
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: Ms D Fisher

From:
22
Slatelands Road
High Peak
GLOSSOP
DERBYSHIRE
SK13 6LH

Phone:
Email:
Submission: Objection
Comments:

I am writing to object to the planning application.

I object to the scale of the development and road access. The Traffic management scheme is defective and fails to consider the impact of the development on key pedestrian routes around the local schools and churches served by Pikes Lane/Hollincross lane/Slatelands road.

The development will have considerable impact on the traffic in the area with already oversubscribed roads unable to cope with the current level of traffic. The roads surrounding the development suffer from obstructive on street parking making free vehicular access problematic. Vehicles are regularly double parked, narrowing the road and junctions further, causing concerns regarding emergency vehicle access. On occasion refuse vehicles have been unable to access Slatelands Road/Slatelands Avenue due to parking congestion at the junction with Hollincross lane, the increased traffic from this development would only exacerbate these issues.

I object to the proposed road layout. The transport statement makes the prediction ¿it is expected the site will also be able to accommodate a delivery vehicle when making trips to serve individual dwellings. This vehicle will be able to also undertake the same turning manoeuvre as performed by a refuse vehicle in order to exit the site in forward gear from either the Hollincross Lane or Slatelands Road junction. I believe this to be a false prediction, and not realistic to achieve as the refuse vehicle reverses down the lower half of Slatelands road as there is nowhere for it turn around, so it is reasonable to expect that the refuse vehicle will also have to reverse either in or out of the proposed street accessing off Slatelands road as there is no turning circle, a dangerous manoeuvre on a bend with no pavements that is used by school children and vulnerable adults pedestrians.

I object to the access road created off Slatelands road, this will create a junction at the bend of Slatelands road which already suffers from limited visibility and does not have the benefit of pavements for pedestrians on either

side of the road by the proposed access point. This junction will be unsafe for pedestrians, cyclists and vehicles, further complications will arise following the commencement of any building work, having a negligible effect on the surrounding area.

Slatelands road was closed off as a through road from vehicles due to its unsuitability to the level of traffic it was receiving from residents cutting through and the lack of safety measures for pedestrians and two way traffic on such a narrow road, it therefore seems counterproductive to direct more traffic to a street that does not have pavements or a vehicle turning circle.

I also object to the scale of this development due to a lack of infrastructure in place to support more new homes in Glossop. Schools in the area have been oversubscribed for a third year in a row, building more homes in the area will push students further and further out of the area, contributing to more peak time road congestion in and out of Glossop.

I object to the high volume of trees marked for felling on the application that is set within a conservation area. The site is covered with a Tree Preservation Order protecting the mature Sycamore, Ash, Cypress, Horse Chestnut, Lime, Oak, Beech, Yew, Holly, Birch, Cherry, Laburnum, Apple, Rhododendron, Hawthorn, Elm, Willow and maple trees. This also raises the concern that if the most desirable trees are permitted to be removed, what would prevent the new owners of these houses to request the removal of further trees for reasons such as the blockage of light through the shade cast by the remaining trees, overhanging trees/debris/root growth.

To allow these trees to be felled questions the integrity of the TPO and would set a precedent for individuals to consider disregarding other protected trees. If trees/tree roots of the remaining trees are damaged in the development the long term stability of these trees may be affected. These trees are an integral part of the visual amenity of the conservation area.

The mature trees on the site are providing habitats for breeding birds, bats and other wildlife. Spotted flycatchers, warblers, blue tits, goldfinches, woodpeckers, robins, owls, the common pipistrelle bat, the Soprano pipistrelle bat and the Brandts/Whiskered bat and even toads have all been seen utilising the woodland and surrounding streets. An aerial view of the development site and surrounding area shows the shortage of such mature trees and green space, if the destruction of these areas is allowed to continue natural habitats for wildlife will be destroyed permanently.

The site has been described as a brownfield site, I would dispute this as the majority of this land has not previously been developed. In a year where nature has been able to flourish and wildlife has brought much need enjoyment to a local community the destruction would be devastating. There are vacant brownfield sites around Glossop, with no trees and better road links that could be developed to enhance the local area as opposed to the diminish it.

Invasive Japanese knotweed and horsetail has been identified on the site in previous surveys but has been left untreated and allowed to spread. Residents of Slatelands road have found it difficult to get the knotweed on the banks of the brook treated. After one course of treatment it has grown back and into the highway, showing its prevalence. This has been reported to High Peak Borough Council and Derbyshire County Council and remains untreated. This raises the questions of the treatment of the knotweed on the site. What assurances would potential buyers of any houses built have if knotweed was to return on their property? I am concerned that disruption of the land could spread the knotweed and horsetail further, who would be responsible if it is spread to neighbouring properties as a result of the land disruption?

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