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Your ref: HPK/2024/0481
Our ref: J0050400

rachael.simpkin@staffsmoorlands.gov.uk

3rd September 2025

Dear Rachael,

OUTLINE PLANNING APPLICATION FOR RESIDENTIAL DEVELOPMENT ON LAND AT TALBOT ROAD, GLOSSOP (LPA REF. HPK/2024/0481)

We write in relation to the above outline planning application following the recent publication of the LPA's Planning Committee Report, which we have now had the opportunity to review, along with your recent email communication regarding the quantum of development. We set out below our comments and concerns in response to the report and your email.

Quantum of Development

Paragraph 7.59: *The committee report states that the applicant has been requested to remove the quantum of development from the application description.*

Response: This request was only made to the applicant on 2nd September 2025 – two working days after the publication of the committee report. We disagree with the request to remove the quantum of development (i.e. 'up to 110 dwellings') from the application description. This sets a clear maximum quantum while allowing flexibility in the final layout and detailed design of a future development to be addressed at reserved matters stage. We respectfully disagree.

In your email dated 2nd June 2025, you stated that "*a low density scheme appears inappropriate as a numerical rather than mix matter to be addressed at the outline stage*". Despite several requests, no clarification has been provided on this point.

All relevant statutory and technical consultees have confirmed no objections to the proposed development, and the submitted technical reports, prepared by suitably qualified professionals, support the proposed quantum of development.

The committee report provides no explanation for officers' change in position or for disagreeing with the proposed quantum of development and we do not consider it reasonable or necessary to amend the application description.

Playing Field Land

Paragraphs 7.30 & 7.31: *The report states that the applicant does not consider Sport England to be a statutory consultee but that notwithstanding the applicant's viewpoint, Sport England has been consulted.*

Response: Under the definitions set out in the Town and Country Planning (Development Management Procedure) (England) Order 2015, Sport England are not defined as a statutory consultee for this application. It should be noted that Sport England has agreed with the applicant's interpretation of this point and made clear in their consultation response to the LPA dated 20th June 2025 that they have treated this as a non-statutory consultation.

Paragraph 7.38: *Officers state that the approved demolition works did not relate to the playing field land and that the demolition and restoration was specific to the school buildings and hardstandings.*

Response: The LPA approved the demolition of buildings, tarmacadam car parks, hard landscaped areas on site, as per the approved details and plans. The outdoor play areas on site largely consisted of tarmac and redgra (limestone chippings) surfaces, which are considered to fall within the definition of hard landscaped areas thereby approved for demolition by the LPA.

The Secretary of State has granted consent for disposal of the site, with the proceeds required to fund the redevelopment of Glossopdale Community College at Newshaw Lane, Hadfield.

Policy Context

Paragraph 7.19: *The report quote Policy S5, in reference to “protecting and enhancing sites designated for environmental value...”.*

Response: The site is not subject to any designations listed under Policy S5 and is unallocated in the adopted Local Plan. This policy reference is therefore not considered relevant to the assessment of this application.

Paragraph 7.39: *The report states that “there would be clear conflict with LP Policies S1, S5, H1 and CF4...”*

Response:

- Policy H1 supports housing development on unallocated sites within defined built up areas. Paragraph 7.17 of the report acknowledges that the site is “sustainably located within the built settlement of Glossop and would make a significant contribution towards housing delivery.”
- Policy S1 promotes sustainable development principles. The proposed development is considered to meet all relevant requirements of this policy.
- Policy S5 outlines the Glossopdale Sub-area Strategy. The proposals are considered to meet all relevant requirements listed within this policy.

Technical and Other Matters

Paragraphs 7.55 and 7.56: *Concerns raised about proposed levels details and arboricultural information.*

Response: The level of information provided is commensurate with an outline planning application, where full details will be provided at reserved matters stage. The Council's Arboricultural Officer acknowledges that the concerns raised can be resolved at reserved matters stage and confirms no objection to the outline application.

