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Mr B Haywood
Head of Development Services
High Peak Borough Council
Buxton Town Hall
Market Place
Buxton
Derbyshire
SK17 6EL

By Email: planning@highpeak.gov.uk

26th August 2022

Dear Mr Haywood,

PRE-APPLICATION ENQUIRY – POTENTIAL RESIDENTIAL DEVELOPMENT OF FORMER GLOSSOPDALE COMMUNITY COLLEGE SITE, TALBOT ROAD, GLOSSOP

Following our letter to you on 13th December we write on behalf of our client, Derbyshire County Council, to request pre-application advice regarding the regeneration of land at the former Glossopdale Community College Site, Talbot Road, Glossop, SK13 7DR (“the site”).

Background

We consider the Glossopdale Community College site constitutes previously developed land, and we understand that the former school has been relocated. Derbyshire County Council is therefore considering options for the future of the site.

We understand that high level discussions have taken place between planning officers from High Peak and Derby County Council prior to our appointment. Following our appointment, we are now seeking to hold pre-application discussions with officers prior to the site being disposed of by our client. At this stage it is not our client's intention to submit an application for residential development however, depending upon the outcome of our pre-application submission further consideration may be given to this potential scenario.

Documents for Consideration

We submit this enquiry under the Council's pre-application guidance. The pre-application fee of £565.00 will be paid on receipt of acknowledgement.

As part of the submission, in addition to the covering letter please find enclosed a Vision and Capacity Study for the site together with an indicative masterplan which we would like to be considered. The document provides a detailed assessment of the site and its surroundings.

The Site

The site is enclosed by four residential streets with dwellings. 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 services 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.

According to the Environment Agency's on-line Flood Zone Map the site is located within Flood Zone 1. The definition of Flood Zone 1 is set out in National Planning Policy Guidance and is defined as land assessed as having a less than 1 in 1,000 annual probability of river or sea flooding (<0.1%).

The site lies immediately outside but to the south of the Howard Park Conservation Area and we therefore consider there to be no impact or harm to the area.

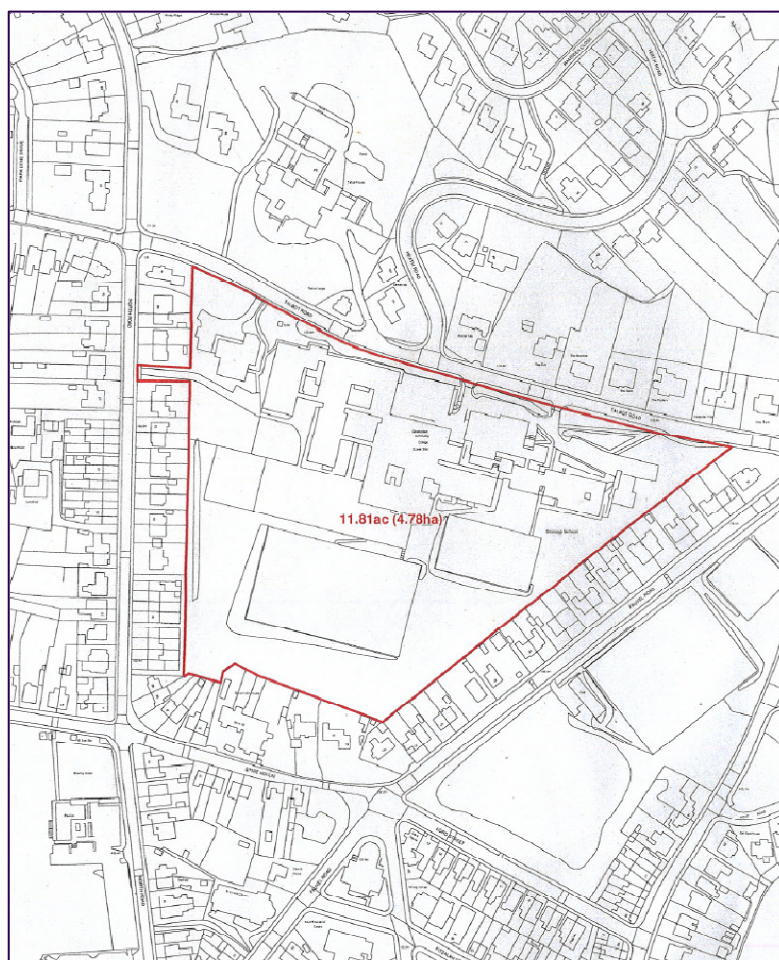


Figure 1: Ordnance Survey map of the site

Planning History

There have been ten planning applications in respect of the site in the last five years, five located at Talbot House (part of the Glossopdale Community College Sixth Form) and five related to Glossopdale Community College. These are set out in further detail within **Appendix 1**.

Surrounding Area

Accessibility

The site benefits from excellent transport links and is highly accessible, located off the Talbot Road, Fauvel Road, Spire Hollin and North Road.

The site is also served by a number of public transport services, with buses providing transport connections to Glossop, Hadfield, Chapel-en-le-Frith, Old Glossop and Padfield. Additionally, Glossop Train Station is located approximately half a mile south-east of the site. Rail services link Glossop to Manchester City Centre and Hadfield frequently.

A number of bus stops are located within a short walking distance of the site, offering opportunities for travel by sustainable modes. More detail regarding public transport links is provided within the Vision and Capacity Study.

