

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: Millie Parsons
From:
23
Cottage Lane
Gamesley
Glossop

Phone:

Email:

Submission: Objection

Comments: I am writing to express my strong objection to planning application HPK/2024/0401, Land Off, Cottage Lane, Gamesley, Glossop, Derbyshire. I am a resident of Cottage Lane and I feel that the proposed development would have a severe negative impact on the local area.

The infrastructure in Glossop is already struggling, with the doctors, dentists and schools all oversubscribed. There is a lack of facilities for young people around the area, with the local youth club reliant on volunteers and having to turn to crowdfunding to stay open due to recent events surrounding building closure. It goes without saying that Glossop as a whole struggles with poor infrastructure and this results in traffic issues, Cottage lane is no different. As the name suggests Cottage Lane is just that, a 'lane', we currently struggle on a daily basis with the amount of cars/vans/bikes/lorries/emergency vehicles that travel down it day to day. It only takes one delivery to halt the traffic down the whole lane, which causes obstructions not only for residents but more importantly for emergency vehicles. An influx of construction traffic will only further compound these issues. Not to mention the safety concerns for residents of the lane and their children.

Parking on the lane is inadequate, with residents having to park at one end of the lane, when they live at the other. In the modern world where most households have 2 cars or even more, the proposed 86 parking spaces for 51 new households will not suffice. The proposed entrance to the site is also currently being used for parking by multiple Cottage Lane residents, where will they go? The access to my parking area is constantly blocked due to residents having to park on the pavement and grass as there is no where else to park. Gamesley is an area of Glossop, where without the use of a car you are isolated, as the frequent bus service referenced in 22‐559 Building for Life Assessment. is hourly, however it is often cancelled or late and, with the timetabled frequency of buses being reduced in the past years and even considered to be cancelled at one point, it leaves the nearest bus stop in Dinting, how are disabled or elderly people expected to walk to catch this service?

The development of this area will result in a loss of green space for the local residents which is already in short supply and it includes the removal of several trees, woodland and hedges graded categories B and C. Work will be carried out around protected trees which have Tree Protection Orders on them, which the developer has stated will be 'preserved' however due to the amount of disruption around them and the movement of construction vehicles and plant, I find it hard to believe that these trees will be unaffected at all as the roots will be subject to vibration and pressure from movement above.

The removal of trees and upheaval of construction work will result in a horrific loss of habitat for a multitude of

wildlife including bats, deer and birds, hedgehogs and amphibians; just to name a few with some of the aforementioned being protected. The development of this site will result in a loss of habitat of 76%, as well as the other sites in the area, wildlife are at a loss of places to go.

It is noted that for the loss of trees here, more will be planted in the local area, where and when? This will not be of much benefit to the current Gamesley residents in their lifetimes with the trees taking a very long time to grow and become established. So this may meet your quota; but will be of minimal benefit in terms of replacing green spaces for the local residents at the current point in time, causing negative impacts. Note that it is recorded that physical activity in a green space can reduce stress and lower cortisol levels by 15% and with the increase in mental health issues this is an important resource to both adults and children.

The public footpath, Glossop FP68, which runs diagonally across the development site and would be diverted by the development, is marked on the Derbyshire Historic Environment Record (MDR 11569) as the possible line of the Roman road from the fort at Brough (Navio) to the fort at Gamesley (Melandra). (ref Consultation Response Glossop Heritage Trust 27.06.24). Does the council really find this acceptable?

Whilst I understand the need for social housing in the area, there is a site currently under construction on Glossop Road, building 156 houses, that has been under construction for some time and this boasts various sized social housing plots. There is a site in Dinting under proposal, not to mention the Gamesley estate, which is falling to ruin due to lack of funding.

In conclusion, the development of the Land Off, Cottage Lane, Gamesley, Glossop, Derbyshire would have a detrimental effect on the local people, wildlife, woodland and infrastructure and I urge the planning body to reject the proposal on these grounds.

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