

From: planningcomments@highpeak.gov.uk
To: [Planning Comments \(HPBC\)](#)
Subject: Comment Received from Public Access
Date: 06 March 2023 14:32:20

Application Reference No. : HPK/2023/0025 Site Address: Land South of Hollin Cross Lane Glossop Derbyshire SK13 8JH Glossop Comments by: Jonathan Drake

From:

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Submission: Objection

Comments: Application Reference No: HPK/2023/0025

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

Comments by: Jonathan Drake

18 Slatelands Road

Glossop

SK13 6LH

I write to object to the above planning application. This current application made by Glossop Eden Ltd cannot be considered a new application with new proposals, to that of their previous application, and which was subsequently rejected by High Peak Borough Council Planning Council in the Summer of 2022 and the Government's Planning Directorate in November 2022. The proposals in this new application provide no substantive change to the proposals provided in Summer 2022. As such, I ask that my previous comments made against the planning application in the Summer of 2022, which are on file as evidenced by your list of Consultations, must continue to be taken into consideration by the Planning Committee against this new application, due to their continued relevance.

I would like the planning committee to consider the following points, in addition to my previous comments, as a further basis for my objection. I do not believe the relevant authorities have made due consideration to the negative impact on local traffic and local roads that will be caused if this scheme is allowed to proceed. It is obvious that Derbyshire County Council have carried out only a perfunctory analysis of the traffic constraints and road design constraints on Slatelands Road and the impact on these by allowing a further 60+ vehicles a day use on Slatelands Road. Consequently, I request that a stay is made on any decision by the Planning Committee until Derbyshire County Council performs its statutory duty and carries out an in-depth analysis of the impact this new scheme will have on roads and traffic in the immediate area, including consulting with local residents.

The junction between Slatelands Road and Hollins Cross Lane is a non-standardised junction and as such the design will not enable it to cope with the additional demand of vehicle use caused by this new housing scheme.

The efficiency of operation of any road junction on safety, speed and capacity are directly governed by the design. In the case of this junction involving Slatelands Road and Hollins Cross Lane, it is very apparent that the current non-standardised design would not allow an efficient and safe management of traffic of the additional volume of cars caused by this scheme.

All planning applications must show that the needs of all local road users on all local roads in the immediate area around a new development, including pedestrians, cyclists, commercial vehicles and emergency vehicles have been considered and taken into account when considering the impact of allowing a new housing scheme. It is obvious that these needs have been ignored by those submitting this application as well as the local authority responsible for roads in the area. Anyone who has actually physically visited Slatelands Road would be aware of the obvious physical limitations and constraints negating the proposed access to the new housing scheme, as evidenced by the sudden increase in gradient of Slatelands Road from the proposed entrance, the conflict point with cars exiting Slatelands Avenue and then the almost immediate conflict point with cars, cyclists and pedestrians travelling along Hollins Cross Lane.

Moving on to Hollins Cross Lane itself, this is a primary route for parents and children to and from St James primary school. It is also a key cycling route allowing cyclists to avoid Victoria street or Glossop high street when travelling through Glossop. The additional number of vehicles caused by this proposed scheme will result in a large increase of traffic volume, traffic composition, and turning movements involving the junctions involving Duke Street, Slatelands Road and Hollins Cross Road and as well as a change in the directional traffic volume variations. This will undoubtedly put the lives of pedestrians and cyclists using this road at a greater risk.

Blind spots in this specific area when moving on to and off Hollins Cross Road from Slatelands Road and Duke Street already mean the ability for drivers to estimate speeds and distances of oncoming vehicles is compromised. These blind spots also already mean the ability of cars travelling on Hollins Cross Lane to adjust their speed to the physical layout of cars coming from Slatelands road and Duke Street is compromised as is the ability for pedestrians to select safe gaps for crossing. Again allowing an additional 120 journeys each day through these junctions (2 journeys per additional car from the new housing scheme) will further increase the risk of accident.

I would ask that the Planning Committee insist that a representative of the Derbyshire County Council is made to attend their meeting and verbally explain why they believe the increased traffic from the scheme will have no adverse impact to the health and safety of local road users, so that at the very least someone is on record who has the requisite responsibility and accountability.

Yours sincerely

Jonathan Drake

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