

From: planningcomments@highpeak.gov.uk
To: [Planning Comments \(HPBC\)](#)
Subject: Comment Received from Public Access
Date: 25 October 2024 19:40:38

Application Reference No. : HPK/2024/0401
Site Address: Land Off Cottage Lane Gamesley Glossop Derbyshire
Comments by: C. Schaller

From:
36
Cottage lane
Gamesley
Glossop

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Phone:

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Submission: Objection

Comments: I am writing in regard to application number HPK/2024/0401, land off Cottage Lane, Gamesley, Glossop. Despite Great Places Housing Group stating in their letter dated 4th June 2024 that several local residents support the scheme, the public consultation carried out in December 2023 demonstrates that this is not true. We, local residents, actively and wholeheartedly reject this project on valid grounds, as demonstrated below.

Please find hereinafter some material planning considerations in objection to the above-mentioned application:

• **Overlooking/loss of privacy**; If the proposed development is approved, Cottage Lane property gardens will be directly adjacent to the new dwellings boundaries (as shown on plans). This excessive proximity will result in loss of privacy as it will be close enough for each side to look into the other's house/garden.

• **Visual amenity**; 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 residents of Cottage Lane and Gamesley dwellers more broadly, as these green spaces are used by locals and improve mental and physical health, as well as living conditions in the neighbourhood. In a deprived area like Gamesley, this is invaluable.

• **Adequacy of parking**; The graveled area located off Cottage Lane between houses 50 and 52 (marked 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 leave enough room for emergency vehicles and buses to go through. Local residents would suffer a loss of up to 10 parking spaces as a result of the development. Moreover, although the scheme would provide 86 parking spaces, this does not adequately account for homes on the development with more vehicles than the plan anticipates, or for visitors (The one-bedroom homes each have 1 parking space and the 2 and 3 bedroom homes have 2 parking spaces, Great Places Housing Group's letter dated 4th June 2024).

• **Traffic generation**; Great Places Housing Group's response dated 4th June 2024 to locals concerns regarding additional pressure on the existing road network, resulting in congestion and safety issues is as follows: As part of the planning submission, a Transport Assessment was carried out, in which a Traffic Impact Analysis was done. The report concluded that It is considered that the proposed development will have a negligible impact upon the local highway network, particularly as previously discussed, the site is highly accessible by public and active transport modes. Therefore, no further impact assessment has been required or undertaken. In fact, local public transport provision is substandard, with few bus routes and infrequent service (including no service at all on Sundays for some of the 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 (Dinting, a 20-minute walk from the proposed development). It is highly unlikely that commuting and other trips in and out of the development wouldn't 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.

• 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 the resulting emissions, will inevitably alter the peaceful surroundings and increase noise levels from the main road for local residents.

• Loss of trees • The area is subject to a Tree Protection Order (Order 2023 No 3061), located between 14-84 Cottage Lane (west) and disused rail line (east) and recreation ground (south). Other developments have been refused over concerns for trees and biodiversity, proving that these trees have value worth protecting. This one should be no different, given the TPO currently in force. For example, locally in Dinting Vale, 92 homes were rejected in October 2023, amongst others, on grounds of loss of trees and biodiversity³.

• Design, appearance and materials • Great Places Housing Group's response dated 4th June 2024 to local concerns regarding modern design clashing with the character of the neighbourhood states: "A contemporary approach has been taken to the size and look of the properties. In keeping with housing on Cottage Lane, buff brick will be the main facing material, with grey concrete tiles used as a roof finish. Please see some images enclosed". These images are in stark contrast with the appearance of the houses on Cottage Lane, which are made of limestone and full of character.

• Local, strategic, regional and national planning policies • The Council have not yet developed the areas highlighted in their local plan⁴ (page 117 onwards) and these should be a priority.

