential traffic as new. Residential traffic will pass through the North Road/Dinting Road/Talbot Road, Woodhead Road/Hall Meadow Road/Norfolk Street/Talbot Road and Fauvel Road/Talbot Road junctions. In the case of the latter, Fauvel Road meets Talbot Road in close proximity to the Woodhead Road/Norfolk Street junction and is regularly blocked by queuing traffic. There is also very limited visibility to the left for a vehicle emerging from Fauvel Road. These junctions should be properly assessed to confirm that the new traffic can be accommodated or if mitigation is required.

A residential scheme (Seddon Homes) is currently under construction on Dinting Road. There is also planning consent for a residential scheme at the former Shire Hill hospital. Both of these schemes will add traffic to the junctions listed above and this adds weight to completing detailed junction assessments

The scheme includes a new footpath/cycle connection with North Road. However, there are no details of how cyclists will enter or leave North Road. The TA report does not include any traffic flow or speed information for North Road, which is well used as a link between Glossop and Hadfield.

The scheme does not include any sustainable travel enhancements on the surrounding roads. There are existing

bus stops near the stop which are basic in nature. There is an opportunity to upgrade some stops, particularly along the site frontage, to offer a shelter and real time information.

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