

RESPONSE TO PLANNING POLICY COMMENTS – LPA REF: HPK/2024/0481

Client: Derbyshire County Council

Site: Former Glossopdale Community College Site, Talbot Glossop

Date: 19th May 2025

This note has been prepared in response to Planning Policy comments dated 6th March 2025 (and subsequently made available to us on 27th March 2025) in relation to outline planning application HPK/2024/0481. It addresses the key issues raised by the Planning Policy Team, drawing on content from the submitted Planning Statement and providing additional commentary resulting from the publication of the revised NPPF and associated Standard Method in December 2024.

To ensure clarity and ease of reference, this note follows the structure and sub-headings used in the Council's Policy Comments.

Principle of Development

High Peak Local Plan 2016

We note the comments made in the consultation response, with the majority of the High Peak Local Plan considered to remain relevant to the assessment of this application, with the exception of Policies S3, S4, and H4, which are deemed out of date. This is addressed in the Planning Statement (Section 5) submitted with the outline planning application.

We also note the confirmation that the Local Plan is more than five years old and that the Standard Method must be used to calculate local housing need.

Five-Year Housing Land Supply

We welcome the Council's confirmation that it cannot demonstrate the required five-year housing land supply, with the latest position indicating a supply of only 2.85 years. Given the clear demonstrable unmet housing need, the presumption in favour of sustainable development applies, as set out within paragraph 11(d) of the NPPF.

It is considered that the proposed development would make a valuable and much-needed contribution towards the district's housing needs and is in compliance with national and local policies such that the development should be considered acceptable in principle, with no strong reasons or adverse impacts which would significantly and demonstrably outweigh the benefits of the scheme.

Loss of Community Facility

We also welcome the comments confirming that the proposal demonstrates that there is suitable alternative school provision locally and the policy test in this regard has been passed (see page 30 of the planning statement).

As detailed in the Planning Statement (pp. 29–31), the educational function of the site has been successfully re-provided at the consolidated Glossopdale School on Newshaw Lane, Hadfield. The new facility serves the educational needs of the community and is accessible to future residents. Furthermore, the Department for Education granted Section 77 consent for the site's disposal, with proceeds allocated towards delivering the replacement school and enhanced sports facilities. We also note the consultation response from DCC advising that the local primary and secondary schools have sufficient capacity to accommodate pupils arising from this development. The requirements of Policy CF5 are therefore considered to be met.

Leisure Centre and Playing Fields

We note the references to the draft Development Brief, which identified a potential leisure use for the site. However, as stated in the Planning Statement and within the consultation response, this Brief was not formally adopted or published. The consultation response advises that both residential and leisure uses are considered to be suitable. However, as the Development Brief was not formally adopted or published, it is considered that this should therefore carry no weight in decision-making.

With regard to playing fields, the Planning Statement (pp. 29–34) confirms that the site has not met Sport England's consultation criteria since 2018, and the previous facilities were removed following approved demolition works and relocation of the school to an alternative site, in accordance with the relevant planning approvals. The Secretary of State supported the transition, and replacement facilities have been delivered at the new school. The proposal therefore does not result in the loss of accessible sports provision.

Conclusion of Principle of Development

As established in the Planning Statement (Section 5), the site lies within the Glossop settlement boundary and comprises previously developed land. It is sustainably located with good access to local services and public transport. Accordingly, the principle of residential development is fully justified and supported by both local and national planning policy. This point is backed up by the Planning Policy consultation response which concludes on the matter of the principle of development that *"...the Council cannot demonstrate a 5-year housing land supply, the tilted balance applies so the general principle of housing development on this site is acceptable from a policy point of view..."*

Other Matters

Other matters are commented upon within the Planning Policy consultation response, however it is noted that those comments are provided to assist with a future reserved matters application. We therefore consider that these additional comments are not directly relevant to the determination of this outline planning application. Nevertheless, we offer the following comments.

Housing Mix and Self-Build

The indicative housing mix (set out in the Planning Statement, p.35) broadly aligns with the market-adjusted recommendations in the 2022 Housing and Economic Land Needs Assessment (HELNA) for Glossopdale. It offers a balanced range of dwelling sizes with emphasis on 2- and 3-bedroom homes, which align with current evidence of

local need. The proportion of 4+ bedroom dwellings is marginally above HELNA recommendations, but this will be reviewed at the Reserved Matters stage to ensure the final mix contributes to a sustainable and inclusive community.

We also note the Council's comments on self-build demand, which advises that incorporating self-build opportunities should be explored within any future reserved matters application.

Density

As detailed in the Planning Statement (p.35), the indicative density of approximately 33 dwellings per hectare is appropriate and responds positively to the site and its constraints, including topography, drainage culvert, retained trees, and the need to accommodate Biodiversity Net Gain and sustainable drainage features.

This approach aligns with paragraph 129 of the NPPF (paragraph 130 in the revised NPPF 2024) and Local Plan Policy S1 by promoting the efficient use of brownfield land while delivering a high-quality living environment.

We acknowledge the Council's comment that density is not a formal consideration at the outline stage and will be a matter for any future reserved matters application.

Design

The Planning Statement and accompanying Concept Plan demonstrate how the site could be sympathetically integrated into the surrounding urban fabric of Glossop, respecting local character and topography. Opportunities for enhanced pedestrian connectivity – particularly to Fauvel Road and Spire Hollin – have been considered however the land ownership does not allow for creation of pedestrian connections beyond those indicated on the indicative site plan. The consultation response advises that pedestrian connections could be considered at reserved matters stage.

We note the comments regarding the significant indicative level of biodiversity net gain, which is a benefit of the scheme.

Conclusion

The proposed development accords with the National Planning Policy Framework and the current Development Plan, albeit now out of date, which triggers the tilted balance set out within paragraph 11(d) of the NPPF.

The proposed development has been developed to respond positively to all relevant material planning considerations and delivers clear public benefits, particularly in the form of valuable housing delivery on a brownfield site.

In the context of the tilted balance, the delivery of up to 110 homes on a previously developed, sustainable site in a high-demand area clearly and demonstrably outweighs any limited impacts and, as such, national policy directs that development should therefore be approved.

We therefore respectfully request that the application is supported and outline planning consent granted.