
From: [REDACTED]
Sent: 08 January 2026 07:22
To: Planning Comments (HPBC)
Subject: HPK/2025/0431

We live at Heath Farm which the proposed development backs onto our back garden with an elevated position overlooking us. We have lived in Glossop for 20 years with the last 12 at our current address.

The application in question is for outline planning for up to 7 dwellings and associated works. This is on the back of application HPK/2025/0301 which is already causing flood concerns on its own before even thinking about this latest application.

I have explained in the objection against HPK/2025/0301 that since the building of the North Road development we have already experienced flooding which prior to the North Road development never happened.

This current application is additional development of a current greenfield open countryside site we are supposed to be protecting.

All the objections to HPK/2025/0301 & HPK/2021 were pertinent and apply to HPK/2025/0431. Access (which would be extremely difficult during any build and almost impossible for existing and new home owners if the development went ahead. This will cause endless problems from a functional and safety aspect. The lane is used by many dog walkers and ramblers in general with blind turnings and would be amazed if health and safety issues do not become a real issue. With minimal traffic from current residents the additional traffic is a problem destined to become reality.

Given the flooding real issues that have arose since the building of the North Road estate I cannot see how this does not make matters worse and if these issues become reality despite warnings from the current residents then legal advice will be sought as to why these developments were allowed despite the known consequences from the North Road estate.

If this development were to be allowed it would render our back garden useless due to the complete lack of privacy with all houses backing onto it being in an elevated position overlooking the whole of the back garden.

The proposed site is partially bound by a fence belonging to us forming part of our boundary.

This site has previously had planning applied for to use as a holiday lodge development under application HPK/2021/0222 which was duly rejected because the site comprised of valley slopes of pastureland fields along the lane, exhibiting feature characteristic of semi-rural landscape. These characteristics remain as a reason for the new application. If the planning was refused for this due to the reasons it was then I cannot see how things change because of a change of the. The issues are and still will be the issues.

DCC Flood risk have rightly objected to HPK/2025/0301 requiring more evidence the proposed site can discharge its own surface water. Given the North Road development has failed in this area I struggle to see how either HPK/2025/0431 or HPK/2025/0427 can provide certain evidence of this.

All the reasons for rejecting previous applications remain in place if not even more so with the ever changing global climate changes.

The consideration for these to be approved means damaging countryside, landscape, and ecology all characteristics vital in our collective plight to try and protect the planet.

Whilst potentially damaging all the above we introduce flood risk, road hazards, pedestrian risks, wildlife damage to name but a few.

The whole potential development does nothing but harm to firstly the immediate location and equally important to the community of Glossop which already struggles with current infrastructure.

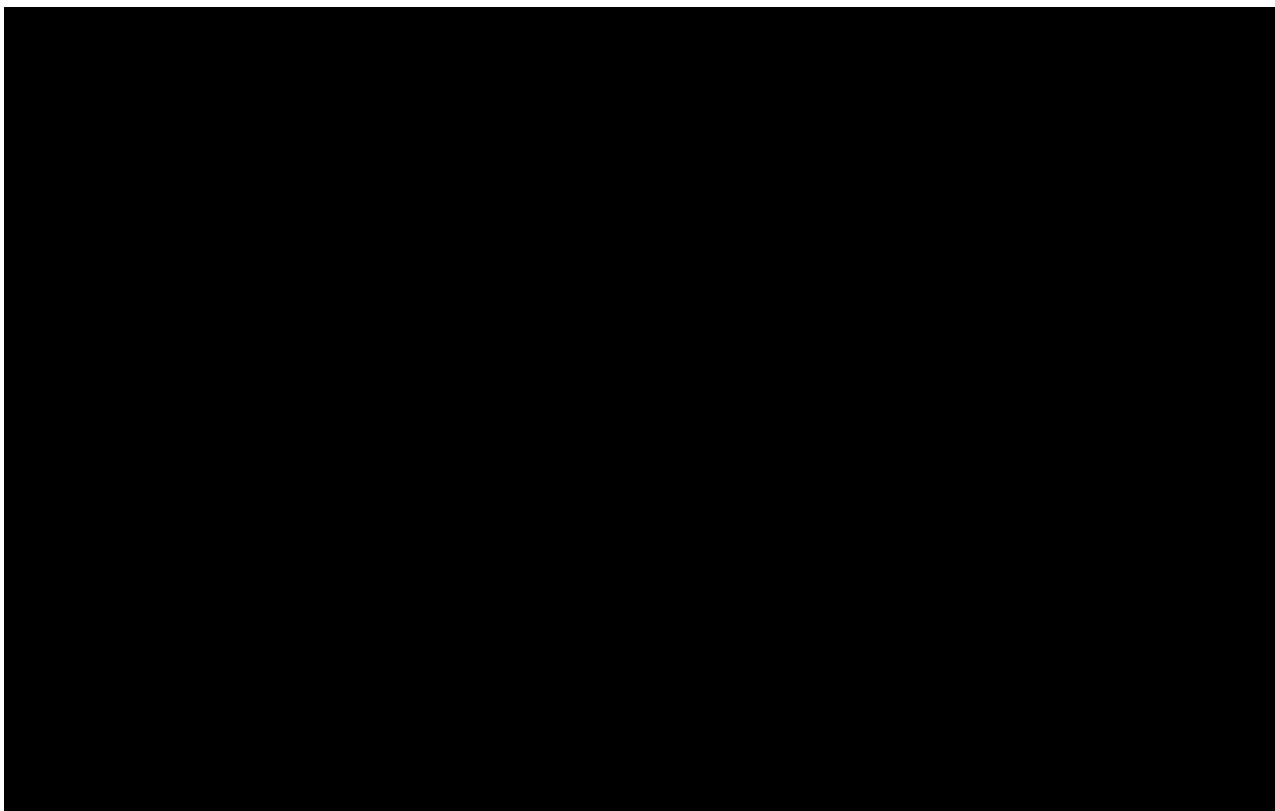
The deeds of our property relating to our boundaries needs to be maintained and kept in keeping with the area.

The High Peak Local Plan 2016 remains the latest plan which all planning applications should be based on. Until the revised draft is in place in Autumn 2026 then the 2016 plan should be adhered to. Given there is evidence that global warming is worsening then I would have thought the 2026 revisions will only tighten up in areas to protect and further worsening and make any planning even less likely. It is vital that any proposed plans are fully examined by an inspector before this application is determined.

To conclude, this application is an attempt to piggy back application HPK/2025/0301 which is yet to be determined which has all the objections listed above in relation to flooding and Derbyshire Wildlife Trust coupled with increased access danger. It should not be allowed to progress until factual evidence is given to allay flood concerns, ecological concerns.

It should not be deferred but refused due to the adverse effect it would have on the community, the landscape and the damage it will have on the visual landscape.

Peter McCabe
Group Chairman



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