
From: [REDACTED]
Sent: 08 January 2026 05:53
To: Planning Comments (HPBC)
Subject: Comment Received from Public Access

Application Reference No. : HPK/2025/0431 Site Address: LAND TO THE SOUTH WEST OF WIMBERRY HILL FARM Cemetery Road Glossop Derbyshire Comments by: Hannah Brennan

From:
The Mews
The Heath
The Heath
Glossop

Phone:

Email: [REDACTED]

Submission: Objection

Comments: We are residents of The Mews, The Heath and we object to the planning proposal for phase two of this development. Our reasons are outlined below:

Process

This application should not be determined under delegated authority as HPK/2025/0431 is dependent on the approval of HPK/2025/0301 due to access constraints.. Both proposals should be considered together by the Development Control Committee.

Flood Risk

The Flood Risk Authority has objected to HPK/2025/0301. When considered cumulatively, this proposal would increase flood risk to nearby properties.

Planning Policy and Countryside Impact

The site lies outside the Local Plan within open countryside, is visible from multiple public rights of way, and is close to protected trees. A previous application on this site was refused by committee and dismissed on appeal due to visual harm. The current proposal would result in similar unacceptable impacts on landscape character.

Sustainability and Infrastructure

This is not a sustainable or accessible location. Key services are over 1.6km away via steep roads with poor pavements, making walking or cycling impractical. The development would increase car dependency, congestion and pressure on already overstretched schools, healthcare and local infrastructure. When combined with HPK/2025/0301 and HPK/2025/0427, up to 101 additional homes could be delivered, exacerbating these impacts.

For the reasons above, we object to the proposed development.

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