

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.

I 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 per hectare. The rest of the area G12 has just been granted outline planning permission for up to 56 dwellings. ([HPK/2019/0215](#)).

Outline planning permission has also been granted for the adjacent Shire Hill Hospital site – and a reserved matters application for 40 homes ([HPK/2023/0337](#)) is due to be determined shortly.

Full planning permission has just been granted for seven houses on Bute Street (HPK/2022/0259).

All traffic to the three sites plus the application site would be using the same access route.

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

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 already approved, would be overdevelopment.

Access

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

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 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 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.

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.

Overflow Channel and Flood Risk

The overflow channel beside Hawkshead Grange borders this application site.

The Lead Local Flood Authority, Derbyshire County Council, objected to an application by this applicant to build six homes on this site ([HPK/2021/0416](#)) because the overflow channel was not fit for purpose.

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

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.

Landscape and Biodiversity

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 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.

This application should be refused.