

Bob Phillips

From: Adrian Martin (Place) <Adrian.Martin@derbyshire.gov.uk>
Sent: 12 August 2026 11:06
To: Bob Phillips
Subject: FW: Appeal ref 6006040: Talbot Road

fyi

Adrian Martin MCIHT | Senior Transport Planner Engineer | Transport Development Management | Place | Derbyshire County Council | direct dial: 01629 538668 | Visit us at www.derbyshire.gov.uk | Follow us on Twitter | Find us on Facebook

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CONTROLLED

From: Adrian Martin (Place)
Sent: 07 August 2026 15:02
To: 'Ben Haywood' <Ben.Haywood@highpeak.gov.uk>
Subject: RE: Appeal ref 6006040: Talbot Road

Dear Ben,

Please see comments as requested as follows:

It is recognised that the application is for outline consent, including means of access, with all other matters reserved.

The LHA raised not objections to the principle of the proposed development and the proposed means of access to serve the site, including the main vehicular access and pedestrian accesses off Talbot Road and North Road. A number of conditions were recommended including the requirement for details of the pedestrian accesses to be submitted and approved prior to the development site being brought in to use.

As per the Appellant Proofs of Evidence and Appendices included in CD 11.4a and CD 11.4b, the Revised Parameter Plan retains both the main site access off Talbot Road and the pedestrian/cycle/emergency access off North Road included in the application.

A revision is intended to be made to the location of the pedestrian/cycle access off Talbot Road included in the application and a new pedestrian/cycle access is also proposed off Talbot Road, both of which will align with existing accesses which would have served the former school. The LHA has no objection to the principle of the proposed access locations as specified in CD 11.4a and CD 11.4b.

It is noted that the main vehicular access indicated on the Overview of Illustrative Layout plan included in Section 4.3 of CD 11.4a realigns the main access link with the internal estate road layout which was indicated in the plans submitted in the application. Swept path details will be required to ensure the road alignment can accommodate two way vehicle movements and movements required by refuse vehicles and a fire tender; however, it is accepted that these details will be required and assessed in any reserved matters application.

It is assumed that the dimensions of the main site access off Talbot Road will remain as per those submitted in the application as specific details are not provided.

The details of the site layout of the development site is not included in the application and as such will be subject to a reserved matters application. However, Appendix 2 of CD 11.4b indicates an illustrative layout proposed by the appellant. Whilst the layout will be subject to detailed design as part of any reserved matters application, the LHA considers that the principle of the layout indicated in Appendix 2 would generally be acceptable to provide a safe, suitable and accessible layout.

Paragraph 5.6.4. of CD 11.4a comments on gradients within the site and makes reference to DCC guidance which “allows flexibility to increase gradients up to 1 in 12....”. Should gradients up to 1 in 12 be proposed, reference should be made to the DfT document ‘Inclusive Mobility’ which provides specific parameters to allow gradients of 1 in 12, and any gradients steeper than 1 in 20, to be acceptable. Gradients of 1 in 20 for all access roads and footways will be expected throughout the site.

The previously recommended conditions are still considered to be valid and would be requested to be included in any consent granted should the Inspector allow the appeal.

Should you require anything further please let me know.

Regards,

Adrian Martin MCIHT | Senior Transport Planner Engineer | Transport Development Management | Place | Derbyshire County Council | direct dial: 01629 538668 | Visit us at www.derbyshire.gov.uk | Follow us on Twitter | Find us on Facebook

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From: Ben Haywood <Ben.Haywood@highpeak.gov.uk>
Sent: 07 August 2026 10:02
To: Adrian Martin (Place) <Adrian.Martin@derbyshire.gov.uk>; Gareth Hare <gareth.hare@highpeak.gov.uk>
Cc: Nicola de Bruin <Nicola.deBruin@highpeak.gov.uk>; Rachael Simpkin <Rachael.Simpkin@staffs Moorlands.gov.uk>
Subject: FW: Appeal ref 6006040: Talbot Road
Importance: High

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Dear Adrian / Gareth

As you may be aware planning application HPK/2024/0481 was refused inter alia for the following reason:

2. Insufficient information has been provided with the application to demonstrate how it can achieve both high quality design and acceptable amenity standards at the detailed reserved matters stage with regard to the quantum of development seeking up to 110 dwellings. Accordingly, the proposal would not constitute a sustainable form of development contrary to policies S1, S5, H1, H2 and EQ6 of the Adopted Local Plan, the High Peak Design Guidance 2018 and Residential Guidance 2005 Supplementary Planning Documents (SPDs) as well as the National Planning Policy Framework (NPPF).

The application is now at appeal and is due to be heard at a Public Inquiry opening next week. We have now received the Appellant's Proof of Evidence which aims to address the above and provides a considerable amount of additional information as well as revised design proposals for the site. These changes include changes to land levels (e.g. terracing the site) alterations to the proposed access arrangements and may have impacts for trees within the site. Therefore we really need your views on the amendments / additional submissions before we go to inquiry next week.

All the appeal docs are now on our web page at
<https://www.highpeak.gov.uk/article/8679/Planning-Inquiry-Talbot-Road-Glossop>

See CD11.4a and b Mr Crawford's evidence. Original application submission and amended docs at CD1 and 2.

I would be grateful for any comments that you are able to provide in the limited time available.

Many thanks

Ben

Ben Haywood Head of Development Services

Development Services

High Peak Borough Council and Staffordshire Moorlands District Council

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