
Sent: 15 February 2024 09:49
To: Planning Comments (HPBC)
Subject: Reference HPK/2024/0041. Opposition to Building

Dear sir/madam,

I'm writing in opposition of the plans to build 2 houses on the area between Hawkshead Grange and Blackshaw Clough by Mandale Homes.

My reasons for opposing this build are:

- The Lead Local Flood Authority objected to an application by the same applicant to build six homes on this site because the overflow channel is not fit for purpose. This application should not be considered until the overflow channel is restored to the satisfaction of the LLFA.
- Building houses would increase the flood risk in an area prone to flooding.
- Blackshaw Clough is a narrow track and there is no evidence it is owned by Derbyshire County Council, who have never
- The adjacent Shire Hill Hospital site will be developed for housing, far more than the 30 allocated to the area in the Local Plan.
- Brownfield sites should take development priority over greenfield.
- The overflow channel beside Hawkshead Grange borders this application site. If developed, the house owners would have riparian rights and be responsible for the maintenance of the overflow channel.
maintained it.
- The road that runs along Blackshaw Clough sits several feet above the application site and is protected by a sloping earth bank with stone. Providing a safe point or points of access would be extremely difficult.
- Blackshaw Clough is mainly used by walkers rather than vehicles. It is the public footpath into the Peak District National Park. The track has no footpath on either side. Building houses with access from Blackshaw Clough would compromise pedestrian safety.
- The application site is part of the former Hawkshead Mill site. It has never been built on and is a green field on the Blackshaw Clough side of the overflow drain.
- The location 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 biodiversity improvement and not housing.

Regards

Simon Cadogan
15 Kilmory Fold.