
From: planningcomments@highpeak.gov.uk
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To: Planning Comments (HPBC)
Subject: Comment Received from Public Access

Application Reference No. : HPK/2023/0337 Site Address: SHIRE HILL HOSPITAL Bute Street Glossop Derbyshire
SK13 7QP Comments by: Adrian Dobson

From:
22
Old Cross
Old Glossop
Glossop
Derbyshire
SK13 7RX

Phone:

Email:

Submission: Neither

Comments: HPK/2023/0337

Whilst the plan for the old Shire Hospital site has received outline approval, it is important that the detail of the project is scrutinised in relation to certain important local issues.

The history of flooding in Old Glossop, most recently in 2002, indicates that pieces of land such as this with their trees and shrubs are essential in holding back the flow of water from the heavy downpours typical of the area. It is vital that the land continues to retain as much water as possible. As a home-owner in Old Cross, I have witnessed the devastating impact of flooding and would not wish to see my neighbours driven out of their homes again. The construction of houses here will mean building on a site which itself is part of a valuable wild-life corridor along the Blackshaw Brook, potentially linking Blackshaw Clough, Cote Lodge Reservoir and Manor Park. We are blessed with several unusual species of birds which travel along this route, generally keeping close to the stream but making use of the patches of land on both sides. I have spotted goldfinches, long-tailed tits, blue-tits and great-tits, nuthatches, kingfishers and dippers along the stream side. Woodpeckers, owls and other birds of prey make use of the larger trees around the Shire Hill site.

Access to the site is very contentious as all vehicles entering this patch of land will have to do so via Bute Street, then leave via Blackshaw Rd, Wellgate and either Church St or Wesley St. These routes are already single lane and very congested, particularly where cars are parked along Church St, Wesley St and Manor Park Road. If all the current planning applications were permitted, then traffic in these areas would grind to a halt at peak times and Old Glossop would become effectively gridlocked. Parking is already very problematic in the Old Glossop area and trying to improve the flow of traffic by restricting existing residents' parking would in practice exclude certain home-owners from car-ownership at all. Limiting the number of dwellings to be constructed will be important in alleviating this problem.

New residents in Old Glossop would inevitably require access to schools, doctors and dentists. Currently, there seems not to be sufficient capacity to cope with existing demand, never mind with another wave of incomers. Similarly, many new residents would add to the traffic congestion entering and leaving Glossop, both in the High Street as well as at Woolley Bridge and Mottram Moor. Again, limiting the number of dwellings built will mitigate this problem.

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