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

Categories:

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

Submission: Objection
Comments: red

¿ While the development of Shire Hill Hospital will take traffic volumes in Hope St, Bute St, Blackshaw Road, Church St, back up to levels seen when the hospital was running, this proposed development will far exceed that, with no practical way to alleviate the impact.

¿ The proposed highway would remove any parking on Bute Street opposite houses 9-17, currently used by visitors to the National Park.

The 390 bus route through Old Glossop (shown with arrows in the image above) follows a virtually circular route through narrow roads all subject to a 7.5 tonne weight limit:

¿ The bus often has problems navigating the route due to parking on the narrow roads (the photograph above is on Hope Street) and sometimes has to miss parts of the route out.

¿ The narrow roads are a problem for large vehicles and, more importantly, emergency vehicles. Any further development of housing in Old Glossop would exacerbate these problems.

The amount of traffic coming through Old Glossop is already a concern:

¿ Church Street is being used as a cut through/rat run by motorists avoiding Glossop town centre traffic lights.

¿ The extra traffic generated by the building of 30 properties at the Hawkshead Mill site has exacerbated the existing traffic problems.

¿ Granting permission for another 56 houses would generate at least 112 more vehicles, compounding traffic issues.

¿ Planning permission has been granted for 98 dwellings at Eastern Mill, Milltown, Glossop, potentially giving another 196 vehicles. That increase in traffic will result in more vehicles using Old Glossop as a cut through/rat run, risking pedestrian safety.

¿ The traffic entering and leaving Glossop is an issue. Since the Local Plan was adopted, traffic in Glossop and Old Glossop has increased due to the number of new houses built, train and bus services to and from Glossop have been reduced and no new relief roads have been constructed. The long-awaited Mottram Bypass & Glossop Spur is still waiting to be built.

There should be no further housing developments in Old Glossop except on brownfield sites until the highway infrastructure in and around Glossop is improved.

Local Infrastructure

The current local infrastructure is insufficient to support any further housing development in Old Glossop:

¿ The highway infrastructure in Glossop, particularly Old Glossop, has not improved in the past seven years.

¿ Health and social care provision has not increased in Glossop since the Local Plan was adopted.

¿ The closure of Shire Hill Hospital in 2018 has resulted in a degeneration in health and social care provision for the residents of Glossop and needs addressing through investment in both health and social care provision and the transport infrastructure.

¿ The number of school places in Glossop has failed to keep pace with the increase in population due to new housing developments.

Flood Risk

An overflow channel runs through part of the site, which is adjacent to HPK/2021/0416. This application, though still live, has stalled due to the following objection from the Lead Local Flood Authority, Derbyshire County Council dated 11th April 2022:

¿ We are recommending an objection on the proposed development because the overflow channel, which passes through the proposed development site, is currently not fit for purpose.¿

As the overflow channel runs through part of the application site, the comments from the LLFA should also apply to this application.

Blackshaw Clough is significantly higher than the application site and rainwater runs onto the site. The proposed access road would increase the flow of rainwater onto the site, increasing the risk of flooding.

The application site, a soakaway for the adjacent site HPK/2021/0416 and also for Blackshaw Clough, should not be built on as it would increase the risk of flooding in Old Glossop.

Biodiversity

The location is nature rich, with bats, barn owl, hedgehogs and swifts. It is located close to the National Park and forms part of a corridor between the countryside and Manor Park. The site is better suited to be used for biodiversity improvement and not housing.

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