• Nature conservation • As per Preliminary Ecological Appraisal Report⁵ dated July 2023, the following points are worth highlighting:

• P. 23/34: "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 and Species Regulations 2010 and amendments and Schedule 5 of the Wildlife and Countryside Act 1981. This affords complete legal protection to all bats and their roosts.⁶ This development would destroy bats' habitat and as such, goes against current legislation.

• P. 25/34: the reports records over 110 species of breeding birds, including barn owls. Barn owls are a Schedule 1 species listed under the Wildlife and Countryside Act, 1981 (As amended) and as such the birds, their nests, eggs and young are fully protected at all times.⁷ Moreover, although not included in the report, there have been sightings by local residents of another important species in the area: the great spotted woodpecker (Classified in the UK as Green under the Birds of Conservation Concern 5: the Red List for Birds (2021))⁸.

• P. 28/34: "It is recommended that, where possible, the scattered trees, hedgerows and broadleaved woodland, which is identified as BAP Priority Habitat, are retained and protected throughout development. If any of these habitats are removed, they should be replaced as soon as practicable. 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 hedgerow. Any compensation hedgerow planting should equate to a minimum of 1.5 times the length of that to be lost. Any replacement planting should endeavour to be on the same aspect as that to be lost, in order to retain commuting features through the site. How does the plan envisage to comply with this requirement?

◦ P. 29/34: ¿The site was assessed as having high value for common and notable bird species within the broadleaved woodland, scattered trees, tall ruderal and hedgerow. These habitats should be retained where possible.¿ The plans do not provide for this.

◦ P. 31/34: ¿The site was assessed as providing suitable refuge and foraging opportunities within the poor semi improved grassland, tall ruderal and understories of the hedgerow, scattered trees and broadleaved woodland, with the broadleaved woodland and hedgerow also providing hibernating opportunities for the species. These habitats should be retained where possible.¿ The plans do not allocate for these habitats to be retained.

◦ Deer and hedgehogs have been spotted by locals in the area. Hedgehogs are protected by law (Schedule 6 of the Wildlife and Countryside Act 1981)⁹, and every effort should be made for their populations to grow and thrive. This development would be doing the opposite, first during the building phase, and then with the loss of habitat post-construction.

¿ High risk development area → As highlighted in the survey carried out for my property (36 Cottage Lane) by surveyor Thomas Barnett from Pennine Surveyors¹⁰ in 2021, the area in question is listed by the Coal Authority's interactive map¹¹ as a high risk development area. Doesn't this give rise to ¿the potential for instability or a degree of risk to the surface from the legacy of coal mining operations¿¹²? As stated in the Development High Risk Metadata: ¿New development in this defined area needs to demonstrate that the development will be safe and stable taking full account of former coal mining activities.¿, but nowhere in the plans is there any mention of this.

¿ Local services → Gamesley's population is 3,100 (2021 ONS). The Crowberries site being built yards away on Glossop Road will add 156 homes to the area, increasing population by around 15%. The Uplands development in Brookfield is also very close by, adding 31 homes. This will put significant strain in local services (doctors, schools, social care, public transport), which have had little to no investment. Despite Great Places Housing Group's response dated 4th June 2024 (¿Great Places currently have an allocations agreement with High Peak Council which includes priorities for letting the homes to local people. Local people will already be registered with existing facilities, so we do not foresee a large influx of new residents from outside the area using services¿), adding additional homes will put these services far beyond breaking point as it is implausible that all, or even the majority, of new residents already live in the catchment area of the proposed development.

¿ Affordable housing → Both Crowberries and Uplands sites include "affordable homes" as part of their development plans. This more than satisfies the demand for affordable housing schemes within the local area.

In light of the above-mentioned concerns, I wish to strongly oppose this development, which would not only deteriorate locals¿ quality of life but also damage the local fauna and flora in the short and long term. I therefore urge the Council to reject this planning application and instead to focus on other schemes and land that is more suited to such developments, as per laid-out local plans.

SOURCES:

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