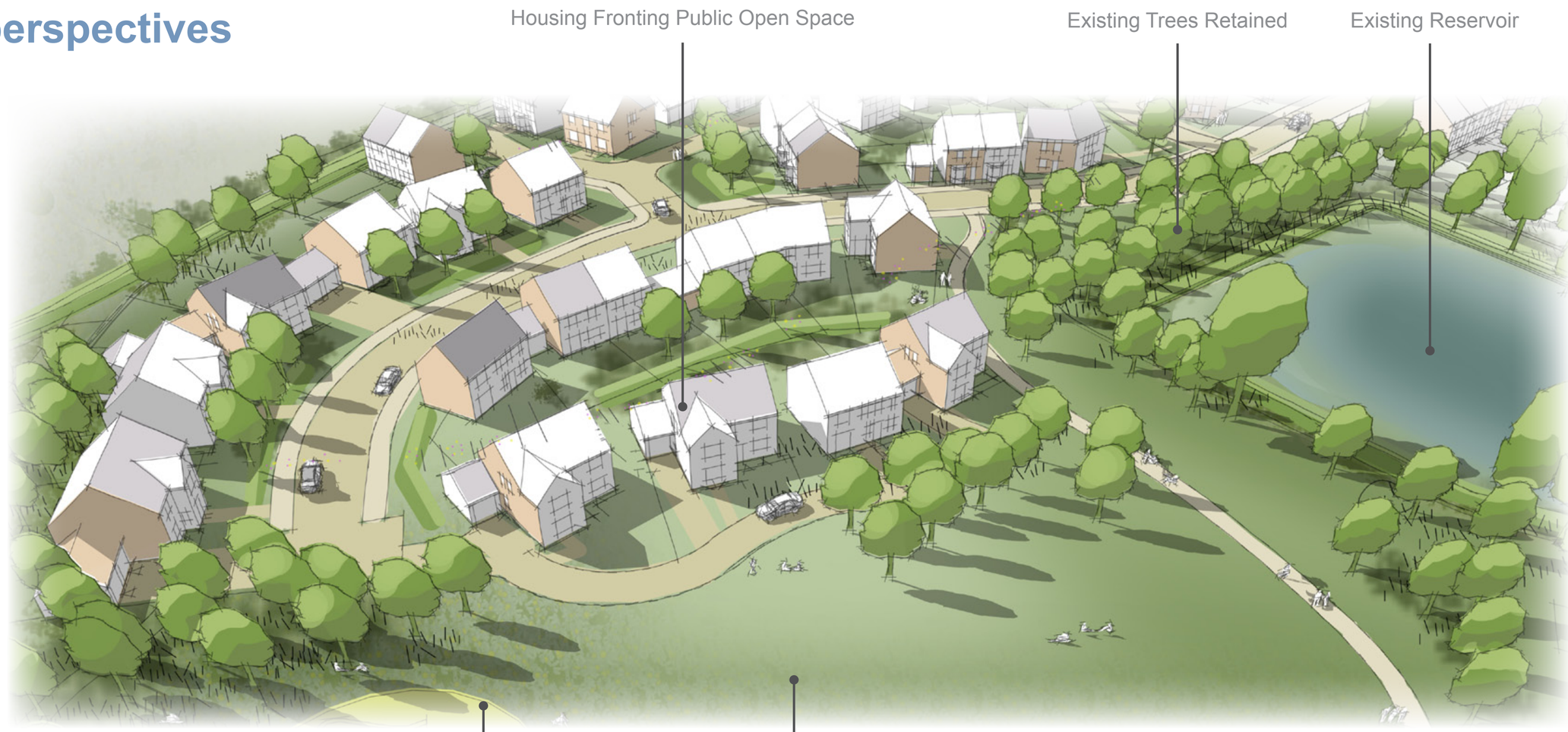
10

North Road, Glossop

ILLUSTRATIVE PERSPECTIVES

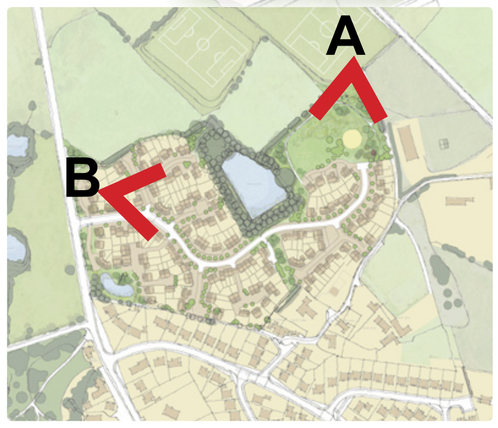
Aerial perspectives

A



B





Location plan for illustrative views

