

From: planningcomments@highpeak.gov.uk
To: [Planning Comments \(HPBC\)](#)
Subject: Comment Received from Public Access
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Application Reference No. : HPK/2023/0337 Site Address: SHIRE HILL HOSPITAL Bute Street Glossop
Derbyshire SK13 7QP Comments by: Christine Mellor

From:

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Submission: Objection

Comments: In a nutshell, here's the key objections to the 56 houses - and many apply to the 7. Shire Hill already has outline permission:

Overdevelopment

¿ The Shire Hill Hospital site will be developed for housing, and for more than the 30 allocated to the area in the Local Plan.

¿ Brownfield sites should take development priority over greenfield sites so the Shire Hill development should replace this one and not be in addition to it.

Traffic

¿ While the development of Shire Hill Hospital will take traffic volumes in the area back to the levels seen when the hospital was running, this development will far exceed that, with no practical way to alleviate the impact.

¿ The proposal would reduce the amount of on-road parking on Bute Street. Visitors who park there to go walking would clog up other roads. It's already such a big problem in the village that the 390 bus and large vehicles often struggle to navigate the roads ¿ and double yellow lines have been installed on parts of Shepley Street.

Local Infrastructure

¿ The road infrastructure in Old Glossop struggles to cope with traffic volumes.

¿ Local services will become further stretched, particularly schools, and GP and dental surgeries.

Flood Risk

¿ The overflow channel beside Hawkshead Grange runs through part of this application site. The Lead Local Flood Authority objected to an application to build six homes on adjoining land because the overflow channel ¿is not fit for purpose.¿

¿ Similarly, this application should not be considered until the overflow channel is restored to the satisfaction of the LLFA.

¿ The site is a soakaway preventing flooding in the Old Glossop conservation area. The site is frequently waterlogged and unsuitable for building houses on.

¿ Increasing the flood risk in an area demonstrably prone to flooding would not appear sensible.

Biodiversity

The location is nature rich, with bats, barn owl, hedgehogs and swifts. It is close to the National Park and forms part of a wildlife 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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