

From: planningcomments@highpeak.gov.uk
To: [Planning Comments \(HPBC\)](#)
Subject: Comment Received from Public Access
Date: 07 July 2024 17:45:04

Application Reference No. : HPK/2024/0154
Site Address: Land Off Cottage Lane Gamesley Glossop Derbyshire
Comments by: Kate Lingard

From:

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Cottage Lane

Gamesley

Glossop

Derbyshire

sk136eq

Phone:

Email:

Submission: Objection

Comments: Re: Objection to planning proposal - Application number: HPK/2024/0154

We wish to formally object to the above-mentioned planning application for the following reasons;

1. Development Principle
2. Transport and Accessibility
3. Biodiversity and Ecological impact
4. Visual and landscape impact
5. Community infrastructure impact

We'd also like to take a moment to mention that apparently community consultation has taken place, if you call a piece of paper that looked like junk mail that came through the letter box as community consultation - Then, No, community consultation has not taken place.

Planning application notices have not been displayed in public either.

This is NOT community engagement, this is purely and simply about making money. If there was any care for residents and the environment at all, then why propose a plan in the first place that is completely inconsiderate and at odds with the existing residents and environment.

The high majority of the Gamesley population are opposed to this proposed development.

1. Development Principle

¿ The proposed plans are contrary and not compliant with the local plan and policies in the NPPF (e.g. presumption in favour of sustainable development ¿ the proposed development is not sustainable ¿ planting a few trees can not be classed as sustainable. Coal Authority High Risk level, Greenfield land site etc.)

¿ The proposed parcel of land is currently woodland / designated countryside

2. Transport and Accessibility

Cottage lane is very congested as it stands now. The volume of traffic is horrendous. Parking is very difficult and even impossible sometimes.

The development talks about car parking for some of the new residents (not all) BUT it does not address the additional 100+ cars using the local roads and adding to the already ridiculously congested routes ¿ in both directions; into Glossop or the motorway. Additional to this, some Cottage Lane residents including ourselves, will lose our current parking facilities altogether during and post the proposed development.

3. Biodiversity and Ecological impact

The proposed site is a rich woodland of trees and green space. When did we start observing woodland and green spaces as ¿vacant and redundant land we must build on?¿.

The woodland houses and supports countless birds and species including: in particular the spotted woodpeckers who are successfully breeding, bats, hedgehogs, owls, deer, reptiles, migratory birds and countless insects.

The abundance of wildlife is particularly apparent when observing the varying seasons ¿ this spring as an example, like as years gone by, continues to be vital nesting and rearing grounds for so many varieties of wildlife ¿ it's basically a nature reserve.

The woodland also forms part of an important wildlife network ¿ as the site is located within 1 mile of eight local wildlife sites*.

The proposed development would have catastrophic and detrimental impacts to not just the cottage lane wood / nature reserve but also the above mentioned intricate and life providing network.

The removal of any trees should give us all serious pause for thought (in all and any circumstances) but to consider removing mature, valuable, protected and irreplaceable trees that provide vital habitat ¿ that we can't get back once gone ¿ is unfathomable and shows a complete disregard for our environment and all of its residents and inhabitants (human, animal and insect).

We moved to the outskirts of Glossop for less emissions, not more. The unwelcome additional vehicles in the area will of course increase the emissions.

4. Visual and landscape impact

We're not convinced at all that the proposed development will be in keeping with the existing surroundings and the character cottages.

We moved to the area because of the 200 + year old cottages and surrounding woodlands and species rich environment. The proposed development is at odds and not in keeping with this.

The proposed development will mean that our property will be in no doubt overlooked by the new houses and gardens. We purchased our Cottage Lane home because of the privacy it offered and it NOT being overlooked.

We believe when Cottage Lane was originally built it was not to withstand buses and trucks and so many vehicles. This already heavy traffic is having an impact on our property and neighbouring properties e.g. cracks in the walls and ceilings not just due to age but due to the movement / heavy usage on the road. The proposed development process will create further movement and issues; with the intended destruction and use of heavy machinery and in conjunction with the additional traffic as mentioned above

5. Community infrastructure impact

Myself and my partner are simply not able to see a local Doctor due to the lack of current resources in the area. My Doctor is in Poynton and my partners Doctor is in Marple.

It is exactly the same situation with our Dentists.

This situation is not by choice, it's simply impossible to access local professionals.

We've spoken with other residents about this and our situation is definitely not unique.

The existing infrastructure and road network CAN'T cope with the current situation. In reality, adding more residents and vehicles to the area will have a significant and detrimental impact on the current residents and visitors and in turn the proposed new residents too.

In conclusion, we request that the above-mentioned proposed development is rejected and furthermore, a protection order be put into place as a priority.

The woods and habitat of this site really does feel like a nature reserve. This site is also extremely vital as it interconnects with other regions (as mentioned above*).

The flora and fauna that live and visit here are incredibly important and they allow the local community to have and maintain a regular connection to the natural world.

It absolutely increases the quality of life for residents - not just the residents of cottage lane, but the entire population of Gamesley.

We please implore you to listen to and consider the majority of your resident's voices.

Many thanks for taking the time to consider our plea.

Kate Lingard & Jon Enstone.

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