

Bob Phillips

From: Local Plan (HPBC) <localplan@highpeak.gov.uk>
Sent: 25 August 2026 14:54
To: Bob Phillips
Subject: HPK_2024_0481 Talbot Road - new NPPF

Good afternoon Bob,

HPK/2024/0481 – Glossopdale Community College Lower Site, Talbot Road, Glossop, Derbyshire SK13 7DR

Outline planning application for the construction of up to 100 dwellings, with all matters reserved (except principal points of access) including all associated ancillary works and engineering operations

This update follows the publication of the new NPPF (Aug 2026). The main areas for consideration are:

Principle of Development

NPPF S4 – Principle of development within settlements. S4(1) states that “Development proposals within settlements should be approved unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the national decision-making policies in the Framework”. In addition S4(2) sets out that “In applying policy S4, the circumstances in which the benefits of approving development are likely to be substantially outweighed by adverse effects include (but are not restricted to) situations where the development proposal would:

- a. Have a substantial adverse impact in relation to:
 - i. The allocation or safeguarding of land or buildings for particular uses in the development plan, unless there is no reasonable prospect of an application coming forward for the allocated use, or there is evidence that the safeguarding is no longer appropriate; or
 - ii. The application of the policies in this Framework for existing recreational land and facilities (HC7), Local Green Space (HC8), areas of particular importance for biodiversity and geodiversity (N6), Protected Landscapes (N4) and development within residential curtilages (L2(1)(d)).”

NPPF S4 sets the out the principle of development on sites within settlements such as Glossop. This is consistent with the High Peak Local Plan Policy S5 – Glossopdale Sub-area Strategy which seeks to promote the sustainable growth of Glossopdale by supporting the development of new housing on sustainable sites within the built-up area boundary.

Housing Needs

NPPF HO7 – Meeting the need for homes. Substantial weight should be given to the benefits of providing homes which will contribute towards meeting the evidenced accommodation needs of the community.

NPPF HO8 – Providing affordable homes. Development proposals should meet or exceed up-to-date development plan requirements for the proportion and mix of affordable housing tenures relevant to the location.

These policies set out the importance of meeting the housing needs of different groups. The need for homes and affordable housing is also set out in High Peak Local Plan policies H1 to H4 which set out the requirements for new and affordable housing.

Making Effective Use of Land

NPPF L2 – Making effective use of land. Substantial weight given to the benefits where a development proposal would achieve making better use of vacant and underutilised land and buildings...

NPPF L3 – Achieving appropriate densities. “Development proposals should make efficient use of land....and where development proposals for residential schemes are within reasonable walking distance of a well-connected station (definition in the glossary at Appendix B) a density of at least 35 dwellings per hectare.”

NPPF L3 sets out specific densities required close to well-connected stations. Definitions are provided in Annex B of the Framework.

“Well-connected station: Railway stations and underground, tram and light rail stops located within a top 80 Travel to Work Area located partially or fully within England by Gross Value Added (GVA)⁷² and which, in the normal weekday timetable, are served (or have a reasonable prospect of being served due to planned upgrades or through agreement with the rail operator) throughout the daytime by at least four trains or trams per hour overall, or at least two trains or trams per hour in any one direction.”

“Reasonable walking distance: For the purpose of policies S5, L3, GB7 (relating to land around well-connected stations), this should be considered to be around 800 metres, or around 10 minutes’ walk time if topography, route availability and quality or physical barriers would prevent or discourage walking from up to 800 metres away. For the purpose of policy HC5 (hot food takeaways) it should be considered to be around 400 metres, or around five minutes’ walk time if topography, route availability and quality or physical barriers would prevent or discourage walking up to 400 metres. Where a reasonable walking distance is required to be calculated when applying policies S5(1)(h), L3(2)(c) and GB7(1)(h), and only part of the site falls within the reasonable walking distance, those sub-paragraphs of policies S5, L3 and GB7 only apply to the area of the site within that reasonable walking distance.”

Glossop falls into the Manchester Travel to Work Area (TTWA) which is ranked second of the top 80 TTWAs. There are 2 trains an hour from Glossop station to Manchester. The whole site falls within a 800m radius from Glossop station. The revised parameter plan below shows proposed pedestrian accesses from the north west and north east parts of the site. The walking route from the station along Howard Street to the pedestrian link from North Road is approximately 680m (or 9 minutes walk time according to google maps). It is approximately 600m (or 8 minute walk time) from the station along Norfolk Street to the NE pedestrian access on Talbot Road.



Figure: revised parameter plan

It is noted that the layout is illustrative as this is an outline application, however due to its close proximity to Glossop Station a minimum density in line with the new NPPF needs to be reflected in the reserved matters application.

Recreational Land and Facilities

NPPF HC7 – Development affecting existing recreational land and facilities. “Development proposals should not result in the loss of existing open space, sport and recreational buildings and land , including playing fields” unless....”an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality” and is in a suitable location.

The protection of open space, sport and recreational buildings and land and the promotion of healthy communities remains a key theme in the new NPPF. Loss of playing fields is one of the main reasons for refusal however a S106 obligation securing sports pitch mitigation is being negotiated.

In conclusion, the general principle of housing development on this site in this highly sustainable location is acceptable from a policy point of view, provided the issue of sports provision is resolved and the minimum density introduced by the new NPPF is considered at the reserved matters stage.

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