

From: planningcomments@highpeak.gov.uk
To: [Planning Comments \(HPBC\)](#)
Subject: Comment Received from Public Access
Date: 16 September 2023 10:43:27

Application Reference No. : HPK/2023/0337

Site Address: SHIRE HILL HOSPITAL Bute Street Glossop Derbyshire SK13 7QP

Comments by: Paul Bridges

From:

Bute St
Old Glossop
Glossop

Submission: Neither

Comments: All houses EV points ✔️

BUT the whole site has an energy mix of air source heat pumps and gas boilers (to achieve a 53% reduction target, presumably given 50%).

The time is NOW not later to future proof when gas boilers will need to be replaced in the near future . Energy source MUST be 100% air source heat pump.

Solar PV and battery storage must be installed on properties with south facing elements.

A boost to supply could be provided by a ground array installed on an adjacent field.

Cube say they plan to achieve 10% net biodiversity gain, HOW exactly are they going to do this, where is their detailed plan? (Not just suggestions from the ecologists.)

Some ways to do this include:

Every house to include hedgehog friendly gravel board/fencing (as recommended by British Hedgehog Preservation Society, Hedgehog Street and People's Trust for Endangered Species, see Jackson Fencing for supplies). Hedgehogs sighted in the area for 20+ years and records submitted to Derbyshire Wildlife Trust. Listed as a priority species on the UK BAP and included on the updated statutory list for England which informs the

UK Post 2010 Biodiversity Framework.

Instructions for barn owl boxes MUST be followed.

Install recommended mix of bat and bird boxes.

Swift bricks preferred as best for temperature regulation. See Brighton & Hove planning guidance (mandatory for new builds).

Rule for homes: NO plastic grass or 100% hard paving.

Plan to protect established trees during construction ✔️MUST be adhered to.

Gardens: replace non-native ornamental (which can escape into the wild and outcompete native species) with native species that provide both ornamental value as well benefits to wildlife. E.g. Rowan and Hawthorn, in particular varieties such as Crataegus laevigata 'Paul's Scarlet' RHS AGM

The RHS Award of Garden Merit (AGM) helps gardeners choose the best plants for their garden.

RHS Plants for Pollinators plants

This plant will provide nectar and pollen for bees and the many other types of pollinating insects.

Won Gold at Chelsea Flower Show this year in Burncoose Nursery's 'Trees for the Future' garden - extremely frost hardy and drought tolerant.

No Cherry Laurel as it is an invasive species and disastrous for woodland.

Plans are given for sunny/shade meadow planting on the construction site ✔️ Seeds should be a mix of native perennial and annuals to suit the local soil.

Shrub habitat must not be discounted as it provides valuable cover for nesting birds such as song thrush (a priority species known to have three territories locally between Swineshaw Reservoir and Shire Hill) and for nesting/hibernating hedgehogs.

What plans are there to improve the wider site? There is scope here to improve hedgerows, grassland and tree content. With an active, interested, concerned community, Cube may capitalise on this to facilitate a drive for community involvement!

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