

**HPK/2024/0041** Application for Outline Planning Permission with all matters reserved for residential development of up to 2no. dwellings, land at Blackshaw Clough, Glossop.

**Thursday 1<sup>st</sup> March** is the deadline for comments on the outline application by Mandale Homes to build 2 houses on the area between Hawkshead Grange and Blackshaw Clough.

Email **[PlanningComments@highpeak.gov.uk](mailto:PlanningComments@highpeak.gov.uk)** quoting reference **HPK/2024/0041**.

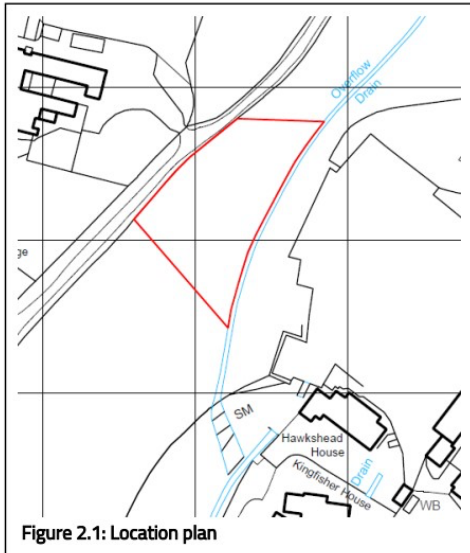


Figure 2.1: Location plan

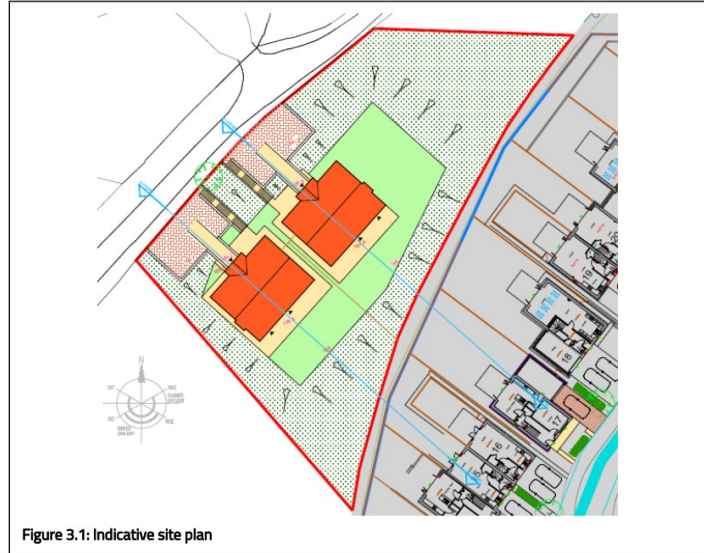


Figure 3.1: Indicative site plan

Things to consider:

- This is a greenfield site.
- The adjacent Shire Hill Hospital site will be developed for housing, far more than the 30 allocated to the area in the Local Plan.
- Brownfield sites should take development priority over greenfield.
- The overflow channel beside Hawkshead Grange borders this application site. If developed, the house owners would have riparian rights and be responsible for the maintenance of the overflow channel.
- The Lead Local Flood Authority objected to an application by the same applicant to build six homes on this site 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.
- Building houses would increase the flood risk in an area prone to flooding.
- Blackshaw Clough is a narrow track and there is no evidence it is owned by Derbyshire County Council, who have never maintained it.
- The road that runs along Blackshaw Clough sits several feet above the application site and is protected by a sloping earth bank with stone. Providing a safe point or points of access would be extremely difficult.
- Blackshaw Clough is mainly used by walkers rather than vehicles. It is the public footpath into the Peak District National Park. The track has no footpath on either side. Building houses with access from Blackshaw Clough would compromise pedestrian safety.
- The application site is part of the former Hawkshead Mill site. It has never been built on and is a green field on the Blackshaw Clough side of the overflow drain.
- The location is close to the National Park and forms part of a wildlife corridor between the countryside and Manor Park. The site is better suited to biodiversity improvement and not housing.

**For more information, please email [ograplanning@gmail.com](mailto:ograplanning@gmail.com)**