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From: planningcomments@highpeak.gov.uk
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To: Planning Comments (HPBC)
Subject: Comment Received from Public Access

Categories: [REDACTED]

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

From:

11
Bowden Road
Dinting Ward
Glossop

SK137BD

Phone:

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Submission: Objection

Comments: I wish to formally object to the above planning application on the following material planning grounds.

1. Overdevelopment and Overcrowding

The proposed development represents a clear case of overdevelopment for this area of Glossop. The scale, density, and intensity of use would place excessive pressure on an already constrained town, significantly increasing population levels in a location that is not equipped to absorb further growth.

Glossop already experiences high population density relative to its supporting infrastructure, and this proposal would exacerbate existing issues relating to congestion, access to services, and quality of life for residents.

2. Insufficient Supporting Infrastructure

The application fails to demonstrate that adequate infrastructure is in place to support the proposed development. In particular:

Healthcare services (GP surgeries, dentists, and hospital access) in Glossop are already stretched, with long waiting times and difficulties registering new patients.

Education provision, including primary and secondary school places, is under pressure, and no clear mitigation measures are outlined.

Public transport services are limited, unreliable at peak times, and not capable of accommodating increased demand generated by the development.

Road network capacity is already strained, particularly during peak commuter hours, and further traffic generation will worsen congestion across the town.

Without firm and deliverable infrastructure improvements, the proposal is unsustainable.

3. Traffic, Parking, and Highway Safety

Glossop already suffers from significant traffic congestion, constrained road layouts, and limited parking availability. The development would inevitably result in:

Increased vehicle movements on unsuitable local roads

Additional on-street parking pressure

Greater risk to pedestrians and cyclists

The application does not provide convincing evidence that highway impacts can be safely mitigated.

4. Impact on Local Character and Community

Glossop has a distinctive character shaped by its scale, historic layout, and surrounding landscape. The proposed development would be out of keeping with the established character of the area, harming the visual appearance and undermining the cohesion of the existing community.

Overcrowding risks changing Glossop from a balanced market town into an unsustainably dense settlement without adequate amenities.

5. Environmental and Green Space Concerns

The loss of open land or increased pressure on existing green spaces must be given significant weight. Green spaces in Glossop are already heavily used and play a vital role in:

Local biodiversity

Flood mitigation

Mental and physical wellbeing of residents

The proposal does not adequately address how environmental impacts will be avoided or mitigated.

6. Drainage, Flooding, and Utilities

There are ongoing concerns across Glossop regarding surface water drainage and sewer capacity. Additional development increases the risk of:

Localised flooding

Sewer overload

Strain on water, electricity, and waste services

The application lacks sufficient detail to demonstrate that existing utilities can cope with increased demand.

7. Conflict with Local and National Planning Policy

The proposal appears to conflict with planning policies that require development to be:

Sustainable in terms of infrastructure and services

Appropriate in scale and density

Supported by necessary facilities prior to occupation

Development should enhance, not undermine, the long-term sustainability of Glossop.

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