GLADMAN

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11

North Road, Glossop

THANK YOU

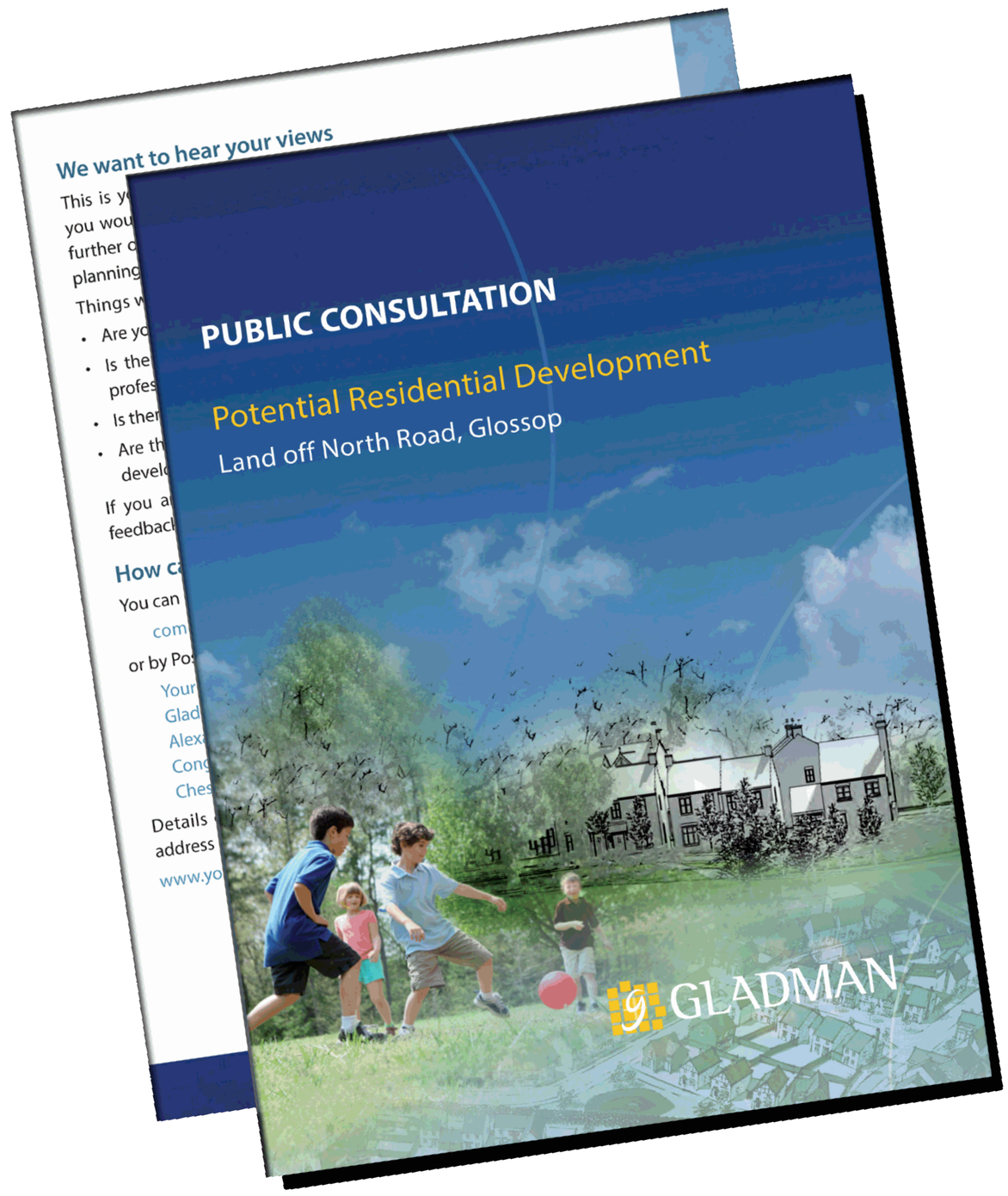
Thank you for taking time to visit this exhibition.

