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

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rachael.simpkin@highpeak.gov.uk

19th May 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 for the proposed development of up to 110 residential dwellings on land comprising the former Glossopdale Community College Lower Site, Talbot Road, Glossop (application ref: HPK/2024/0481).

We understand that you consider the following items to remain outstanding:

- Response to comments made by the Planning Policy Team
- Provision of site sections to support assessment of the application
- Request for an Extension of Time

On the first point, we would direct you towards the submitted Planning Statement, which details our position in respect of the policy matters, including extensive commentary regarding the principle of development and other relevant planning policy considerations.

We also now provide an accompanying note which responds to the planning policy comments. This note welcomes the planning policy acknowledgement that the council can no longer demonstrate a five-year housing land supply and that the tilted balance provided by NPPF paragraph 11(d) applies, with the principle of development being found acceptable to planning policy officers.

We consider that the proposed development presents a significant opportunity to make a valuable contribution towards the delivery of much-needed housing in a highly sustainable and accessible location, and we are keen to ensure its timely and constructive progression through the planning process.

On the second point, in addition to the planning policy response note, we also provide a series of site sections to illustrate how the indicative development shown on the submitted plans could be brought forward in terms of the levels and topography of the site.

On the third point, we understand that the application is now expected to be presented to Planning Committee on 16th June 2025 and on that basis, we can confirm agreement to a further extension of time to 23rd June 2025 to allow time for the application to be referred to planning committee.

As part of this agreement, please can you confirm that the application will be referred to the 16th June 2025 planning committee along with the lead-in dates for preparation and publication of any relevant committee reports.

Other Matters

We note that on 27th March you advised that you were still awaiting consultation responses from several key stakeholders. Please can you advise if you have now received those consultation responses and, if not, when those consultees expect to comment?

We note that the outstanding consultation comments included:

- Lead Local Flood Authority
- Public Open Space
- Arboricultural Officer
- Conservation Officer
- County Archaeologist

We recognise that the coordination of these responses can take time but given the scale and importance of the proposed development, along with the council's lack of housing supply and the presumption in favour of development afforded by paragraph 11(d) of the NPPF, we are keen for the application to progress swiftly and ensure that any issues are addressed promptly and the application referred to the 16th June 2025 planning committee with an officer recommendation to approve.

We would therefore welcome the opportunity to meet with you within the next week to better understand your current position as the Case Officer.

Lastly, we would appreciate more frequent communication as we move forward with this application, particularly given the importance of the scheme, which offers a sustainable housing development in a highly accessible location without requiring development of Green Belt land. To date, communication has been limited, and whilst we appreciate workload pressures, we are seeking reassurance that the application is being progressed in a timely and efficient manner.

We look forward to your response and confirmation in response to the points noted above.

Yours sincerely,



Richard Holliday MRTPI
Associate

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