Paragraph 7.58: *“The indicative layout plan does not clearly demonstrate that up to 110 dwellings can comfortably be accommodated on the site, whilst accommodating design and amenity standards.”*

Response: The indicative layout plan is illustrative but informed by robust technical assessment and design review. Full details of access, appearance, landscaping, layout, and scale will be submitted at reserved matters stage. However, that level of detail goes beyond what is necessary or reasonable for an outline application.

Paragraph 7.58: *“the proposed indicative housing density of approximately 33 dwellings per hectare is broadly considered appropriate to the local area.”*

Response: We note the officer’s agreement that the indicative housing density of 33dph is appropriate. Based on the net developable area (determined through technical analysis, site constraints, and which have been accepted by relevant consultees), we maintain that the proposed quantum is appropriate.

We acknowledge the LPA’s acceptance on the following matters:

- Arboriculture (Paragraph 7.56)
- Landscape Character (Paragraph 7.57)
- Housing Density (Paragraph 7.58)
- Heritage (Paragraph 7.64)
- Housing Mix (Paragraph 7.86)
- Affordable Housing Provision (Paragraph 7.89)
- Space Standards (Paragraph 7.90)
- Biodiversity (Paragraph 7.100)
- Highway Safety (Paragraph 7.112)
- Flood Risk (LLFA have confirmed acceptability)
- Pollution and Land Quality (Paragraph 7.127)
- Sustainable Location within built settlement (Paragraph 8.4)

Paragraph 7.137: *We note that several matters remain outstanding as of the publication of the Committee Report, with updates expected to be published on 5th September.*

Response: We are concerned that the application will be presented to committee without all relevant facts and financial contributions being known to officers, committee members, the applicant, and other interested parties. This also precludes the applicant and interested parties being afforded the opportunity to review and respond to those updates.

Planning Balance

As previously advised, we consider the proposed benefits of the scheme significantly and demonstrably outweigh any potential adverse impacts. Given the council’s acknowledged shortfall in its five-year housing land supply, the tilted balance under Paragraph 11d of the NPPF is clearly applicable.

Paragraph 11d requires that permission be granted unless:

- i. *the application of policies in this Framework that protect areas or assets of particular importance⁷ provides a strong reason for refusing the development proposed; or*
- ii. *any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination⁹.”*

None of the policies detailed in Footnote 7 (e.g. Green Belt, SSSIs, National Parks) are applicable to this site.

Additionally, we consider that the development does not conflict any of the Footnote 9 policies, noting that these do not include paragraph 104 of the NPPF.

Accordingly, we consider the tilted balance set out in paragraph 11d is engaged and supports the proposed development. We are of the view that the scheme does not give rise to any adverse impacts that would significantly and demonstrably outweigh its benefits, as assessed against the relevant policy tests outlined above.

We consider that there are several significant benefits of the scheme, including:

- Delivery of up to 110 dwellings
- Provision of 30% affordable housing
- Redevelopment of previously developed land in a sustainable, urban location
- Provision of approximately 1.6ha on-site open space
- Biodiversity Net Gain of up to 140%

Given recent national planning reforms and the requirement to significantly boost housing supply, this site offers an important opportunity to deliver both market and affordable housing without encroaching on the Green Belt or open countryside.

The site constitutes previously developed land which is located within the existing urban area of Glossop and represents a well-located and well-connected, sustainable site for residential development. The site would make a significant and valuable contribution towards the council's housing needs, which we consider should be afforded significant weight.

Conclusion

In summary, we remain firmly of the view that the application represents sustainable development in accordance with national and local planning policy. We remain of the view that the proposed quantum is underpinned by robust technical evidence, and the responses from relevant consultees have supported this position.

Given that the Council is currently unable to demonstrate a five-year housing land supply, the tilted balance set out in paragraph 11(d) of the National Planning Policy Framework (NPPF) is engaged. In this context, we consider that substantial weight should be given to the delivery of much-needed market and affordable housing in a highly sustainable and accessible location. This benefit is sufficient to outweigh any identified adverse impacts of the development.

We respectfully submit this letter for inclusion in the Updated Reports Pack for the Development Control Committee meeting on Monday 8th September 2025.

Yours sincerely,



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Partner

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