

SITE SUGGESTION FORM

Do you want to propose a site for development? Or do you know of land or premises that you think should be redeveloped? The Council are inviting individuals, groups and organisations, whether as landowners, agents or potential developers to put forward sites within High Peak Borough that you think should be considered for the potential to provide for possible future new development or alternative uses.

Please Note:

- **Submitting details of a particular site is not a guarantee that the Council will support or allocate the site for development.**

The inclusion of a site in the Site Assessment process does not represent planning policy, and provides no guarantee that a site will be proposed for allocation in the future Local Plan, or that it will necessarily be granted planning permission. The Council will give due consideration to all sites put forward and will assess them consistently using internal sustainability appraisal techniques and also taking into account the site's deliverability based on landowner position.

- Please complete and return this form for each site that you wish to be considered, using a separate form for each site, together with a corresponding OS based site map (preferably 1:1250 or 1:2500 in scale) clearly identifying the boundary of the site, including adjacent road names etc. (Unfortunately, due to OS licensing and operational restrictions, the Council is unable to supply blank maps for this exercise; OS plans may be obtained via external companies for a fee).
- **Please return your completed Site Suggestion Form:**
 - via **email** to LDF@highpeak.gov.uk or
 - by **post** to Planning Policy, Buxton Town Hall, Market Place, Buxton, Derbyshire, SK17 6EL
- If you require another format, or any other help completing the form, please contact: LDF@highpeak.gov.uk or 01298 28400

Completing the Form

- **Contact details**

Your contact details are required. As this is a public consultation process your name and organisation (if applicable) and the site's location will be published. Please note that sites cannot be treated as confidential.

- **Ownership**

You do not need to be the owner of a site to promote it for development; however, it is recommended that you notify the owner before submitting the site to the Council. If you require details of who owns a particular site we suggest you contact HM Land Registry.

- **Site Constraints**

In relation to any site constraints please provide evidence, wherever possible, to back up assertions made on the form. It is important to note that the Council will make their own assessment of these matters for each site, potentially in consultation with other stakeholders such as utility providers. We may sometimes come to a different conclusion from that submitted, however the information provided on this form will provide a useful starting point in assessing each site.

SITE SUGGESTION FORM

Office Use Only
Rec'd
Ack'd
Logged
Site Ref

1. SITE DETAILS

Please provide details and a map so we can identify the site.

Name of Site (and any other names it is known by)		Former Glossopdale Community College Site	
Address:		Former Glossopdale Community College Site, Talbot Road, Glossop, SK13 7DR	
Town / Village:		Glossop	
Site Area:	4.78 (Ha.) / SqM	Easting 403434 Northing 394679	playfully.hothouse.unfair What3Words ¹

2. SUGGESTED USE(S)

Please indicate the use(s) you would like to see on site (multiple responses permitted)

NATURE CONSERVATION	For DEVELOPMENT			
☐ Habitat (e.g. specific species, forestry etc.)	Preferred Use(s)	Alternative Use(s)	Suggested Use	Capacity
☐ Habitat Bank for Biodiversity Net Gain	☒	☐	Residential	110 Dwellings
☐ Flood attenuation	☐	☐	Gypsy & Traveller	Pitches
☐ Other (Specify below)	☐	☐	Visitor Accommodation	Beds / Pitches
OPEN SPACE	☐	☐	Employment / Industrial	SqM
☐ Allotments	☐	☐	Retail	SqM
☐ Parks & Gardens	☐	☐	Commercial Leisure	SqM
☐ Children's Play Space	☐	☐	Renewable Energy (inc. battery storage)	kWh / MW
☐ Amenity Green Space	☐	☐	Other (specify below)	SqM
☐ Natural / Semi-natural	Summary of proposed use;			
☐ Outdoor Sports				
☐ Leisure Trail (Cycleway / Bridleway etc.)				
HERITAGE				
☐ Conservation Area				

¹ <https://what3words.com>

☐ Local List (*building, structure of local significance*)

3. DETAILS OF SUGGESTED USE

Please provide additional information in respect of your suggested use, including why you think the Council should support the use(s) through the Local Plan.

Following the rationalisation and relocation of Glossopdale Community College, the site has remained vacant since the former school buildings were demolished, and the site cleared of remaining structures and hardstandings.

The site is located within the settlement limits of Glossop, in a predominantly residential area, and is conveniently situated a short distance from Glossop town centre and Glossop train station. A range of services and amenities are readily accessible from the site on foot or via other sustainable transport methods.

Addressing housing need is an increasingly critical issue, particularly following the publication of the new NPPF on 12th December 2024. This framework introduced a new standard method for calculating housing targets, which increased High Peak's housing requirements by 128% compared to the previous Standard Method.

The allocation of this site for residential development, with a capacity of approximately 110 dwellings, would make a significant contribution toward meeting High Peak's housing needs. It would also help to boost the supply of both market and affordable housing in the Borough, addressing identified shortages while enhancing the deliverable housing land supply.

The site's location within the built-up area of Glossop and the absence of designations or allocations that might constrain development further support its suitability for housing. Redeveloping this brownfield site for residential use aligns with the policies of both the adopted Local Plan and the NPPF.

