

Response type	Address	Comments
Objection	76 Cottage Lane	The area indicated has a number of mature trees and plants which need to be protected. The area is home to wildlife. The traffic on Cottage Lane is already very busy and dangerous as people have a tendency to speed. There have been numerous accidents. The traffic in and out of Glossop is also a problem. The area can't support another 200 people. The nearest doctors is already busy which makes it difficult to get appointments. Most schools in the area are full, especially the 2 secondary schools. I would disagree that the buildings in your leaflet reflect the character of the area. From a personal point of view having a modern estate behind my house would reduce the value of my home but my main concern is that the infrastructure cannot support that many house.
Object	Not given	I really don't understand this development proposal, as it has complete disregard to the residents of Cottage Lane. Not only is it a heavily congested (single track)road with poor access at the best of times, but to include traffic from the construction/material vehicles during the process of the build would have a major impact against the route. And then when finished 51 houses you could say a minimum of 51 cars adding more insult to the access and highly reducing the air quality to the Cottage Lane area
Object	Not given	Cottage Lane is a narrow, residential street. Although traffic can move in both directions, the majority of one half of the street is occupied by resident's vehicles as there is no other viable option for parking nearby. That means access through the street is often congested and relies on common sense and courtesy from other drivers. Cottage Lane struggles already with the vast amount of traffic moving through it as it also provides one of the main access routes for the Gamesley Estate - a small town in itself. That means buses, delivery trucks, vans and residents all use this pre 1900s street to gain access to their homes and businesses. We rely on our cars around here as there are no other options to get around. Walking to the nearest supermarket is around thirty minutes. The bus service is already very limited and the nearest train station is a twenty minute walk up a very steep hill. I make regular use of public transport to get around, however we are also victim to a very sparse and unreliable train service.

		That means that Cottage Lane is a very busy street. The buses and delivery trucks can't even get down the street as the access is so restricted. Attempting to get large trucks with building supplies will simply not be possible. Has this been thought about? I have to look left and right before walking out of my garden gate as drivers will regularly mount the pavement to get by other vehicles. Not ideal when I'm heading out with my one year old or taking the dog for a walk. The suggestion of an extra 51 homes on this congested little street won't work. Assuming each household has a car, maybe two? That's an extra one hundred cars utilising this already busy street. The current issues in this area have to be addressed before adding new ones. There is already a housing development in Gamesley that seems to have ground to a halt. Why do we need another one of these?
Object	67 Cottage Lane	I object to the footpath being diverted. It will mean going in one direction only to have then to turn back on myself to turn left. I walk my dog along the footpath. I also object to the amount of trees to be felled as there is a large amount of birds and wildlife living there. Cottage lane is an extremely busy road and another 51 houses will make it even worse. We all have great difficulty parking our cars in the area. I realise this may be of no interest to yourselves, but it would be appreciated if you could consider our difficulties. Could you maybe build a few less houses, we do need more social housing, I am well aware of that.
Object	Not given	- The indicated area is a thriving eco-system, featuring vast wildlife and protected species of plants and animals. Tearing it down is not as simple as flattening the land down. - Especially since the removal of X amount of trees to sufficiently empty out the area runs the risk of increasing the possibility of landslides. You cannot simply pull up that high an amount of roots, churning up the sediment and loosening it, when it is so close to a hillside. You are putting both the natural area itself, and the businesses and developments below at risk. - The Cottage Lane traffic is already extremely bad. The road features an involuntarily 'One at a time' policy due to the sheer amount of parked cars leaves the road unable to function as normal. - You are likely to rebuttal the previous point and quickly point out how many drives/space will be with each new house.

		However, the traffic is still bottlenecked into the single entry point half way up the already extremely busy road. - Also, the volume of deliveries, service vehicles and construction equipment needed to tackle a project such as the one you've proposed will also contribute negatively to the problem of traffic. - Basing off estimations, 200 people being added to the local area threatens to ruin it as apose to enrich it. The local doctor (Cottage Lane Surgery) is already extremely overrun with long waits for appointments, adding an extra 200 people on top of that is a reckless idea. - Of course, not every person is likely to sign up to the local doctor. But most will. Even if just a quarter were to, that's still too many. - Much like the local doctors, the local schools will also struggle. The nearest schools, Dinting, Gamesley, St. Margaret's and Charlesworth are all extremely small and already high on numbers. The arrival of this development puts extra strain on the already stretched teachers and services. - Alongside this, the two local High Schools are both full. It would be near on impossible to continue expanding these schools in terms of numbers at a rate that reflects the frequency of residential developments in the area. Sooner or later that bubble will burst. - I find it hilarious that you believe the proposed development reflects the area. Cottage Lane is a capsule to Glossops past, with beautiful traditional housing and memories of the time it was constructed. See: the original plaque on number 74 & 76. Each house carefully customised and designed to give small reflections of the family inside, whilst still maintaining the tradition. Utterly ruining this with a tasteless, cheap and bland estate immediately behind is a frustratingly baffling decision and one that has been made from a cynical financial point of view, with little consideration for the quality of life of the residents currently in the area. - A final point being that the above mentioned thoughts will also impact the value of houses on the street, likely resulting in a loss to most.
Object	Not Given	I have a number of concerns over the proposed building work off Cottage Lane.

