
From: [REDACTED]
Sent: 09 January 2026 08:54
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: Dr Paul Talbot

From:

Heath Barn
The Heath
The Heath
Glossop
Derbyshire
SK13 7QF

Phone: [REDACTED]

Email: [REDACTED]

Submission: Objection

Comments: I live at Heath Barn, a property adjacent to the proposed development. I have lived in Glossop for over 30 years.

This application HPK/2025/0431 is the phase 2 extension a major housing development on an adjacent site (HPK/2025/0301) which is yet to be determined by the Development Control Committee, and which itself has objections from DCC Flood Management and Derbyshire Wildlife Trust.

It is currently listed as a delegated decision for the planning officer. This application should be also determined by the Development Control Committee because it is an extension of a major development, and the same flood risk and ecological concerns apply to both applications.

This application HPK/2025/0431 is a development of a greenfield/open countryside. It is difficult to understand why it is considered suitable for housing, given that it is visible from a public right of way and includes a tree protected area. It is also difficult to understand how the 10% net biodiversity gain is achievable. It should be refused for the same reasons a previous application for a holiday lodge development on the same site (HPK/2021/0222) was refused by the Development Control Committee, and dismissed on appeal by The Planning Inspectorate, due to its adverse effect on landscape and its adverse visual effects. The same concerns apply to this application but to a greater extent.

According to the deeds of our property Heath Barn, the boundary fencing to the north of this development is under our ownership. This boundary should be kept in keeping with the surrounding countryside. Furthermore, the proposed buildings are in proximity to our property Heath Barn. There are significant over-looking and privacy issues that can only be mitigated by the removal of houses. The Landscape Visual Assessment is incomplete because it does not include the viewpoints from Heath Barn or other adjacent properties. Heath Barn is one of the closest residential properties to this development. We are therefore likely to experience the greatest visual effects during the

construction stage of the development. This application should not be determined without an updated landscape and visual impact assessment that includes the viewpoints from all properties on The Heath.

The High Peak Local Plan 2016 remains the current Local Plan. All planning applications should be determined based on that plan. The draft for the new Local Plan has yet to be published for consultation and is not due to be adopted until Autumn 2026. This application should be deferred until such time as the site is adopted in the High Peak Local Plan. It is important for any extension to the built-up area of Glossop is fully examined by the inspector before this application is determined.

In conclusion, this application HPK/2025/0431 is the phase 2 extension of a major housing development HPK/2025/0301 which is yet to be determined and which itself has objections from DCC Flood Management and Derbyshire Wildlife Trust. It should not be determined until the flood risk concern, ecological issues/10% net biodiversity gain have been addressed. It should be deferred until such time as the site is adopted in the High Peak Local Plan. It should be refused because of its adverse effect on landscape and its adverse visual effects.

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