

Application Reference No. : HPK/2024/0194

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

Comments by: Amy Clow and Anthony Pollitt

From:

204

Albion Road

New Mills

New Mills

Phone:

Email:

Submission: Objection

Comments: High Peak Borough Council

PO Box 136

Buxton

SK17 1AQ

Ref: Planning Application HPK/2024/0194. Proposed development: 3-bedroom, 3 storey townhouses on Albion Road, adjacent to the A6 junction.

I am writing to you to object to the above planning application on the following grounds:

¿ Highway safety ¿ there is currently limited parking for the residents that live by the proposed planning application on the end of Albion Road, there is not enough space to introduce parking for a further three houses on the road, especially if new build homes are required to have two spaces each. This will cause cars to park at the end of the junction which will impact heavy/large vehicles being able to turn on the road. (They already struggle as is). It could cause accidents when turning off the A6 as there is a potential blind spot. This could also impact the safety of school children who regularly cross at the road to attend the local school as vision will be impaired when using the crossing.

¿ Traffic generation ¿ as stated above, vehicles already struggle with access to the road, and will regularly (countless times a day) have to wait for vehicles on the other side of the road to stop and leave a space to provide access. With further vehicles parked, they will struggle to not only turn onto the road, but it will cause further delays

as they won't be able to 1. Access the road and 2. Once accessed, drive down the road if there are vehicles on the other side. This is already a problem, especially at peak times.

¿ Road access ¿ as already mentioned, heavy duty vehicles will struggle to access the road causing disruption. It is also worth noting that New Mills Newtown Train Station has recently introduced car parking fees. As this road is literally opposite the station, the road is already being impacted by non-residents parking on the road. You must recognise that there is no available parking close-by for current residents if the space outside our home is taken. Further vehicles parking on the road by these houses will have a serious impact.

¿ Loss of trees ¿ the felling of the trees will cause a loss of habitat to wildlife including the bats, foxes and birds that are much loved by the residents. The trees also provide privacy and have been there much longer than any of us. We must look after and protect the environment for future generations.

¿ Devaluation of property ¿ the parking implications, the junction safety and the traffic generation would have a serious impact on the property value. If this was to go ahead, I will liaise with a legal team to get a quotation on the impact and would like to be properly compensated. It would not be acceptable for someone to gain a 3-house income, whilst others suffer a serious loss. I purchased this property not expecting this to happen, and object to the serious implications this will have on my home, my livelihood and my property value. Also, my two neighbours access my back garden as a cut through to access their bins. I will not accept further houses doing this, so you will need to build in bin access. If this is not built in, I will also contact a legal team about it as you do not have my permission.

¿ Nature conservation ¿ as stated above, wildlife live in this area. This week a deer was also spotted in this patch of land, and was sadly knocked over on the junction. There is a watercourse in the woods, and there are concerns that plants and wildlife will be endangered.

¿ Property structure ¿ by removing the mature trees and moving the land it could have a serious impact to the foundations and earthworks for the existing houses. The planned land is already on a large slope and further disturbance could have a structural impact. The previous house already had issues with the slope of the land. If one house couldn't be structurally sound on the land, it seems absurd to build more.

¿ Disabled access ¿ one of the residents requires disabled access. How will on street parking allow for this? If there are to be spaces for residents bins too ¿ please consider how close to the junction these houses are going to be. How far from our own houses are we going to have to park, and for those that need disabled parking directly outside, how will this be considered?

¿ Appearance ¿ houses on a junction, and the felling of the trees will impact the appearance of houses on the street. Again, impacting the value of the homes.

¿ Neighbour disputes ¿ considering all of the above: the parking implications, the loss of wildlife habitat and privacy, the crossing safety concerns, the traffic generation and the devaluation of property; it¿s a breeding ground for neighbour disputes and needs to be seriously considered.

Please also note that the application refers to public transport links in Hope Valley. The application therefore needs to be properly reviewed as these are not relevant and concerns are raised of the lack of proofing/accuracy of the application. Does this make the application void as incorrect details have been provided and researched?

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