

Old Glossop Residents Association



17/02/2024

HPK/2024/0041 – Application for Outline Planning Permission with all matters reserved for residential development of up to 2no. dwellings, land at Blackshaw Clough, Glossop, Derbyshire.

The application site is a greenfield site situated to the south-east of Blackshaw Clough and is located to the west of the former Hawkshead Mill site. The Hawkshead Mill site was developed following reserved matters planning consent ref: [HPK/2019/0311](#), further to the outline consent ref: [HPK/2014/0573](#) for a residential development of up to 31 dwellings.

To the north of the site is Green Belt, which stretches into the Peak District National Park, whilst to the east is the brownfield site of the former Hawkshead Mill, which has been developed for housing by the applicant. The site slopes downwards both from the north to south and from east to west.

The site is currently subject to a full application for the erection of six dwellinghouses (ref. [HPK/2021/0416](#)), which remains undetermined.

The applicant is applying for outline permission, reserving matters of layout, appearance and scale of development, together with the details of landscaping and the precise point(s) of access.

We object to this application for the following reasons:

Overdevelopment

The application site is a small section of the area G12 on the 2016 Local Plan, allocated for 30 dwellings. The rest of the area G12 is the subject of planning application [HPK/2019/0215](#) for outline permission for up to 56 dwellings, yet to be determined.

When the Local Plan was published in 2016, Shire Hill Hospital, which is in the immediate vicinity of the application site, was operational. Shire Hill Hospital closed in 2019 and will now be developed for 41 dwellings, 11 more than the 30 designated for that area of Old Glossop. Building homes on the Shire Hill Hospital site will take up more than the anticipated impact on local infrastructure and services allowed for in the Local Plan.

Brownfield sites should take development priority over greenfield sites. It is appropriate that the brownfield site of Hawkshead Mill has been developed and that the Shire Hill site will be developed. We understand that High Peak Borough Council is ahead of its housebuilding targets; all the more reason to only consider brownfield sites at this time.

The application site, right beside the Peak District National Park, should be retained as “green space.”

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Access to Blackshaw Clough is from Bute Street, just in front of Shire Hill Hospital. Building any more houses with access from Bute Street, in addition to those certain to be built on the Shire Hill Hospital site, would be overdevelopment.

Access

The applicant states at 3.2 of their Planning Statement that the site could be accessed safely off Blackshaw Clough and that Blackshaw Clough is an adopted highway.

Blackshaw Clough is the access road to two properties as well as Cote Lodge fishing pond and Swineshaw Reservoir. It is a single track which doubles as a footpath and 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.

It is notable that the applicant has reserved the matter of access to the site rather than including details in the outline application. Blackshaw Clough sits several feet above the application site and is protected by a steep, sloping earth bank with stone. Extensive work, such as a substantial retaining wall, would need to be undertaken to shore up Blackshaw Clough to prevent the road subsiding. Providing a safe point or points of access from the stretch of Blackshaw Clough adjoining the site would be extremely difficult. Any access point or points would be steeply sloping and would increase the runoff of surface water, increasing the risk of flooding.

We note the consultation response from HPBC Environmental Health dated 09/02/2024. This application should not be considered without

- a plan showing how bins can be stored within the property boundary and be moved to the presentation point without the need to go up or down steps or through the property
- a tracked plan to show the waste collection vehicle access and turning.

Any increase in traffic using Blackshaw Clough should be avoided. It is narrow with no scope for proper passing places, and it is already difficult in places for pedestrians to make way for vehicles. There is already damage to the retaining walls, unrepaired for years.

This application should be rejected on the grounds of pedestrian safety; and in any event it should not be considered until proof of who owns and is responsible for the maintenance of Blackshaw Clough is established.

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.

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- 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.

Overflow Channel and Flood Risk

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.

The Lead Local Flood Authority, Derbyshire County Council, raised the following objection dated 11th April 2022 to an application by this applicant to build six homes on this site ([HPK/2021/0416](#)):

“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.”

Residents on the Hawkshead Grange development whose houses are beside the overflow drain, suffered flooding. We were in correspondence with the LLFA and received the following email from them dated 16th August 2022:

“I am emailing you with an update regarding the overflow channel at Hawkshead Mill. After a recent meeting at the site, we, as Lead Local Flood Authority (LLFA), still have significant concerns regarding the condition of the overflow channel. We have made Mandale Homes aware that if the issues are not addressed, it is the LLFA’s opinion that the channel will deteriorate over time and will increase flood risk to properties in the vicinity. If properties do flood as a result, Mandale Homes, as the riparian landowner, could be held liable for damages.

The LLFA does not have legal powers to enforce as things stand and, therefore, we are not currently able to take the matter any further. Our legal powers would come into play if flow in the channel were to become impeded for any reason.”

This application should not be considered until the overflow channel is restored to the satisfaction of the LLFA.

We note the consultation response from the LLFA dated 08/02/2024: *“Due to the team’s current workload, Derbyshire LLFA are only responding to Major planning applications.”* However, given the history of this site and the applicant’s failure to restore the overflow channel to the LLFA’s satisfaction, it is essential that the LLFA examines this application and submits their comments.

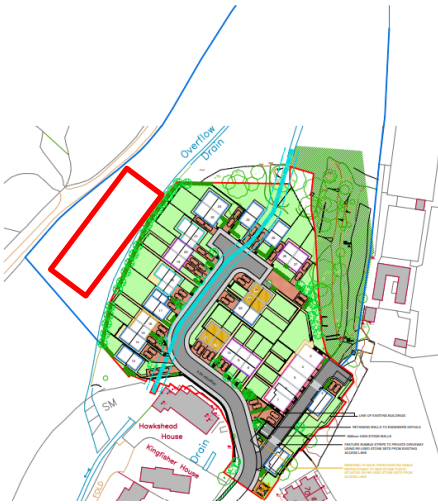
Blackshaw Clough is significantly higher than the application site and rainwater runs onto the site. Any access point or points would increase the flow of rainwater onto the site, increasing the risk of flooding.

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Landscape and Biodiversity

The application site (approximate location shown in red on the site plan below) 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. It was subject to Planning Condition 14 of HPK/2019/0311 to provide additional planting:



“To ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features, in the interests of visual amenity, in accordance with Policies S1 and EQ6 of the High Peak Local Plan 2016 and the National Planning Policy Framework.”

This condition was discharged on 22/02/2022.

From a visual and amenity viewpoint, the application site is an important visual and ecological area, blending the landscape from the Hawkshead Grange development to the Peak District National Park.

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 vital wildlife corridor between the countryside and Manor Park. The site is better suited to be used for biodiversity improvement and not housing.

Janet Bingham

Old Glossop Residents Association