Please complete a feedback form or alternatively comments can be sent via the website, email or posted to the address below.

your-views.co.uk/glossop

comments@your-views.co.uk

Gladman Developments Ltd.
Gladman House
Alexandria Way
Congleton
CW12 1LB



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Appendix G

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Mrs RE Helme
3 Heath Road,
GLOSSOP
Derbyshire
Sk13 7Ay

30th April 2013

Your Views Glossop
Gladman House
Alexandria Way
Congleton
Cheshire
CW 12 1LB

Dear Sir,

REFERENCE OPTION G6 NORTH ROAD GLOSSOP (POLICY H3)

I strongly oppose the building of houses on this area of land on North Road for the following reasons.

The area suffers from flooding . Water from the fields causes flooding in the gardens on Heath Road. North Road often has considerable problems as the current drainage cannot cope . The playing fields are having further drainage and this isn't the first time.

The Area is above 700ft in height .there is nowhere in the Glossop area where development is above this . This will severely impact on the landscape and the Peak Park will definitely suffer.

This is not on a bus route . The residents on the Heath with help from the local councillors have a twice daily routing of the Hadfield bus but this is not on the official route and is often forgotton by new bus drivers.

This is above the snow Line. During the past two years, the snowfall has completely blocked North Road and has only been passable as a single track . the drifting snow has made it impassable on several occasions. The access Road is unlikely to be on the Derbyshire County Councils Gritting Route , so the residents will have to dig out the road first then there drives.

The current Road system in Glossop is disgusting ,getting in and out of Glossop is one of the most difficult areas even at the weekend when you would expect it to be less . If all these Houses that are being proposed are built 150 North Road, 40 or so in Old Glossop.the number of vehicles will increase ,How on earth will we cope with this .

The current schooling is over subscribed and this can only mean further problems for the local schools . Heath Road has already become a rat run .

Cemetery Road is very narrow and large vehicles cannot pass each other .Pedestrians are very vulnerable .Dinting Road is very narrow in parts and this would be the access road for residents working in Manchester .

This number of people will have to work somewhere. It is unlikely that they will all work in Glossop so having to travel out and back ,will be appalling . All Roads out of Glossop have to use ancient pack horse bridges with the exception of Chunal. and have get to get out via Mottram Moor.

The train service is also reaching capacity every year the capacity increases.

The wildlife in this area is no doubt going to be affected . We have bats ,owls Birds of prey, and this area in the High Peak should be protecting not removing them.

I understand the need for further housing ,but the oversubscribing to this area where long range views are being affected is not one that should go ahead. The infrastructure most certainly cannot cope with the major expansion of housing in the Glossop Dale until this has been dramatically improved .

Yours sincerely ,

R E Helme

Rita Helme

Re – Residential Development Land off North Road, Glossop

Glossop has a large number of houses which are for sale. Further development does not seem a good proposition because:-

People living in the neighbouring towns are not interested in moving into the Glossop area because of the traffic problems. Potential employment can only be found in the Greater Manchester area. It is difficult to get out of Glossop. Trains only go to Manchester and Hyde is the only town on the line which can be accessed .In order to go by road into Greater Manchester cars and buses have 3 roads which can be used. Two of these are single track over bridges and are subject to traffic lights: the other road which is the main road to Sheffield over the Snake Pass also has a narrow bridge which causes hold-ups when crossed by larger vehicles. Exiting Glossop in the morning can take up to half an hour to travel less than one mile.
Buses to Buxton are only every hour and again the road is very busy.

The proposed site on North Road has no public transport and the town centre is approximately one mile away. The road is extremely busy with local cars in the morning . Secondary school children are taken to school by car and this road is used by children from Hadfield and Padfield to try to avoid other bottlenecks.

Glossop is not a good town in which to shop since it lacks variety and consists mainly of food outlets.

from
Dr B. Bulmore
11 Heath Road
Glossop
Derbyshire
SK13 7AY

Sam Gladman

From: Dmorganheath@aol.com
Sent: 24 April 2013 11:50
To: YourViews
Subject: Glossop
Attachments: HPBC planning.doc

Letter of objection.

61 Heath Road
Glossop
Derbyshire
SK13 7BA

9th April 2013

Your views Glossop
Gladman House
Alexandria Way
Congleton
Cheshire
CW12 1LB

Dear Sir,

REFERENCE OPTION G6 NORTH ROAD GLOSSOP (POLICY H3)

I would like to submit my reasons for the opposition to the proposed development.

