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Your ref no: BJXHCGR

This form was started at:02/06/2026 17:20:41

This form was completed at:02/06/2026 17:50:49

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Your details

Title

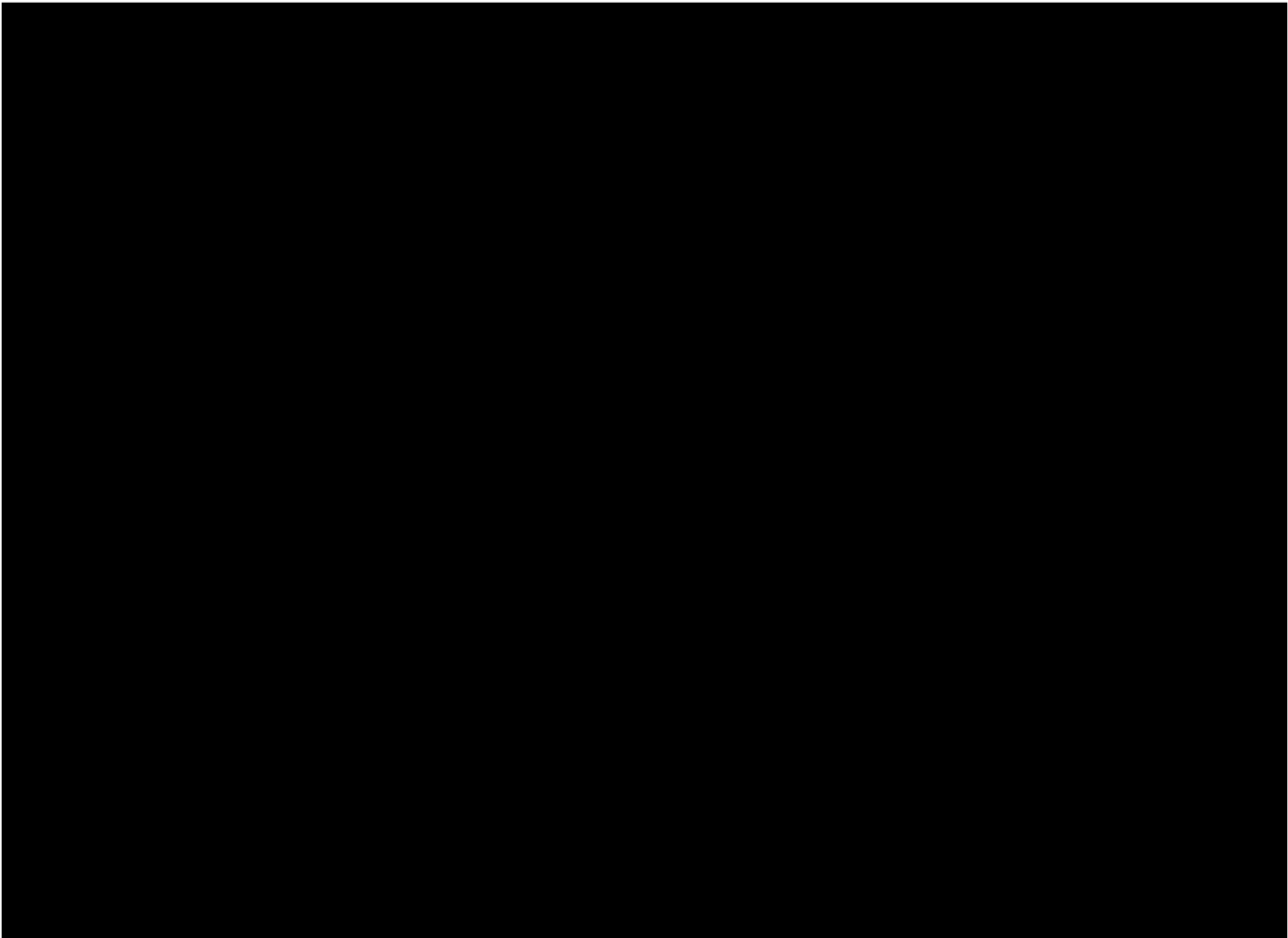
Mr

Firstname

James

Surname

Weekes



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Your ref no: BJXHCGR

Type of enquiry

Other

Planning application reference number if known (optional)

HPK/2024/0481

Enquiry details

FAO Rachael Simpkin

Case Officer

Dear Rachael,

Please accept this as a public comment on the consultation for the Glossopdale Community College site on Talbot Road.

I reside at 60, North Road.

The gardens along North Road routinely become marshy and flooded during high rainfall periods, with significant amounts of water flowing off the former college site. I fear that this will be exacerbated by development on the site as removal of vegetation for replacement by asphalt and grass will diminish the absorption of the surface water. The recently disseminated flood plan from Carter Jonas only highlights this risk, showing flood areas around the border of, and stretching across, the site. From the windows overlooking the site, we can see that the site is routinely flooded whenever there is more than a light shower. The only reason, I suspect that it isn't being used for local children and young people to play football, rather than as a site for local dog walkers, is that it is marsh. There may be a significant risk, like at the site at Gamesley, and the site at Dinting Arches, that houses built would either sink, or lead to surrounding houses being flooded.

I also have to note that local roads and North Road in particular are routinely adversely affected by breaks in, and damage to, the aging Victorian water infrastructure of the town. It is increasingly common that our water supply disappears, or the road becomes a river tributary when some problem with the pipes emerges, as was seen only last week (Wednesday 26th May, 2026). It seems unlikely that this infrastructure will support additional demands that the development will place upon it.

North Road is, in addition, increasingly serving as a bypass route for traffic, and at peak times becomes unsustainably busy, causing frustration to both the road users and the local residents. This is only made worse by the sheer number of parked vehicles which cause obstructions. This can only get worse with the addition of 100+ households' motor vehicles to the local roads, many of whom will have to be commuting to Manchester or Sheffield, rather than working in Glossop itself.

It seems terribly sad that, when there are numerous housing developments across Glossop at the moment, adding several hundreds of houses to the town and surrounding areas, that this represents both a loss of a green area which is conducive to the health and wellbeing of local residents. At best, it seems, this could be properly and well used to create leisure space for the local community. Playing fields, or play equipment, for example, perhaps combined with the planting of trees to promote soil stability and reduce the flooding

element.

Yours sincerely,

James Weekes