The Proposal

Our client wishes to explore planning prospects for the proposed residential redevelopment of the site.

At this stage the final quantum of development is not known but it is envisaged that the site has the capacity to provide for a range of circa 10 - 110 dwellings as detailed within our accompanying Vision and Capacity Study. It is envisaged that any scheme being brought forward would be in compliance with planning policy such as dwelling mix and affordable housing provision.

Relevant Policy

High Peak' District Council's Local Plan was adopted on 14 April 2016 and sets out the Council's vision and strategy for the borough until 2031. It also looks at the proposed locations for development, and policies which will be used in determining planning applications. The Local Plan covers the High Peak area except for the part that lies within the Peak District National Park Authority. We set out in the Vision and Capacity Study a Planning Policy Overview of the site for your consideration.

Key Material Planning Considerations

It is considered that the issues for the pre-application enquiry are as follows:

- The Principle of Development;
- Sustainability of the Site; and
- Potential impacts of the development.

Each of these points has been set out in more detail within the Vision and Capacity Study.

Conclusion

As set out within the Vision and Capacity Study we consider that residential redevelopment of the whole would also be broadly acceptable in planning terms. As the site is surrounded by housing, residential redevelopment would represent a complementary use of the land and as such, fits within the urban context and character of the area and its surroundings. There is a clear need for, and notable benefits associated with the development of this site being brought forward comprehensively for housing.

Pre-application Meeting and Key Planning Considerations

We are keen to ensure that the application progresses through the validation and determination process without delay and that planning conditions are minimised, where possible.

We would therefore like to use the pre-application advice service to discuss the proposals, the main issues identified in this letter, and receive feedback on these matters and the proposed scope of the submission.

The full scope of application documents to accompany the forthcoming planning application is included at **Appendix 2** of this letter.

During our meeting we would like to discuss and seek agreement on the following matters:

1. Principle of Development – approach to site and housing supply matters
2. Highway matters – discuss and agree approach to the preparation of the Transport Assessment Travel Plan and any prospective developer contributions to junction improvements
3. Public consultation requirements for planning application – timeframe, scope and agreement of extent
4. Scope of planning application documents – a draft scope is provided at **Appendix 2**
5. Timescales for the planning application and determination – schedule of delegation / committee dates

We trust the above information is of assistance and we look forward to discussing the site with you in more detail at our meeting.

We look forward to hearing from you with confirmation of our meeting date.

Yours sincerely,



Sarah Cox MRTPI
Partner

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Appendix 1: Planning History**Talbot House Recent Planning History**

Application Reference	Date of validation	Description of the proposal	Decision
DOC/2021/0019	01/03/2021	Discharge of condition 19 in relation to HPK/2020/0018	Approved
DOC/2020/0100	18/12/2020	Discharge of conditions 7, 12, 13, 14, 16 and 17 relating to HPK/2020/0018	Approved
DOC/2020/0086	16/11/2020	Discharge of 3,4,5,6,8,9 and 11 in relation to HPK/2020/0018	Awaiting Decision
HPK/2020/0018	27/01/2020	Change of use and conversion of Talbot House from sixth form college (D1) to 5 No separate residential dwellings (C3), including external alterations, demolition of existing single storey extension and erection of new build dwelling on plot 5, landscaping, access and parking.	Approved.
HPK/2016/0543	22/09/2016	Construction of a new dwelling and new vehicular access	Refused.

Glossopdale Community College Recent Planning History

Application Reference	Date of validation	Description of the proposal	Decision
CON/2021/0015	16/07/2021	Submission to discharge condition 11 in relation to application CD1/0420/5.	Awaiting Decision
CON/2021/0010	29/04/2021	Submission to discharge condition 6 in relation to application CD1/0420/5.	Awaiting Decision
DOC/2020/0099	15/12/2020	Discharge of condition 3 and 4 in relation to DET/2019/0008	Approved
CON/2020/0018	12/05/2020	Erection of a two storey teaching building with associated connecting canopy and the provision of three Multi User Games Area (MUGA) courts	Approved by DCC.
DET/2019/0008	21/05/2019	Demolition of existing building and engineering block	Prior Approval Granted

Appendix 2 – Scope of planning application documents

The list below comprises a potential full suite of submission documents in relation to a forthcoming full planning application for residential development at Former Glossopdale Community College Site, Talbot Road, Glossop, SK13 7DR.

- Completed Application Forms and Ownership Certificates
- Covering Letter
- Copy of notice served on any freeholder / leaseholder
- Site Location Plan
- Architectural Plans, including:
 - Existing and Proposed Block Layout Plan
 - Existing and Proposed Elevations
 - Proposed Floor Plans
 - Proposed Roof Plans
 - Existing and Proposed Site Sections and Finished Floor and Site Levels
- Heritage Statement
- Structural Survey
- Viability Assessment
- Design and Access Statement
- Affordable Housing Statement
- Biodiversity, Ecosystems; Project Level Habitats Regulation Assessment; and Green Infrastructure (Survey and Report)
- Building for Life Criteria Assessment
- Energy/Sustainability Statement
- Environmental Statement
- Flood Risk Assessment
- Landscaping Scheme
- Lighting Assessment
- Sustainable Urban Drainage (SUDS)