- **The area suffers from flooding. Water from these fields causes flooding in the gardens on Heath Road. North Road often has considerable problems as the current drainage cannot cope. The playing field are once again having further drainage and this is not the first time.**

- **The area is above 700ft in height. There is nowhere in the Glossop area where development is above this. This will severely impact on the landscape and the Peak Park views will most certainly suffer.**

- **The current schooling is already over subscribed and this can only mean further problems for the local schools.**

- **This is not on a bus route. The residents on the Heath with help from the local councillors have a twice daily routing of the Hadfield bus. This is not on the official route and therefore can be forgotten, if it is a new driver.**

- **This is above the snow line. During the past two years, the snow fall has completely blocked North Road and even when it has been passable it has been single track. The area is subject to massive drifting and the access road is unlikely to be on Derbyshire County Councils gritting route, so the residents are not only going to dig out their drives they will have to dig out the road first.,**

- **The current road system in Glossop is dire. Getting in and out of Glossop is one of the most difficult areas even at the weekend when one might expect if to be less so. If 200 (your 150 plus 40 in Old Glossop) properties**

are being built then at least 300 mpre vehicles are to be expected. The roads are unable to cope with this.

- **Cemetery Road: I walk this regularly it is a narrow road large vehicles cannot pass each other. Pedestrians are very vulnerable from this type of vehicle. Wing mirrors are at head height, the traffic does not recognise the speed limit. Dinting Road is also narrow in parts and this would again be the access road for residents working in Manchester.**

- **This number of people will have to work somewhere. It is unlikely that they will be all in Glossop so they have to travel out and once again this is the appalling situation where queuing in and out becomes a nightmare. High Peak Council does not have the ability to rectify this. May I suggest you try getting in and out via up Mottram Moor. With the exception of Chunal all roads out of Glossop have to use ancient pack horse bridges.**

- **The train service is also reaching capacity as year on year the numbers increase.**

- **Whilst this area appears to have easy access to Glossop on Google earth I suggest try walking from Glossop with bags of shopping or young children, believe me it is not.**

- **The wildlife in this area is no doubt going to be affected. We have bats owls, and birds of prey and this is in area High Peak should be protecting not removing.**

Whilst I appreciate the need for further housing this oversubscribing to this area, where long range views are being affected is not one that should go ahead. The infrastructure most certainly cannot cope with the major expansion of housing in Glossop Dale until this has been dramatically improved.

Yours faithfully

Hilary Morgan (Mrs)

Sam Gladman

From: Davies <dgd.limited.uk@btconnect.com>
Sent: 18 April 2013 12:40
To: YourViews; test@pearsontreehouse.co.uk
Subject: Comments - Glossop

Glossop Submission

Form Name: Glossop
Date of Submission: Thu, 18 Apr 2013 12:39:47 +0100
Your server: www.your-views.co.uk
IP address of person using form: 109.155.72.86
URL of page containing form: http://www.your-views.co.uk/glossop-comment/
FormBuilder version: 0.7.2
Tab Character:

Are there any other comments you would like us to consider?: Me & my Husband bought Heath Lodge over 25 years ago and one of the most important reasons for buying this property was that, the fields which are directly at the rear of the property, were suppose to be greenbelt. Now me & my husband have reached retirement and can at last enjoy the peacful and idylic scenery surround our home. Not only will this development ruin this but will also de-value our property tremendously, who is going to compensate us for this? We strongly object to this development and will fight this all the way. There is more available sites around Glossop to which if them sites were developed it would not intrude on peoples scenery or peace. I am well aware of the necessity for more housing for a growing community but as a Director of a Company for over 40 years who has employed many people from this area, do understand that develpment is crucial but as stated there are other areas which are more suitable. I must end this by stating that I will be registering my opinions and disapproval regarding this development with the council.
Prefix:: Mr & Mrs
Your name: Davies
Your email: dgd.limited.uk@btconnect.com
Address: Heath Lodge,
Glossop
Derbyshire
Postcode: SK13 7QF

Sam Gladman

From: Carol Evans <carol.evanz@btinternet.com>
Sent: 22 April 2013 09:33
To: YourViews
Subject: Glossop Potenrial Resedential Development/land off North Road Glossop

Mrs C. Evans.
Barnside ,
The Heath,
Glossop.
SK13 7QF.
22nd April 2013

SERIOUS AREAS OF CONCERN.

