

From: [LESLIE COX](#)
To: [Planning Comments \(HPBC\)](#)
Subject: Re: HPK/2024/0041
Date: 29 February 2024 12:49:39

Hello my postal address is as follows Mr Leslie Cox 10Hawkshead Road Old Glossop
Derbyshire SK13 7ST
Sent from my iPhone

On 29 Feb 2024, at 10:51, Planning Comments (HPBC) wrote:

Dear Leslie, please can you provide your postal address so that we can upload the comment.

Regards
Planning Admin

From: LESLIE COX
Sent: Saturday, February 24, 2024 10:55 AM
To: Planning Comments (HPBC) **Subject:** HPK/2024/0041

THIS IS REGARDING PLANNING APPLICATION FOR MANDALE HOMES WHICH I OPPOSE

RIPARIAN RIGHTS :

On reading other comments about this application it appears that most people are under the illusion that if Mandale Homes build the two houses that this application centres on, the Riparian Rights will pass to the residents that back onto the overflow channel.**HOW CAN THIS BE RIGHT. IT IS PROPOSTEROUS** to think that would happen . When the Old Glossop Resident Association was in discussion with the Derbyshire LLFA , their reply from the LLFA On AUGUST 16TH 2022 to the Association was to state the overflow was not fit for purpose and the chances of flooding would greatly increased. As LLFA stated ,at present Mandale Homes are the Riparian Rights landowners. If these two houses are built it **MUST** be included in the planning that the overflow is left "FIT FOR PURPOSE" before a brick is laid !!!!

.This is a very great concern to all the new young families that back onto the overflow and at the time of purchasing their new homes were not told that this would be the case . When we bought the properties on Hawkshead Road we were told that a **culvert** was being built and that a management company was to be formed so the residents would pay annually which would cover maintenance ect of our estate. This has been done and all agreed . **NO MENTION OF REPARIAN RIGHTS AT THIS TIME**

ACCESS TO THE SITE

On a previous Application that Mandale Homes put forwards HPK/2021/0416, for 6 houses. The planning showed NUMBER 5 HAWKSHEAD ROAD would not be built as this would then be the entry for the site and include some to the six houses on the plan. These were never started and subsequently Number 5 was then built. We can only surmise that the plans did not pass the planning.

The fact that the access for the two houses that are now proposed to be built is from BLACKSHAW CLOUGH make this application even worse.

BLACKSHAW CLOUGH can only be described as a path and is completely unfit for purpose. The path at present is driven on for access to two houses towards SWINEBROOK RESEVOIR and at all other times is used as a pedestrian walkway. If this path was used for any construction traffic, it would be in a state of disrepair in no time. Also the danger to walkers ect. Would be greatly raised.

This is one of the main routes from Old Glossop into our lovely countryside .

WILDLIFE

In the time I have lived in the area there has been a measured increase in the number of animals and birds that now frequent the area. Even Deer have been seen in the last nine months. By agreeing to the two houses being built would put an end to the increasing return of the wildlife.

ENVIROMENT

In the last 12 months thanks to residents, Church groups and local associations ,many hundreds of pounds have been spent on bulbs, trees and meadow flowers on sites around Old Glossop but especially on Blackshaw Clough so that when visitors come enjoying our area it will be an even greater experience. By driving vehicles on this area would ruin the good work that has been started. All the banks behind Hawkshead Road are now covered with greenery and this is in part also with Mandale Homes who when the Hawkshead project was finished they also planted at great expense many meadow flowers and trees which are now prospering very well.

FINALLY

As it is only 3 years since Mandale Homes applied to build more houses on the Hawkshead site , which appears to have been unsuccessful. To come back to the planning department and ask to build two substantial properties in exactly the same area makes me worry greatly that in another two or three years they will be back to the planning office again to surreptitiously build another two and followed in another 3 years with another attempt for the building of another two houses . As Mandale own the land already it would be big positive if it came off.

The site of Hawkshead I think is a great improvement for the area and can understand why it was passed and built in the first place. But to make it any bigger would be an insult to all the other residents in Old Glossop ,It was passed to have 31 houses on the site and 31 it should remain.BIGGER IS NOT ALWAYS BEAUTIFUL !!!

There is already planning approved for the Shire Hospital site which I also agree with as this would improve a derelict site from becoming any worse.

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