



Ben Haywood
High Peak Borough Council
By email

Chris Henning
Executive Director - Place
County Hall
Matlock
Derbyshire
DE4 3AG

Telephone: (01629) 533332
Ask for: Sara Jones
Email: planningpolicy@derbyshire.gov.uk
Our Ref: Developer Contributions/SJ
Your Ref: HPK/2026/0026
Date: 9 February 2026

Dear Ben,

Application HPK/2026/0026 for 41 dwellings at the former Shire Hill Hospital, Bute Street, Glossop. Variation of conditions 1 and 2

Thank you for your consultation dated 21 January 2026 in respect of the implications for the provision of strategic infrastructure and services which are the responsibility of the County Council arising from the above proposed development. This response is in accordance with the National Planning Policy Framework (NPPF) and the County Council's [Developer Contributions Protocol](#).

The County Council has no comments to make on this application with regards to strategic infrastructure and services.

The previous response from Adult Social Care and Health still remain dated 28 September 2023:

As this development is fewer than 100 dwellings and relates to general housing, ASCH are unable to provide specific feedback. However, we would appreciate the following general design principles being considered to comply with the NPPF's requirement for developments to 'create places that are safe, inclusive and accessible and which promote health and well-being, with high standards of amenity and flexibility for existing and future users.'

- Dwellings meet national space and/or M4(2) standards to encourage independent living for all ability and mobility levels
- Good internal space standards, ceiling heights, natural light levels
- Stairways, walls and ceilings capable of accommodating stair lifts or hoists should these be required in future; large internal cupboards which could be converted for through floor lifts at a future date
- A mix of tenures and types: affordable accommodation is important to help ensure the stability of the domiciliary care market
- Having a proportion of dwellings built on one level (stacked or bungalow) and ensuring this type of provision is located near public transport routes and/or urban centres

Yours sincerely,

Sara Jones
Place

Copies:

Education Planning, Children's Services

Highways Development Control, Place

Strategic Planning, Place

Adult Social Care and Health: Commissioning, Communities and Policy