

From: planningcomments@highpeak.gov.uk
To: [Planning Comments \(HPBC\)](#)
Subject: Comment Received from Public Access
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Application Reference No. : HPK/2024/0194

Site Address: Land adjacent to 208 Albion Road New Mills Derbyshire SK22 3JR High Peak

Comments by: Mr Jason Duckworth

From:

8

Oak Bank

Newtown

Disley, Stockport

Cheshire

SK12 2RB

Phone:

Email:

Submission: Objection

Comments: 7th July 2024.

High Peak Borough Council

Planning Department

Application number: HPK/2024/0194

Site address: Land adjacent to 208 Albion Road, New Mills, Derbyshire, SK22 3JR

Subject: Objection to Planning Proposal for Building 3 Town Houses on Derelict Land Opposite

8 Oak Bank, Newtown, Disley. SK12 2RB

Dear Mr Stannard,

I am writing to formally object to the planning proposal to build three town houses on the derelict land opposite my residence at 8 Oak Bank, Newtown, Disley, SK12 2RB. While I understand the need for new housing developments, this particular proposal raises significant concerns regarding safety, traffic congestion, and the capacity of local services.

Safety Concerns

The proposed site for the new town houses is adjacent to a busy road and junction, with no plans to offer off-street parking. This omission will inevitably lead to additional cars being parked on the pavement, forcing pedestrians, including those with prams or in wheelchairs, onto the busy road to navigate around the parked vehicles. This creates an extremely hazardous situation, significantly increasing the risk of severe injury or fatality. It is important to note that a resident who lives a few houses down from the proposed site is disabled and uses a wheelchair, making this a critical safety issue.

Increased Traffic and Congestion

Most modern families now own more than one car, and it is realistic to expect up to six additional cars to be parked on the pavement outside this development. The increased number of vehicles parked on the pavement will exacerbate traffic congestion and pose additional dangers to both pedestrians and drivers.

Moreover, the additional vehicles will create a pinch point at the junction, potentially causing deadly delays for emergency vehicles trying to pass through this busy intersection. The increased traffic and parked vehicles will also make it more difficult for heavy goods vehicles to navigate the junction safely, particularly those turning from the A6 coming from Buxton, which often require multiple manoeuvres to complete the turn.

Impact on Local Services

The local services, including schools, doctors, and dentists, are already under significant strain due to the growing population. The addition of new houses will further exacerbate this issue, stretching these services beyond their current capacity and negatively impacting the quality of life for existing residents.

Construction-Related Disruptions

The construction phase of this development will bring numerous heavy vehicles to the site, including those delivering building materials and large grab wagons collecting waste. These vehicles will also need to park on the pavement, further increasing the danger to pedestrians and adding to the already problematic traffic congestion.

Delivery Vehicle Concerns

If the houses are built, there will be an increase in delivery vehicles parked at this dangerous junction. These vehicles will have no choice but to park on the pavement, creating additional hazards for pedestrians and further complicating traffic flow in the area.

In conclusion, the proposed development of three town houses on the derelict land opposite my house presents several serious concerns related to safety, traffic congestion, and the capacity of local services. I urge the

planning department to reconsider this proposal and explore alternative solutions that address these critical issues.

Thank you for considering my objections. I look forward to your response.

Yours sincerely,

Mr Jason P Duckworth

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