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05 August 2023

Dear Sir/Madam

**RESERVED MATTERS APPLICATION FOR PROPOSED RESIDENTIAL DEVELOPMENT AT FORMER SHIRE HILL HOSPITAL,
GLOSSOP
PLANNING PORTAL REFERENCE PP-12302443
APPLICATION ON BEHALF OF CUBE HOMES**

On behalf of Cube Homes Limited (the 'applicant'), I am pleased to enclose reserved matters application for development on land at the former Shire Hill Hospital in Glossop, described as follows:

'Reserved Matters application pursuant to outline approval reference HPK/2019/0316, seeking approval of appearance, landscaping, layout and scale for the erection of 41 dwellings (Use Class C3) together with associated access, parking and landscaping works'

The application has been submitted via the Planning Portal (Ref: PP-12302443). The requisite application fee of £19,006 has been paid through the Planning Portal.

Application Summary

The application follows the approval of an outline application with all matters reserved except access (ref: HPK/2019/0316) which was allowed on appeal in September 2022.

Cube Homes now seeks reserved matters planning permission seeking approval of appearance, landscaping, layout and scale, seeking to deliver much needed high quality housing, on an otherwise derelict brownfield site. The development represents a sustainable residential scheme, bringing forward much needed housing, and will provide a series of wider regeneration and economic benefits.

This reserved matters scheme, seeks approval to the scale, layout, landscaping and appearance details for this residential development. It has been carefully and sensitively designed to a high standard providing all key elements to ensure the creation of a sustainable community, whilst having regard to the drawings and documents approved within the outline planning permission and the relevant policies of the adopted development plan.

The approval of this application is in alignment with the aspirations and objectives of adopted local plan, through the delivery of a residential led development which would make a significant contribution towards the borough's housing land supply.

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The proposed housing mix responds to the need to provide a mixed and inclusive community whilst also reflecting the character and density of the existing properties in the wider area and reflecting the heritage and vegetative elements of the site.

The proposals represent a sensitively designed scheme which strikes an acceptable balance between conserving and enhancing the natural environment and ensuring an appropriate, high quality architectural response, in keeping with the overall aims and objectives of the High Peak Local Plan.

It is considered that the proposals accord with the aims and objectives of national policies and guidance and with the Development Plan and can be positively considered by the local planning authority.

I trust that the enclosed information enables the timely validation of the application. However if there are any queries regarding the information submitted, please do not hesitate to contact me at the earliest opportunity. We look forward to working with you to enable this application to be determined with the statutory period.

Yours sincerely



Heather Lindley-Clapp
Director

Encs.