		Firstly, Cottage Lane is made up of stone houses, some of which date back to 1888. The amount of traffic on the road at present is too high and some of the houses are showing signs of damage from the constant traffic. Increasing that traffic could damage the houses further which is not acceptable. There is already a number of building projects going on in the area and I worry the services in the area won't be able to cope with the increase. The local doctors, dentists and school are already over subscribed. Lastly, we should be protecting trees and wildlife and not flattening land for profit. I urge you to reconsider destroying this beautiful area.
Object	Neighbouring property	Firstly, there's a tree preservation act in place currently to help preserve some of the oldest trees in the area and the wildlife it occupies. I appreciate that there would likely be "negotiations" that would probably lead to said act being ripped up, however the number of birds, squirrels, bats (protected wildlife), badgers foxes and many more that would be at risk is sickening. My second concern would be the increase in already inclining volume of traffic. The addition of the new estate on Glossop Road will be detrimental to the fluency of traffic passing through the area. Due to this, access will be even more limited for emergency services around the ring road which houses a high volume of senior occupants. It's all well and good cutting out half of the walking trails, bridal paths and woodland to build an access road to the new plot but additional traffic means longer timescales for emergency services to get to the ring road. Thirdly is probably a little selfish, however that area was a massive selling point for our purchase of our property. It's also a selling point for future buyers due to the property being located so closely to arguably the last accessible public trails on the estate. I really think the plans should be reconsidered. The detrimental effect this building plot would have on the surrounding area, risking both wildlife and human life (due to limited access) is Inhumane.
Objection	Cottage Lane	We hereby document; our absolute and unequivocal OBJECTION to the ludicrous development plans proposed for the construction of homes to be built on the land off Cottage Lane Gamesley.

		The piece of land you're referring to is an extremely important green space for both human and wildlife residents. Have you tried to navigate your way up and down cottage lane? and attempted to drive into Glossop in the current situation? The area is already ridiculously congested and to consider introducing additional traffic into this local community is madness. Parking too is already incredibly challenging as it is and adding in further homes into the mix is crazy and unfathomable. The wildlife at this specific site is incredibly important and vital to the human inhabitants. The site interconnects with other regions, it allows the local community to have and maintain a connection to the natural world and increases the quality of life for the residents (not just the residents of cottage lane, but the entire population of Gamesley). We will fight and we have support. We've already engaged our neighbours on the estate and we will fight this development if you attempt to proceed. Any development on this site is not welcome in any shape or form. We absolutely OBJECT. Leave this plot of land alone. Let the residents enjoy the space in its current form. Leave green spaces alone and select an alternative / brown site. Let the existing wildlife and humans live in peace and harmony. Don't add to the congestion. Don't add to the pollution.
Objection	50 Cottage Lane	We would like to raise a number of concerns and objections to the above proposed development. First and foremost we believe that the site is too small to support such a large development and the loss of this green space would be detrimental to the community. The space has not been managed by anyone for many years and has in effect re-wilded. The tree line has extended and contains a number of maturing trees which are important to wildlife. Also the area (at the top of a bank) has acted as a large sponge holding back a lot of water. Once developed and landscaped I fear that the run-off of water may lead to localised flooding.

