
From: planningcomments@highpeak.gov.uk
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To: Planning Comments (HPBC)
Subject: Comment Received from Public Access

Categories:

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

From:
63
Pikes Lane
Howard Town
Glossop
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SK13 8ED

Phone:

Email:

Submission: Objection

Comments: 63 Pikes Lane

I strongly object to the development again, for the following reasons:

1. Increase of traffic on Pikes Lane. This road has St James Primary School and is already a notorious short cut used by most taxi firms in Glossop. The speed limit is 30mph and there are no traffic calming measures which is unusual for a school locality. A development of that size and its proximity to Pikes Lane will significantly increase the traffic in what is a residential area. I would expect before any decision is made that the council instruct the developer to undertake a traffic study on Pikes Lane/Hollincross Lane which I'm sure will confirm the existing excessive traffic use which is unsuited for a residential area. The natural traffic access to the proposed site will inevitably be via Pikes Lane and this should be avoided. Consideration for the main access should be off Turnlee Road via Slatelands Road with the existing Access Barrier moved appropriately North along Slatelands towards Hollincross Lane.

2. Natural Woodland. The area proposed has natural mature woodland which should be protected for the benefit of the Glossop community and the wider environment. Glossop is not short of available areas for development. I would expect any development to be restricted to the footprint of the existing building to maintain the existing natural woodland and surroundings.

3. I still see no impact assessment from the Developer regarding site access and the increase in traffic on Pikes Lane. A site with 24 dwellings would easily be expected to have 30 cars, it is obvious that the primary access and egress will be via Pikes Lane. As I have previously stated Pikes Lane is already used as a "rat-run" with and has excessive traffic for a residential area. Pikes Lane has a large Primary School St.James with the increase in traffic has the Developer and Council considerd traffic calming measures and permanent speed restiction to 20mph through Sunlaws St, Pikes Lane and Hollincross Lane.

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