
From: planningcomments@highpeak.gov.uk
Sent: 29 February 2024 17:58
To: Planning Comments (HPBC)
Subject: Comment Received from Public Access

Application Reference No. : HPK/2024/0041
Site Address: Land at Blackshaw Clough Glossop Derbyshire
Comments by: Dr Anthony Bingham
From:

5
Bute Street
Old Glossop
Glossop
Derbyshire
SK13 7PZ

Submission: Objection
Comments: I object to this application for the following reasons.

Two applications have just been approved in the immediate area i outline permission for up to 56 dwellings, HPK/2019/0215, and full planning permission for 7 houses, HPK/2022/0259. A reserved matters application for 40 homes on the adjacent Shire Hill Hospital site, HPK/2023/0337, is due to be considered soon. Outline permission has already been granted.

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.

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.

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.

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.

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 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.

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.

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