		Access to the site is totally impractical. A development of 50 homes will mean an addition of upwards of 30 vehicles to an already congested infrastructure. Cottage Lane itself is single lane due to residential parking and on the other side, the 'Plough' bank (A626) is already often gridlocked. Most importantly to us at number 50 Cottage Lane is the issue of access. We hold a freehold mortgage on the property which is an end terrace cottage. Under the rule of ad medium filum, because we are an end property and for practical reasons, our boundary is seen to extend to the halfway point of the access road, not the tiny buffer shown on your plans. We feel therefore that, even if the adjacent property is taken down, the access to the site, for both construction and intended residents, is not fit for purpose. We hope you take all the above into consideration when submitting your plans and intend to liaise with the council on the matter. Any response from you would be welcome.
Object	42 Cottage Lane	I would like it to be put on record that I am very much <u>against</u> the idea of building houses on the proposed site. I have contacted my local councillor and have given him my reasons for this decision.
Object	Not given	We are local residents of the area with 2 young children, and we simply cannot fathom how more houses can even be a consideration taking into account the following. Firstly, there is the concern for local wildlife, as deer live in this area and we see them regularly. The work being done in simmondley has already reduced the amount of green space, with another development off dinting for more properties being in the pipeline. There will be a huge loss of trees and a considerable amount of disruption and noise from the development site, which will significantly affect all of the current residents of Cottage Lane. Furthermore, the traffic is already a huge problem, particularly through dinting to Woolleybridge, with more developments throughout Glossop being given planning permission, it is increasing the amount of footfall in and out, with little progress on the Mottram Moor bypass it is becoming impossible to get in and out of Glossop within a reasonable timescale in less busy periods, let alone rush hour, which in Glossop starts from 3pm when the secondary schools finish and continues through until gone 6pm. This obviously has a huge impact on the air quality in the area that is already heavily congested, with the children in Dinting Primary school who's playground is right next to this

		busy road and the residents along the main road being heavily impacted the most. Moreover, we still have an unfinished development on Glossop road, The Crowberries, which is an eye saw, ruining beautiful views for the existing houses on Glossop road. There is little public transport available in the area, with refusal from the council to provide gamesley with a train station, which has been requested for many years. Which again, causes more traffic. Also I must stress that the schools in the area are already oversubscribed, both primary and particularly secondary. Glossop simply doesn't have the infrastructure to support anymore houses and families. We have little emergency services in the area and again, the traffic can make it near impossible for emergency vehicles to get through safely and swiftly. Taking into consideration the cottage lane surgery on this road it will cause significant disruption to patients accessing the surgery. It would also mean more patient registrations at local GPs who are already struggling to supply the demand for appointments. Cottage Lane itself is heavily parked with vehicles, and this would create a huge struggle for parking, which is already a considerable struggle for existing residents, particularly during the building process if these development plans were to be accepted and then after with some properties likely owning more than 1 vehicle, there will be likely overspill into Cottage Lane. I completely object to this development. I cannot stress this enough. By building more houses, you are inviting more people into the area, and established families are having to move out of the area due to the amount of traffic, lack of school places and emergency services and the diabolical public transport and facilities. Not to mention the once picturesque scenery that we chose to buy houses overlooking is now being built on left, right and centre. I hope my concerns are heard, considered and understood and you take time to reconsider you're proposed development in this area.
Object	Not given	Whilst I think its a good idea for affordable housing in our area I do object to this going ahead for the sake of not only traffic problems in and around cottage lane which is becoming a very busy route at the best of times and a parking nightmare but more importantly for the sake of our wildlife in that area

		There are deer in that area and a environment for lots of wildlife and birds. It was heartbreaking to see all the fields ploughed up locally on glossop Road to make way for a new housing estate there and wouldn't like the same to happen here. I would be objecting to this proposal also as i don't feel there is enough local amenities such as schools doctors and dentists for even more people coming to live in our area or will it be restricted to local people purchasing these ?
Object	42 Cottage Lane	I live at number 42 Cottage Lane, Glossop and will strenuously oppose any attempt to develop the area on your proposal posted through my letterbox. I believe we have strong grounds to oppose what would essentially be the decimation of yet more trees and wildlife habitat. This area is an excellent piece of scrubland for both nesting and passage birds. There are badgers, roe deer and bats in this area. Local resident use this area to walk their dogs and children and this amenity will be totally removed. Also, Cottage Lane is named just that, a "Lane" and is not designed for the access and exit of heavy plant and machinery not to mention the potential damage to the foundations of our property during drilling and any pile driving which may be necessary. It will also cause excess traffic to and from the access road to what will be a housing estate. There simply isn't the infrastructure in place and there will be absolutely no parking areas for residents of Cottage Lane because the area adjacent to the entrance to the woods is used to ease parking on the Lane. Given there are some 600 houses due to be erected on the old Romeo Vickers site now known as The Crowberries I do not see the need for development of this small piece of woodland at the back of our homes. 20% of that site has to be affordable housing so It just doesn't make any sense nor is there a need for more woodland to be destroyed.
Object	Resident of Cottage Lane	As a resident of Cottage Lane I would like my opposition to the proposed development noted. The natural wooded area behind Cottage Lane is home to much wildlife and nature which should not be disturbed by yet more housing being built in Gamesley. I believe that the area you are proposing to destroy is actually a protected tree area. Furthermore, the local infrastructure cannot take anymore cars or people. Cottage Lane is a double parked, congested, road and