- DEPRECIATION OF PROPERTY VALUE.
- NOISE LEVELS /SIX YEARS IN DEVELOPMENT
- VIEWS IMPAIRED BY BUILDINGS
- TRAFFIC INCREASE/BLOCK/HAZZARDS
- PRIVACY GONE FOR RESIDENTS WHO PAID A LOT OF MONEY FOR THEIR PROPERTY AND PRIVACY
- MORE FOOT TRAFFIC ONTO UN-ADOPTED LANE /CURRENTLY MAINTAINED BY RESIDENTS/WHO MAINTAINS WHEN LANE STARTS ERODING ?
- BOUNDARY ONTO UN-ADOPTED LANE..HOW IS THIS DEFINED??/FENCE ,TREES ?????
- WILD LIFE, GEESE,FOXES,BADGERS, DUCKS, BIRDS ,KESTERELS PLUS MANY MORE..... WHAT HAPPENS TO THEM???
- FARM LAND DESTROYED,THAT HORSES , COWS ARE NOW GRAZING ON
- A HUGE WORRY IS THE LOSS OF THE SANCTUARY OF THE LODGE ,USED FOR FISHING AND WILDLIFE .HOW ON EARTH CAN THIS BE MAINTAINED IN THE MIDDLE OF A BUILDING SITE!!!
- MONEY APPEARS TO BE OF MORE INTEREST, THAN THE LIVES OF RESIDENTS,WILDLIFE,THE VIEWS OF THE HIGH PEAK AND IT`S BEAUTY.IT IS OBVIOUS THAT THOSE SELLING THE LAND DON`T LIVE NEAR IT OTHERWISE THEY WOULD FEEL THE SAME HEART ACHE AT THIS AS WE DO.
  Carol Evans

Sam Gladman

From: J WILCOCKSON <jill.wilcockson@btinternet.com>
Sent: 21 April 2013 19:37
To: YourViews
Subject: GLOSSOP

On 17th April 2013, I attended the event to view the proposed residential development at North Road Glossop. I am opposed to the development of this site for several reasons and believe no housing at all is appropriate on this site.

Objections

- The proposed housing site is above the current housing skyline in the Glossop Valley and would be aesthetically displeasing. The number of proposed houses would be a huge blot on the landscape. The area is currently pastoral land and the area adds to the recreational amenities available in Glossop. This area is popular with walkers, equestrians, anglers. I note that at the exhibition many of the photos were taken from Mouselow (Castle) Hill. This is on a very popular walking route as it gives beautiful views over the Glossop Valley and surrounding hills. This aspect would be completely destroyed by the proposed development. The site is close to Howard Park which is a Conservation Area. I believe this area would be disturbed by the new development.
- Additional traffic created by the new development. 150 houses would mean at least 150 more vehicles on the road. The access is totally unsuitable. North Road is already very congested and used as a rat run between Glossop and Hadfield. The speed that people drive on North Road is already reckless despite the introduction of speed bumps several years ago. The necessity to install speed bumps illustrates the problem. There are frequent accidents at the junction of North Road/ Dinting Road.
- North Road is used by students attending Glossopdale Community College. There would be a road safety issue with increased traffic.

- I understand the need and obligation to provide more housing in Glossop. Other sites are available, for example the derelict mill site at Milltown. This is much closer to the town centre amenities and public transport. I believe the North Road site has been chosen by the developers due to the high price that could be commanded for these properties. I understand that there would be affordable housing but was told at the event this means 2 and 3 bedroom homes. In such an attractive area, even houses of this size would be beyond the means of first time buyers.

Jill Wilcockson

GLADMAN

Proposed Residential Development – North Road, Glossop

We value your feedback ...

Thank you for attending today's event. We would be grateful if you would take a few minutes to record your comments on the proposals.

Would you like to suggest any changes to improve the proposals? How much housing do you think is appropriate? Is the on-site open space appropriate or would a contribution to existing facilities be preferable?

GLOSSOP

Please see attached sheet.

Are there any other comments you would like us to consider? Are there any additional community benefits that should be provided? Could the current transport facilities be improved?

Please see attached sheet.

PERSONAL DETAILS:

NAME: Mrs M A Davenport

ADDRESS: 3 Bexley Close

Glossop SK13 7BG

EMAIL:

If you would like to forward any further comments after the event please email them to:
comments@your-views.co.uk with "Glossop" in the subject header
OR post to
Gladman Developments Ltd, Gladman House, Alexandria Way, Congleton, Cheshire, CW12 1LB

19-04-13

GLOSSOP

Margaret Davenport

Continuation of Comments Form.

