

From: planningcomments@highpeak.gov.uk
To: [Planning Comments \(HPBC\)](#)
Subject: Comment Received from Public Access
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Application Reference No. : HPK/2022/0473

Site Address: Land at Longclough Drive Longclough Drive Simmondley Glossop Derbyshire

Comments by: Dorothy Phillips

From:

7

Longclough Drive

Glossop

Glossop

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Submission: Objection

Comments: Application No: HPK/2022/0473

1. Congestion in the road. Due to the lack of and inadequate current parking spaces for residents, the road is already congested with cars in the evenings and weekends.

The garages provided for the original residents are too small and people cannot exit the cars once they have driven them into the garages, unless they have very small cars.

There was only ever one parking space provided for each house and as most young families require two wage earners to afford the mortgages there is nowhere at all for a second car to be parked other than on the road. When people are at home in the evenings and weekends both sides of the road are fully utilised with parked vehicles. Also, as Primrose Lane is extremely busy with lorries and cars, residents of Primrose Crescent also park their cars in Longclough Drive.

Many of the houses on Longclough Drive do not have direct access to the road to be able to convert their front gardens into parking spaces.

As there are no bus stops on Primrose Lane and the nearest bus stop out of town is over a quarter of a mile away, cars are required for those living in Longclough Drive who have any form of physical disability.

The building of the seven houses already agreed, with driveways wide enough to house two cars, will cause severe parking issues with cars already having to park on the pavement adjacent to where the already agreed houses are to be built, in order to ensure that emergency vehicles and the refuse collection lorries can safely use the road. The road is too narrow for cars to pass each other when travelling in opposite directions. With the building of extra houses and even more of the road being unavailable for parking due to the extra driveways they will require, there will be no alternative for people other than to park on Primrose Lane. Parking on that Lane is also a problem due to the preponderance of terraced housing with no parking facilities and the bend in the road near Longclough Drive exit/entrance. Numerous accidents have occurred on Primrose Lane including the beheading of a motor cyclist.

There will be significant safety issues should even more houses be built.

2. Ever since the original houses were built on Longclough Drive, the wooded land left vacant was proposed by and agreed with the landowner to be an amenity area for residents in the locality.

This has never transpired despite the original planning requirement, which was upheld following two public enquiries held following two further planning applications, affirming this requirement.

When the last appeal against the outline planning permission covering the currently now agreed planning application was held, the Inspector was very clear that a large section of the land should be left as a woodland and wildlife amenity. This was known by the current developer when he bought the land and was also in the

currently agreed plans.

It would now appear that he wishes to ignore this requirement, just like the requirement not to start work before September was ignored and conveniently a beautiful ash tree which was not originally on the destruction list was cut down with so say ash die-back, when there was no sign of it, as it by chance inconveniently stood in the way of a proposed sewer/water pipe. I feel that enough is enough and that greed and lack of integrity should not be allowed to deprive the people in the locality of the amenity of which they have long been promised and for which they have patiently waited. Under the new application, there will not be enough space for neither a woodland nor a walk!

3. Climate change and a green environment. We are currently bombarded by Councils, Governments and businesses to protect the environment.

So far, a beautiful natural woodland consisting of some lovely trees nearly 100 years old has been destroyed on this site. If further houses are built this will entail the destruction of further trees. Although the trees which have had TPOs on them and which have been destroyed on this land have to each be replaced by two others, there is no requirement to plant them on this site nor is it stipulated what type of tree should be planted. We are continually told that this country has lost too much woodland and that mature trees are required to combat climate change.

4. Hundreds more houses are already due to be built in Glossop. This is without a sufficient infrastructure in place. Travelling in and out of Glossop is already horrendous with traffic jams throughout the day and early evenings. The proposed new by-pass will not solve the issue of traffic coming into the town.

The area does not need and neither can it support any more houses. Some of the houses built three years ago in Chunal have still not been sold so how desperate are people in Glossop for private houses? Despite the addition to the new High school, children are still allocated places in New Mills 8/9 miles away with only 15% help with bus fares as there is no school bus provided. Where are the children of High school age who are likely to be living in all these new houses to go for their schooling in Sheffield?

5. Suitability of the land.

Now that the land has been stripped of its undergrowth it is very obvious, as residents have known for many years, that the river is encroaching further towards the roadway in Longclough Drive and a large piece of the land has already dropped by several feet as the soil is undercut and eroded by the river. As you will be aware, the rivers Longclough and Glossop Brook have seriously flooded twice in the last 25 years. Much money was spent to try and rectify this situation with a lot of work undertaken by the water authorities especially in respect of Glossop Brook. The river which flows alongside Longclough Drive has been allowed to meander as it is part of slowing down its force. This stretch of the river is the only part of it left to slow down the water flow as it wends its way through the built up areas. Further building on this site will affect the river's natural ability to meander at will. Some houses built close to the river on Primrose Lane and Brookside have nearly had their properties flooded when the river rises quickly in storms, periods of continuous rain and high snowfalls on the hills. With climate change we are promised higher than previous amounts of rainfall.

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