		having upwards of 86 extra cars using Cottage Lane and trying to access that area is dangerous. Which doctors are these people expected to register at? Which school are they expecting to find places for their children at? Without building a better infrastructure and necessary community services how are you expecting the area to cope? Gamesley is already in the middle of an ongoing development which has halted. Why not finish one development before putting extra strain on the community facilities? I hear they have gone bust again and that a new company is due to take over. Gamesley cannot take on the added pressure of more people, cars, pollution without the proper social amenities and improved local infrastructure improved. 51 plots is an obscene amount to be built behind terraced houses on a narrow, double parked road where there is only one way in and one way out. Moreover, you will destroy nature to achieve this.
Object	Resident of Cottage Lane	I would like to raise concerns regarding development on the proposed site due to environmental grounds as the wildlife including badgers, bats, birds insects plus many many more and trees on the site the animals and their habitats will be destroyed There are major concerns as to the traffic coming out on to a small lane, when can already be very congested as well as all the cars parked reducing access and exit for all the extra cars that this new build brings to the area - which could be 100 extra cars Also on your current plans there is no provision for any extra parking / car park area for car owners who currently live on Cottage Lane As currently there is space to park off Cottage Lane at present where on your proposed plan shows that the road and foot path that will be for entry/exit on to Cottage Lane I am all for affordable housing but just a shame that the council are not building/ providing social housing (what was known as council houses) There is also a major concern that if planning is agreed for this build and if passed that if this land is built on ...where is next? ...is it the park at the end of Cottage Lane or on the green space all around ring road around Gamesley Estate?

		No roads and infrastructure around this area and surrounding areas is and has not been maintained the local schools are already over subscribed, it will only take one accident on any of the roads to have a great impact and lengthy delays as well as all the emissions I also hope if planning is passed that the build is of a high quality unlike other new builds in the local vicinity and that you work closely with the planning department
Object	90 Cottage Lane	Sent by letter: Traffic and the environment are the main issues. If half of these homes had 2 cars that would mean an extra 101 cars. The vehicular access point is extremely bad and access would be better leading onto Glossop Road (A628). However, I am still against this development. Cottage Lane is already exceptionally busy with cars, buses, lorries delivering to local shops as well as Gamesley School on the estate. Parking is on both sides of Cottage Lane, a narrow 1900's lane. There would be added noise pollution to houses already on Cottage Lane as well as environmental pollution. There is not enough infrastructure in place, schools already full and local doctors surgery always very busy. There would be loss of trees and undergrowth for the wildlife. Children and adults use the entrance where vehicles would come out onto Cottage Lane. They use this to walk to Dinting School and teenagers to Philip Howard School. People also use this to join the Trans-Pennine Trail for exercise and help with mental health. If they would open a train station down at the side of the Bluebell Pub, Orchard Drive, which they have been promising for 50 years this would alleviate some of the traffic as people would be able to access Glossop, Manchester and further which is all better for the environment.
Support	Not given	I write to give full support to the above housing proposal. I would like to express my view on the new housing proposal in the location of Cottage Lane. We have a convenience store opposite the field of cottage lane. This proposal could bring many benefits to our business as such increased customers, increase in sales and motivation to keep the business going in the right direction. This is an excellent opportunity for people looking to rent or buy as houses are such demand currently.
Support	Not given	The proposal would bring a derelict site back into positive use which would benefit the area. The removal of the field would improve the visual appearance of the area as the land is in significant disrepair. In addition, the proposed housing would overlook an area of public open space which I believe would increase natural surveillance of the area and would deter anti-social behaviour.

Support	Gamesley Convenience	This would be a great opportunity for businesses that are situated nearby, for the longer term and for the future. As small businesses are already closing down due to lack of customers and decrease in sales this would mean a great deal for them which could bring more customers at the door step. Also, it could mean more people spending in small retail shops than bigger supermarkets. Myself, family and friends are also looking for affordable housings nearby and this is just perfect.
Support	Not given	I am writing this email to give full support to the above proposed development at cottage lane. I am looking to move into a new housing newer to my family and friends on Cottage Lane.
Support	Not given	I write to give full support to the housing proposal at cottage lane. This is fantastic as I have been looking to move into a new property near to my grandkids who already reside near Glossop.

Key Theme	Number
Loss of green space.	
Impact on the local ecosystem and biodiversity.	
Additional pressure on existing road network, resulting in congestion and safety issues	
Access	I
Parking issues.	
Existing educational, public transport, health and social facilities and services will not be sufficient for additional numbers of residents.	
Increased risk of flooding.	
Modern design which doesn't reflect the character of the area and overdevelopment of the site.	
Impact on value of existing houses on Cottage Lane.	
Existing levels of residential development will meet current and future demand.	
Diversion of footpath	I
Damage and disruption during construction	
Greater need for affordable housing.	
Bringing derelict land back into use.	I
Pollution	