



## **Planning Update from Residents' Meeting 3<sup>rd</sup> January 2024**

### **How to Comment on the revised access plans for the 56 houses**

Email [PlanningComments@highpeak.gov.uk](mailto:PlanningComments@highpeak.gov.uk) quoting the planning reference: **HPK/2019/0215**.

Or you can click on [HPK/2019/0215](#) and then click on [Comment on This Application](#).

Please submit your comments by the deadline of **Friday 19<sup>th</sup> January**.

### **To comment on the plans for 7 houses on Bute Street:**

- Email [PlanningComments@highpeak.gov.uk](mailto:PlanningComments@highpeak.gov.uk), quoting the planning reference HPK/2022/0259; or click on [HPK/2022/0259](#) and then click on [Comment on This Application](#).

### **To comment on the plans for Shire Hill Hospital:**

- Email [PlanningComments@highpeak.gov.uk](mailto:PlanningComments@highpeak.gov.uk), quoting the planning reference HPK/2023/0337; or click on [HPK/2023/0337](#) and then click on [Comment on This Application](#).

### **What you can comment on**

- traffic issues
- design and visual impact
- landscape and ecology
- loss of privacy to others
- light pollution
- loss of protected trees and hedgerows
- open countryside and green belt

### **What you can't comment on**

loss of view  
disruption during construction work  
property value

**Here are some of the valid concerns raised about the plans for 56 houses.  
Please put in your own words and add in any examples you have:**

### **Overdevelopment**

- The Shire Hill Hospital site will be developed for housing, and for more than the 30 allocated to the area in the Local Plan.
- Brownfield sites should take development priority over greenfield sites so the Shire Hill development should replace this one and not be in addition to it.
- This development would completely change the character of Old Glossop if approved and turn it into one big housing estate.

### **Traffic**

- While the development of Shire Hill Hospital will take traffic volumes in Hope St, Bute St, Blackshaw Road, Church St, back to levels seen when the



hospital was running, this development will far exceed that, with no practical way to alleviate the impact.

- The proposal would reduce the amount of on-road parking on Bute Street. Visitors who park there to go walking would clog up other roads. It's already such a big problem in the village that the 390 bus and large vehicles often struggle to navigate the roads – and double yellow lines have been installed on parts of Shepley Street.

### **Local Infrastructure**

- The road infrastructure in Old Glossop already struggles to cope with traffic volumes.
- Local services will become further stretched, particularly schools, and GP and dental surgeries.

### **Flood Risk**

- The overflow channel beside Hawkshead Grange runs through part of this application site. The Lead Local Flood Authority objected to an application to build six homes on adjoining land because the overflow channel is not fit for purpose. This application should not be considered until the overflow channel is restored to the satisfaction of the LLFA.
- The site is a soakaway preventing flooding in the Old Glossop conservation area, which suffered flooding in July 2002. The site is frequently waterlogged and unsuitable for building houses on.
- Building houses would increase the flood risk in an area prone to flooding.

### **Biodiversity**

- The location is nature rich, with bats, barn owl, hedgehogs and swifts. Close to the National Park, it forms part of a wildlife corridor between the countryside and Manor Park.
- The site is better suited to be used for biodiversity improvement, not housing.
- The site should be retained as a green space.

### **HPK/2023/0337 Application for 41 homes, Shire Hill Hospital site.**

- This site will be built on – outline planning permission has already been granted.
- Cube Homes have completed a “soft strip” – taking out internal fittings, asbestos etc – which does not require planning permission.
- Cube Homes submitted detailed plans in September, when many of us submitted comments. There will be further updates with the chance to comment before this application gets decided.

As the Shire Hill Hospital site will be built on, the two other applications affecting that area of Old Glossop are very significant and will have an impact on the village.



**[HPK/2019/0215](#) – Outline planning permission for development of up to 56 new homes, Land East of Bute Street, Hawkshead Fold, Glossop.**

This application was submitted back in 2019 when many of us submitted objections. The key stumbling block for this application has been the access from the Shire Hill Hospital end of Bute Street onto Blackshaw Clough and into the field.

The applicant has now submitted [revised access plans](#). There is no new site plan, so the [site plan](#) submitted in July 2019 for 56 homes is the current one – and objections previously submitted remain valid.

The new access plan shows:

- A two-lane road (one lane in each direction) sweeping round from Bute Street in front of The Lodge (at the entrance to Shire Hill Hospital) onto Blackshaw Clough.
- The removal of the small wall and stone gatepost at the entrance to Blackshaw Clough to widen the road - and also part of the adjoining area with picket fence, currently used as a garden area.

The applicant also needs to widen the other side of Blackshaw Clough to build a suitable road. To do this, they would need to take down the wall and take some of the land from the field on Bute Street where there are plans to build 7 houses - [HPK/2022/0259](#). That application was originally for 10 houses but revised plans for 7 houses were submitted at the end of October. However, that application shows a driveway to Plot 7 from Blackshaw Clough, totally at odds with this application.

It appears that an agreement has been reached between the two applicants – and that if the plans to widen Blackshaw Clough are acceptable to DCC, the application for 7 houses on the small field on Bute Street will be revised and there will be a further opportunity to comment.

The upshot is that the stretch of Blackshaw Clough between The Lodge and the big field would change from being a single lane track into a two-lane road, dropping down into the field.

Residents and visitors use this gateway into the Peak District National Park to go walking. Many of us, particularly those with dogs, walk round the side of Shire Hill Hospital and up to Swineshaw Reservoir. It's a very popular route.

The more people that comment on applications, the more notice is taken by the council when considering them. Please submit comments, whatever your viewpoint.