

From: planningcomments@highpeak.gov.uk
To: [Planning Comments \(HPBC\)](#)
Subject: Comment Received from Public Access
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Application Reference No. : HPK/2022/0474

Site Address: Charlestown Works Charlestown Glossop Derbyshire SK13 8LJ Glossop

Comments by: Ben Hills-Smith

From:

45 Charlestown View

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SK13 8GT

Phone:

Email:

Submission: Objection

Comments: Based on previous works, I fear the developer will complete, or nearly complete, the works to a sub-par standard leaving the residents to foot the bill for corrections. Based on the Charlestown View new home site developed by Opolwood Developments Ltd, residents are paying to complete work left unfinished by the developers. Main roads left unsurfaced, structural issues to the houses, water dangers left unfenced. The environmental impact around the site is plain to see. Residents routinely find building waste buried next to houses, established trees have been dug out too close to the base, and flooding due to poorly finished site drainage.

Opulwood Developments Ltd have unfortunately stopped corrections to the site and have demonstrated poor communication to the residents. Residents are unable to get responses from the developers and are referred to the builders, Lyne Homes limited.

Opulwood Developments Limited shares the same director as the home builder to the Charlestown View site. Whilst Opolwood Developments may not legally be responsible for improving the site, the partitioning of responsibility and selective improvements on a unilateral basis certainly instills suspicion on Opolwood Developments Ltd and casts significant doubt on the developers ability, and willingness, to produce fully completed project.

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