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

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7th August 2025

Dear Rachael,

LAND AT FORMER GLOSSOPDALE COMMUNITY COLLEGE LOWER SITE (LPA REF: HPK/2024/0481)

We write further to our recent communications and previous letter dated 25th July 2025 regarding the outline planning application for land at the former Glossopdale Community College Lower Site, Talbot Road, Glossop, Derbyshire, SK13 7DR (LPA Ref: HPK/2024/0481). This letter seeks to clarify and comment on matters relating to the proposed density and quantum of development.

Background

The outline application seeks permission for up to 110 dwellings on a 4.75-hectare site. This figure has been carefully derived following a detailed assessment of the site's physical characteristics, planning policy context, and relevant technical and design considerations.

As set out in the submitted plans and reports, the net developable area extends to 3 hectares and the density therefore equates to approximately 36 dwellings per hectare based on 110 dwellings.

Local Plan Density Target

We note that paragraph 5.142 of the adopted Local Plan explains that the indicative capacity of allocated sites is based on net developable areas, currently known constraints, and an average density of 30 dwellings per hectare. Applying the Local Plan's indicative target density to this site would equate to 90 units. As such, we consider that the proposed quantum of up to 110 dwellings and corresponding density of up to 36 dwellings per hectare is appropriate and in line with the adopted Local Plan. The density is also similar to other recently approved residential developments in High Peak.

Site & Policy Considerations

The Design and Access Statement and supporting technical documents demonstrate that the site has the potential to deliver around 100 to 110 new homes whilst meeting policy requirements. This is based on a thorough analysis of the site's constraints and opportunities. The concept plan submitted with the application illustrates one way in which the site could be developed while accommodating appropriate access arrangements, open space, landscaping, drainage, and other key infrastructure. We consider that the submission demonstrates that the proposed quantum is both realistic and deliverable, considering the physical and technical limitations of the site.

There are several physical constraints that materially affect the site's development capacity, including:

- Topography – the land falls from north to south, affecting layout and accessibility
- Culvert – crosses the site east-west in the southern part of the site
- Residential neighbours – requires sensitive design and adequate separation distances
- Trees – the site features several trees which the proposals aim to retain as much as possible

In addition to delivering much-needed housing, the proposals also incorporate a range of important features that contribute to the creation of a high-quality and sustainable development. These include public open space, sustainable drainage systems, children's play area, pedestrian and cycle connections, and landscaping. These elements are integral to delivering a high-quality, policy-compliant development.

In terms of planning policy, we consider the proposed quantum to be consistent with Policy S1 of the Local Plan, which seeks to ensure that development makes a positive contribution to the sustainability of communities and the environment. Specifically, the policy encourages the efficient use of land while ensuring that the density of proposals is appropriate and informed by the surrounding built environment. The proposal also aligns with Policy EQ6, which requires development to respond positively to its context and contribute to local distinctiveness in terms of scale, layout, and relationship to adjacent buildings and landscape features.

We also note that Chapter 11 of the National Planning Policy Framework (NPPF) 2024 relates to making effective use of land, with a specific sub-section on achieving appropriate densities. This section encourages local planning authorities to ensure that developments make efficient use of land but also recognises that density should be informed by the character and constraints of the site, the surrounding area, and the need to create high-quality, sustainable places. We consider that the proposed development strikes an appropriate balance between making effective use of the land and responding sensitively to its context and constraints.

Affordable Housing

The application is submitted based on the provision of 30% affordable housing, in accordance with Local Plan Policy H4. The Concept Plan illustrates how the site could indicatively deliver 100 dwellings, which would equate to 30 affordable dwellings, or 33 affordable dwellings if the site is developed to the maximum of 110 dwellings.

We consider that the provision of 30% affordable housing (circa 30-33 dwellings), in accordance with adopted planning policy, would represent a valuable contribution towards affordable housing delivery in the area.

Housing Mix

The proposal seeks to enable a development which can be brought forward at reserved matters stage in accordance with Local Plan Policy H3 by providing an appropriate mix of housing. The Concept Plan illustrates one way in which the site could be developed to provide 104 dwellings, with the following mix:

- 1 bed (8%) - 8 dwellings
- 2 bed (31%) - 32 dwellings
- 3 bed (41%) - 43 dwellings
- 4+ bed (21%) - 21 dwellings

We note that the Planning Policy Team has commented on the indicative housing mix and we wish to reiterate that this is purely indicative at this stage; however, further review of the Concept Plan has identified that an indicative scheme of 100 dwellings could come forward which addresses the Policy Team's request to bring the mix closer to the HELNA recommendations for a reduction in 4-bed houses and increase in smaller, particularly 3-bed houses, as follows:

- 1 bed (4%) – 4 dwellings
- 2 bed (39%) – 39 dwellings
- 3 bed (45%) – 45 dwellings
- 4 bed (12%) – 12 dwellings

We consider that a suitable housing mix could be developed on site at reserved matters stage, which could meet the recommended housing mix to satisfy Policy H3.

Summary

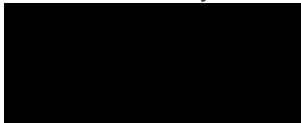
The outline planning application seeks permission for up to 110 dwellings, which allows for flexibility at detailed design stage (Reserved Matters) to respond to technical and policy considerations, ensuring the scheme remains deliverable and policy compliant.

We trust this clarifies the approach towards the proposed quantum of development, and provides reassurance that the submission has been carefully considered in light of site-specific constraints, technical considerations,

and relevant planning policy. We would also reiterate our previous comments on the principle of development and tilted balance afforded by NPPF Paragraph 11d, which we consider affords significant weight in favour of the scheme.

We remain committed to working collaboratively with the Council to deliver a high-quality scheme and would welcome the opportunity to discuss this further should you require any additional information or have any remaining concerns.

Yours sincerely,



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