
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: Cara-Beth Muldoon

From:
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Submission: Objection

Comments: Conservation Area:

The proposed plans will destroy an area of land that is protected by the law against undesirable changes. This will have an unfavourable impact on the character and appearance of the conservation area. The proposed planning will have a negative and adverse visual impact on the landscape.

Tree Protection Order:

More than half of the existing trees within this Conservation Area will be obliterated. 48 trees, some of which are more than a hundred years old, ripped up and lost forever. TPOs have been in place since 1960 and should be recognised as should the actuality the trees are already safeguarded because they're within a Conservation Area.

Access / Highway Safety:

The last plans had significantly fewer houses with less traffic exiting the Hollincross Lane exit and just one house exiting via Slatelands Road. The Slatelands Road exit was predominantly for pedestrian access rather than an access point with a through road. As you must be aware Hollincross Lane, Pikes Lane and Slatelands Road are littered with parked cars. There is little in the way of off-road parking and cars can frequently be seen speeding up and down Hollincross Lane and Pikes lane in what can only be described as a dodgem car track. Hollincross Lane, Pikes Lane and Slatelands Road are a direct walking route for parents and children heading to nearby St James's Primary School and Philip Howard Secondary School. The thought of an extra 60 plus cars exiting onto either of the access points is preposterously ridiculous and, in my opinion, a tragedy waiting to happen. I live opposite the exit point on Slatelands Road and my two vehicles, soon to become three, are currently parked beside the unused gates. When this becomes an exit point, my three vehicles will be parked directly opposite the exit point. The exit point is on a blind bend and with countless vehicles parked up and down the road it can be neither safe nor logical to propose it as an exit point. Runners, walkers and cyclists regularly use Slatelands Road as a cut through and with no pavement on a road that was never designed for cars, is unfathomable to assume that this could be judged a viable, logical or practical option without risk to human life. Indeed, we should also consider emergency vehicles; ambulances already struggle to turn around and it would be difficult if not practically impossible for a fire engine to pass. It is not uncommon for the weekly refuse truck to fail to pass with current volume of cars. Similarly, with so many people

walking along Hollincross Lane and an exit point with parked cars either side of it and traffic from three different directions, how could it be feasibly safe to raise the number of vehicles leaving from the proposed development? Again, the increase of traffic noise and traffic pollution can only serve to have a negative impact on the Conservation Area and the surrounding neighbourhood.

Wildlife: -

The land currently provides a home for different species of birds too numerous to mention. A heron swooped by whilst I was talking to a neighbour yesterday and there are bats and oodles of wildlife that will lose their homes. It really is a total sacrilege that HPBC could actually contemplate agreeing to plans that would ravage this woodland site.

Japanese Knotweed:

This has been a challenge for a number of years and certainly as far back as 2009 and remains so within this Conservation Area running alongside the river. I know this has been reported again to HPBC in recent weeks. I am led to believe one of the most common methods of Japanese Knotweed spreading is when land is redeveloped or treated in some way, leading to increased human traffic. Japanese Knotweed spreads by disturbance and spreading of the root system that stimulates re-growth. It is often quoted that a tiny fragment weighing just 0.7g can produce a new plant. Again, a massive concern to me and no doubt other local residents too with the proposed planning.

Negative effects on the community:

Finally, there will be an increase in noise, the disturbance of the land and trees and the loss of privacy for those who currently look onto the Conservation Area from their homes should all be considered within the planning proposal. Nothing is guaranteed in life but the landscape for the residents on Slatelands Road will change significantly with no tangible benefit to the community. The noise generated from the new dwellings will increase as will the pollution levels.

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