For these reasons, we strongly believe that the Council should support the allocation of this site for housing development through the Local Plan. Its redevelopment represents a sustainable and policy-compliant solution to address High Peak's pressing housing challenges.

4. CURRENT USE

Current use <i>What is the site / property currently used for?</i>	Vacant, previously developed land
Previous use <i>What was the site / property previously used for?</i>	Former Glossopdale Community College (Education)
Potentially contaminated? <i>Previous potentially contaminating uses (e.g. coal yard, tannery, petrol station, tipping / infilling)</i>	None
When did the previous use cease? <i>(if vacant or disused)</i>	3rd September 2018
Existing buildings on site? <i>(e.g. In-use, condition, to be removed or retained?)</i>	No – all school buildings have been demolished and the site cleared of remaining buildings and hardstandings.
Planning history <i>(Please include details of any existing or previous planning applications or proposals for this site)</i>	Subject to live outline planning application for residential development. Planning applications associated with the former school and its demolition

What are the **surrounding land uses?**

The site is surrounded on all four sides by residential streets, primarily consisting of two-storey detached, semi-detached and terraced dwellings

5. SITE CHARACTERISTICS

Please indicate any relevant designations / features / constraints you are aware of on the site or within the vicinity of the site.

Prohibitive Constraints		Restrictive Constraints		Accessibility	
☐	Flood Risk (Zone 3a and 3b)	☐	Flood Risk (Zone 2)	☒	Bus Stop (<400m)
☐	Hazardous Installation (Inner Zone)	☐	Hazardous Installation (Outer Zones)	☒	Railway Station (<800m)
☐	Site of Special Scientific Interest (SSSI)	☐	Site of Local Geological Importance	☒	Primary School (<600m)
☐	Ancient Woodland	☐	Listed Building / Ancient Monument	☒	Secondary School (<600m)
☐	Tree Preservation Orders (TPOs)	☐	Grade 2 Agricultural Land Classification	☐	Further Education establishment /campus etc (<600m)
☐	SPA (Special Protection Area)	☒	Proximity to SPA / SAC	☒	Large Employment Area (<2 Km)
☐	SAC (Special Areas of Conservation)	☐	Local Wildlife Site	☒	Town / District Centre (<800m)
☐	Nutrient Neutrality Area	☐	Area of Landscape Value	☒	Local Centre (<600m)
☐	Source Protection Zone	☐	Air Quality Management Area (AQMA)	☒	Leisure Centre (<800m)
☐	Potentially Contaminated	☐	Potentially Contaminated Land	☒	Post Office (<800m)
☐	Restrictive Covenant / other legal encumbrances	☐	Playing Pitches	☒	GP / Health Centre (<1Km)
☐		☒	Access (Highway)	☒	Public Park / Play Area (<800m)

Additional details;

6. SITE AVAILABILITY

When do you consider the site could be available for your proposed use(s)

Immediately available	Within 5 years	Within 10 Years	Details
☒	☐	☐	The site is vacant and readily available for development immediately.

7. MARKET INTEREST

If known, what interest has there been concerning delivery of this site?

None / unknown	Site being marketed	Enquiries received	Under option by developer	Site owned by a developer
☐	☐	☒	☐	☐

Additional details

8. Any Other Information

Please provide any other information regarding this site, if not already covered above, that may be appropriate for us to consider in the assessment of the site.

Please use a separate sheet if necessary.

9. Your Details (if completing this form by hand please write clearly)²

Please note your name and address may be published or shared only in respect of Local Plan matters.

	Personal Details	Agent Details
Name	Allen Shepherd	Richard Holliday
Email	c/o Agent	richard.holliday@carterjonas.co.uk
Postal Address	County Hall, Matlock, DE4 3AG	9 Bond Court, Leeds, LS1 2JZ
Telephone	c/o Agent	07977914141
Position & Organisation ³	Derbyshire County Council	Associate, Carter Jonas LLP

10. YOUR RELATIONSHIP TO THE SITE

Please indicate your relationship to the site. You do not need to own a site to suggest a use.

Owner / Part Owner	Lessee	Prospective Owner / Lessee	Neighbour	Community Group	Other / None
☒	☐	☐	☐	☐	☐

11. Site Ownership

	Owner 1	Owner 2	Owner 3
Name	Derbyshire County Council		
Address	County Hall, Matlock, DE4 3AG		
(or other contact details such as email or phone number)			
Does the owner support development?	☒ Yes ☐ No ☐ Don't Know	☐ Yes ☐ No ☐ Don't Know	☐ Yes ☐ No ☐ Don't Know

CONFIRM YOU HAVE ATTACHED A MAP AS SPECIFIED ABOVE ☒

² All responses received will be available for public inspection and may be placed on the High Peak Borough Council website. **This will include details of the site, your name and organisation but the remainder of your personal details will remain confidential.** Anonymous responses will not be accepted. Your personal information will be held and used in line with the Data Protection Act 1998 and Council Privacy Notice <https://www.highpeak.gov.uk/article/1525/Data-protection>

³ If applicable