

From: planningcomments@highpeak.gov.uk
To: [Planning Comments \(HPBC\)](#)
Subject: Comment Received from Public Access
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Application Reference No. : HPK/2024/0401
Site Address: Land Off Cottage Lane Gamesley Glossop Derbyshire
Comments by: Joe Archer

From:
54
Cottage Lane
Gamesley
Glossop
Derbyshire
SK137EH

Phone:

Email:

Submission: Objection

Comments: Objection to Proposed Development: Key Points

1) Loss of Biodiversity and Habitat

This woodland site is a vibrant ecosystem, home to deer, bats, hedgehogs, over 100 bird species, and various protected plants. Destroying this area would devastate wildlife and disrupt ecological balance. Local biodiversity has already decreased by 76%, according to recent reports. Even if ecological guidelines are followed, a significant amount of wildlife and habitat will still be lost. Woodland is irreplaceable, and its destruction would deeply impact local wildlife and the community.

2) Impact on Remaining Woodland

Increased access and visitor disturbance will harm the surrounding ancient woodland, leading to issues like bird disruption, pet predation, and fly-tipping, already a problem nearby. The Government and Forestry Commission highlight that ancient woodland and its species are especially sensitive to indirect effects of development, such as noise, pollution, and human activity.

3) Non-Compliance with Sustainable Development Policies

This proposal conflicts with the National Planning Policy Framework (NPPF) on sustainable development. It overlooks the environmental value of the land and fails to meet policies prioritizing green infrastructure, habitat protection, and ecosystem services. Replacing mature trees with saplings ignores the immediate and long-term ecological importance of established woodlands.

4) Local Policy Misalignment

High Peak's Local Plan emphasizes protecting greenfield and historic environments. The plans ignore policies supporting minimal environmental impact, green space preservation, and reducing car dependency in areas with limited public transport, such as this one. Cutting down the woodland and leaving just a few trees doesn't meet these requirements.

5) Infrastructure Strain

Current plans fail to address local infrastructure needs. Roads, schools, and health services are already stretched. Only minimal green space is planned, which doesn't balance the extensive housing already present or planned locally.

6) Flooding and Soil Stability Risks

Neighboring developments have faced land instability. Tree loss will exacerbate flood risks, as trees absorb rainwater and reduce soil erosion, vital as extreme weather events rise with climate change.

7) Community Health Impact

Green spaces support mental and physical health. Removing woodland for housing detracts from the area's value for residents and risks further isolating green spaces in the area, which locals rely on for recreation and well-being.

8) Public Footpath Disruption

Plans to divert a popular footpath would make it less enjoyable and less safe, running through a housing estate rather than natural woodland. Public pathways should maintain accessibility and enjoyment for the community.

9) High-Risk Coal Mining Area

This site is flagged as high-risk for coal mining issues, posing risks to public safety and ground stability.

Given the significant risks to biodiversity, local infrastructure, flood prevention, and public health, this proposal should be rejected. The costs to the environment, community, and local ecosystem far outweigh any benefits. This woodland is a vital community asset, and protecting it aligns with local and national priorities for sustainable development and environmental conservation.

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