

From: planningcomments@highpeak.gov.uk
To: [Planning Comments \(HPBC\)](#)
Subject: Comment Received from Public Access
Date: 26 February 2023 18:05:18

Application Reference No. : HPK/2023/0025

Site Address: Land South of Hollin Cross Lane Glossop Derbyshire SK13 8JH Glossop

Comments by: Helen Dalton

From:

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Hollin Cross Lane

Glossop

Glossop

Derbyshire

SK13 8JQ

Submission: Objection

Comments: Part 2

Please see the second part of my comments objecting to this proposal. The planning portal would not accept my remarks as a single submission.

Privacy and Overshadowing

The overriding consideration for the proposed development seems to be the number of houses, as opposed to a controlled number of residences carefully designed to integrate well with, and complement, neighbouring buildings and the areas as a whole. Such a large number of houses (several of which will be immediately adjacent to the boundary of our property, our property which does not appear on plans currently submitted) will result in a significant loss of privacy for us and our immediate neighbours. In addition, the removal of established trees in the immediate vicinity of our property will change the entire fabric of the area and contribute further to this loss of privacy as we are in such close proximity to the proposed work. The houses in question are very large semi-detached residences (SK006, Perspective View 02), out of keeping with the predominantly two-storey terraced rows dominating the area. Eaves selected for inclusion do not resemble those of the surrounding context in any way. Furthermore, many of the proposed properties include dormer windows to the rear on the elevated attic storey, in addition to a Velux, including the B01 design of house to be erected next to the border with our garden. We will now be overlooked through 10 windows and two sets of French doors. As a result, such dwellings will loom over our houses to the rear on a higher elevation and, in tandem with the above, subject us to the overbearing effects of development not only during the construction phase, but beyond. Permitting this development will contravene Policy EQ 6 of the Local Plan which promises to bring about a satisfactory relationship to adjacent development and does not cause unacceptable effects by reason of visual intrusion, overlooking, shadowing, overbearing effect, noise, light pollution or other adverse impacts on local character and amenity. There are many other sites suitable for development in Glossop and the High Peak which do not infringe upon an already established residential area in quite so stark a manner. Of course, this land is of particular interest to the developers as there is significant money to be made in marketing newly-constructed residences in a wooded conservation area, properties which can be sold as luxury and bespoke. The developers claim to be motivated by the heritage and design of Victorian villas, but there are few of these in the area; the vast majority of residences are to be found in rows of attached terraced dwellings, something which is a highly distinctive part of the industrial history of Glossop and will not be reflected on site if this development is permitted to proceed.

We note that a previous application for the site (inevitably passed) put forward fewer houses (20) and did not encroach so strikingly onto the neighbouring properties on Hollin Cross Lane. The developers have now unnecessarily increased the number of dwellings simply in pursuit of profit, thereby ensuring that the complete and utter transformation of the site will have a greater detrimental effect upon the conservation area as a whole.

We cannot see any justification for this increase in potential properties in consulting submitted documents and, indeed, the new proposals now seek further destruction of established trees and wildlife, needlessly assailing the rich biodiversity that characterises the area.

Eden Land Planning, the London offering controlled by former fund and portfolio managers now concealing itself behind the shell company moniker Glossop Eden Ltd, specialise in stripping land of value for their investors. According to their own statement, the firm buys up brownfield and allocated development sites. As discussed, neither of these terms adequately describe the St James Conservation Area which is not mentioned either in the High Peak Local Plan as a strategic development site or listed on the relevant Brownfield Register and, as a wooded site teeming with ecological value under a preservation order in the conservation area, is only deemed brownfield by those whose agenda demands the downgrading of the space at the planning stage. Why do the developers not concentrate on the specific zones designated for re-/development as named on the High Peak Brownfield Register as opposed to crowbarring a protected conservation area into the remit of the Council Planners?

A cursory investigation of the motivations of the developers reveals that Glossop Eden Ltd. company are nothing more than a private investment vehicle with an intention to leverage the integral heritage of this protected area of Glossop for the purpose of lining the pockets of their clients. One director of the so-called Glossop Eden Ltd holds 29 other directorships in property concerns registered under similar names and, despite the name, there is simply no local connection to the High Peak in any way. The founders of Eden Land Planning also readily admit to personal investment in a number of their projects with backgrounds in a Luxembourg-based fund and support from Lambert Smith Hampton, the controversial property advisers with a history of involvement in land sale scandal (Wales Online, 11/03/2016). Eden Land's mission statement makes patent the disinterest in preserving and enhancing the distinctive character and valuable heritage of the conservation area:

Eden purchase brownfield and allocated development sites with the intention of obtaining planning consent for either a change of use or an increase in the development area which in turn will result in a significant increase in the value of the asset. We then replace private investors with institutional backers who will then develop out the project. The private investors can obtain significant returns on their investment once planning has been agreed. The typical investment period for private investors is 12-18 months and we target 25%+ investment returns with managed protected downside for the projects. We work with specialist partners throughout the UK with the concentration on key urban centres and towns where we have identified the highest demand/supply imbalances. Importantly, our partners are chosen due to their specific relationships with targeted boroughs and councils, have local knowledge, and have demonstrable track records.

This application is not designed to benefit the surrounding area or enhance the lives of residents. The submission remains nothing more than a bald corporate attempt to co-opt conservation for profit by property investors prioritising personal funds over any community gain. Eden Land Planning advertise their own singular motivation, a motivation entirely at odds with the Council's duty in safeguarding heritage. In addition to generating profit as a result of gaining planning approval, there is also the potential increase in land value whilst the planning process is underway. The 'every cloud' approach ensures that Glossop Eden Ltd. will have their payday irrespective of outcome.

Eden Land Planning have approached this site with real calculation. They themselves admit to selecting sites and partners on the basis of specific relationships with targeted boroughs and councils. Such careful targeting carried out by those with no local connection whatsoever overrides the concerns of residents and the need to preserve Glossop's unique endowment in favour of those who see land as nothing more than an acquisition, as a speculative venture in pursuit of profit. Sites are now even selected for development which do not feature in either the Local Plan or the Brownfield Register (such as the Hollin Cross zone in question). There is almost unanimous agreement in the area that Glossop is changing too quickly, that its growth over the last few years is unsustainable. The pressure on local amenities and facilities is slowly pushing the town to breaking point. It is a shame that money, not communities, continues to speak the loudest.

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