

58 Cottage Lane
Glossop
SKI3 7EH
Derbyshire
25th June 2024

Dear Sirs

I am writing in regard to application No HPK/2024/0154, 14-84 Cottage Lane, Gamesley, Glossop. Despite Great Places Housing Group stating in their letter 4/6/24, that "several local residents support the scheme", I believe the local residents, as a majority, actively and wholeheartedly reject this project on valid grounds. Please consider these objections when considering the planning application.

1. The area is subject to a Tree Preservation Order (No 2023 - 3061) between 14-84 Cottage Lane. We consider this area has a value worth protecting.
2. Local, strategic, regional and national planning policies - the council has not yet developed the areas highlighted in their local plan 4, and there should be a priority.
3. The Preliminary Ecological Appraisal Report 5, dated July 2023, includes the following:-
 - a) p 23/24 - The site was assessed as having value for foraging and commuting bats. All UK bat species are protected by European and UK Legislation: The Conservation of Habitats & Species Regulations 2010, & amendments & Schedule 5 of the Wildlife and Countryside Act 1981

- b) p25/34 - the report records over 110 species of breeding birds, including barn owls, which are schedule 1 species listed under Wildlife and Countryside Act 1981.
- c) p28/34. It is recommended scattered trees, hedgerows and broadleaved woodland, which is identified as BAP Priority Habitat, to be retained and protected throughout the development. If any habitats are removed they should be replaced as soon as possible. Any replacement planting should endeavour to be on the same aspect as that lost. If the hedgerow is to be removed, it should be replaced as soon as practicable using lengths of more valuable hedgerows. Any compensation hedgerow planting should equate to a minimum of 1.5 times the length of that to be lost, in order to retain commuting features through the site.

How is this assessment going to be complied with?

- d) p29/34. The site was assessed as having high value for common and notable bird species within the broadleaved woodland, scattered trees and hedgerows. These habitats should be retained where possible.

Where is the provision in the plans for this to happen?

- e) p31/34. The site was assessed as providing suitable refuge and foraging opportunities within the poor semi-improved grassland, hedgerows, scattered trees and broadleaved woodland, which also provides hibernating opportunities for the species.

The plans do not allocate for these habitats to be retained.

Deer and hedgehogs have been spotted (I have had to bury a hedgehog recently found near Cottage Lane) and therefore are protected by law, and every effort should be made for their populations to grow and thrive.

The development would be doing the opposite, first during the building phase, and then with loss of habitat post construction.

We should be trying to preserve these habitats for future generations.

f) I believe this is a High Risk Development Area, as listed in the Coal Authority's interactive map (1 as a high risk area)

g) local services - There is already proposed developments in the area, adding 156 homes on Groubaries Site, adding approx 15% to the existing population of Gamesley and Uplands development in Brookfield, which is very close has added 31 homes.

Both these sites include "affordable houses" as part of their development plans, and further development is already being considered in the local area, for 156 homes at Dinting.

This puts tremendous strain on local services ie. doctors dentists, schools social care and public transport, and in turn the existing road network, resulting in congestion and safety issues. local public transport provision is SUBSTANDARD, with few bus routes and infrequent service, including no service at all on SUNDAYS, for some bus routes.

Gamesley is a geographically isolated neighbourhood and many residents rely on their personal car to run daily errands or commute, including to reach the nearest railway station at Dinting - a 20 minute walk from the proposed development.

It is highly likely that commuting and other trips in/out of the development would add to the already congested roads in the locality especially on

Cottage Lane itself which is one of the entry points to the proposed development.

- h) Adequacy of parking. The majority of homes on Cottage Lane are over 100 years old built before cars and buses were part of the transport system. The gravelled area located off Cottage Lane between houses 50 and 52 (marked as Vehicular access point on the map) is currently used by Cottage Lane residents for extra parking as there is already a severe lack of parking spaces in the street.

Very few properties have a drive, and all residents of Cottage Lane are having to park on one side of the road only, to allow emergency services and buses to get through. Local residents would suffer ~~as~~ a loss of parking spaces as a result of the development. I have counted 12 vehicles using this area.

The proposed plans would provide 86 parking spaces, which does not adequately account for homes on the development, or for visitors. Many homes, including residents on Cottage Lane, have more than 2 cars per household.

- i) If the proposed development is approved Cottage Lane property gardens will be directly adjacent to the new dwelling properties boundaries, which will result in loss of privacy, as it will be close enough for each side to look into the others house/garden. In particular, as I live at no 58, the plans show proposed dwelling containing Flats immediately behind my property, resulting in residents of upstairs Flats having 24 hour views into my property! I will have no privacy at all! This could greatly impact my mental health. I have lived in my property since 1988 with unobstructed views towards hill (in winter) and beautiful woodland in summer.

5.

The proposed development will severely and adversely impact the quality and character of the area, and elements that contribute to the overall enjoyment of the area for myself and the residents of Cottage Lane and Gamesley as these green spaces are used by locals, and improve mental and physical health as well as living conditions in the neighbourhood. This is INVALUABLE in a deprived area like Gamesley.

j) Great Places Housing response dated 4/6/24, to locals concerns regarding modern design clashing with the character of the neighbourhood, state:-

"A contemporary approach has been taken to the size and look of the properties. In keeping with houses on Cottage Lane, "BUFF BRICK" will be the main facing material, with grey concrete tiles used as a roof finish. These images are in stark contrast with the houses on Cottage Lane which are made of limestone, and full of character.

k) Noise and disturbance resulting from use - The land of the proposed development currently has a tree and hedgerow cover. To DESTROY this natural setting in order to build 51 homes with associated cars and resulting emissions, will alter the peaceful surroundings, and increase noise levels from the main road for local residents, also impacting the mental health of residents.

In light of the above mentioned concerns, I wish to strongly oppose this development, which would not only cause deterioration to locals quality of life but also damage the local fauna and flora.

I therefore urge the council to reject

6.
this planning application and instead focus on
other schemes and land that is more suited to
such developments, as per laid-out in local plans

Thanking you in anticipation

Pauline Taylor.