Development on a pleasant green field site, which forms a natural boundary between Glossop and the villages of Padfield and Hadfield, should not be permitted when there are alternatives in the High Peak.

There are alternative sites in Glossop, such as the former industrial mills at Chunal, which could be developed for over 100 dwellings, following demolition of the redundant mills. Similarly the now disused Roneo Company warehouse and surrounding land at Gamesley could also be redeveloped for housing, providing a marked improvement to the highly vandalised building now on view.

The infrastructure, especially the Woolley Bridge bottleneck, with no remedy in the pipeline, is totally inadequate for the extra vehicular traffic generated by the proposed North Rd development

If you successfully advance your proposals, which I hope you do not, then the following must be included:

ALL existing hedgerows (not merely a selection) and trees should be maintained and protected, especially on the southern perimeter of the site. This is particularly important bordering the public footpath which runs from North Rd to Heath Cottages (adjacent Bexley Close).

Additional screening should be introduced to shield the existing properties on the Heath Estate from the eyesore of the new development on former green fields.

19-0463

GLADMAN

Proposed Residential Development – North Road, Glossop

We value your feedback ...

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Would you like to suggest any changes to improve the proposals? How much housing do you think is appropriate? Is the on-site open space appropriate or would a contribution to existing facilities be preferable?

GLOSSOP

Please see attached typed sheet.

Are there any other comments you would like us to consider? Are there any additional community benefits that should be provided? Could the current transport facilities be improved?

Please see attached typed sheet.

PERSONAL DETAILS:

NAME: Mr. P. L. Davenport

ADDRESS: 3 Bexley Close Glossop SK13 7BG

EMAIL: .....

If you would like to forward any further comments after the event please email them to:
comments@your-views.co.uk with "Glossop" in the subject header
OR post to
Gladman Developments Ltd, Gladman House, Alexandria Way, Congleton, Cheshire, CW12 1LB

19-Oct-13

GLOSSOP

Peter Davenport

Continuation of Comments Form.

Development on a pleasant green field site, which forms a natural boundary between Glossop and the villages of Padfield and Hadfield, should not be permitted when there are alternatives in the High Peak.

There are alternative sites in Glossop, such as the former industrial mills at Chunal, which could be developed for over 100 dwellings, following demolition of the redundant mills. Similarly the now disused Roneo Company warehouse and surrounding land at Gamesley could also be redeveloped for housing, providing a marked improvement to the highly vandalised building now on view.

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19-04-13

GLADMAN

Proposed Residential Development – North Road, Glossop

We value your feedback ...

Thank you for attending today's event. We would be grateful if you would take a few minutes to record your comments on the proposals.

Would you like to suggest any changes to improve the proposals? How much housing do you think is appropriate? Is the on-site open space appropriate or would a contribution to existing facilities be preferable?

If permission is given, a vast improvement would be a physical "green corridor" of trees and space between the new estate and properties on Heath Road and Bexley ~~close~~. This would give both existing and new residents privacy and lessen the impact of the new development on existing residents.
Also, the public foothpath does not need and shouldn't have access from the new estate. It would cause security problems for residents on Heath Road as well as litter, dog mess, noise and loitering.

Are there any other comments you would like us to consider? Are there any additional community benefits that should be provided? Could the current transport facilities be improved?

The infrastructure in Glossop already can't support the present population. Increasing the population of Glossop makes improvements in transport facilities essential. At the moment roads are gridlocked at peak times and weekends – it can take an hour on a Saturday to leave Glossop whichever route is taken. Building new housing stock is not a realistic option in Glossop until the transport infrastructure is improved. Glossop has a wide reputation for being a "bottle neck" and this is a reason why people move AWAY from Glossop and are put off from moving into the area. People who work in Manchester would probably not choose to live in Glossop because of the present transport problems.

PERSONAL DETAILS:

NAME: WENDY LIPTROT

ADDRESS: 15 HEATH ROAD, GLOSSOP, DERBYSHIRE SK13 7AY

EMAIL: wendyliptrot@talktalk.net

If you would like to forward any further comments after the event please email them to: comments@your-views.co.uk with "Glossop" in the subject header
OR post to
Gladman Developments Ltd, Gladman House, Alexandria Way, Congleton, Cheshire, CW12 1LB