

From: [Beswick, Keith, 17000](#)
To: [Planning \(HPBC\)](#)
Cc: [Rachael Simpkin](#)
Subject: Response to consultation for application HPK/2024/0401 - Cottage Lane, Gamesley.
Date: 22 October 2024 12:56:19

Hello Rachael,

Thank you for referring this application for comment.

Detail is practically identical to the previously withdrawn application HPK/2024/0154, and the matters raised at the time of our response for this

process on the 28th of June have not moved on or been addressed in any of the resubmitted documents.

Consequently, in our view, the proposed arrangements for the realigned PROW are unclear and unsatisfactory from a community safety perspective.

The enclosure plans link within the online planning file still brings up a second copy of the P13 visuals.

Previous comments are copied below in blue.

Whilst there would be no reason to object to residential development of this parcel of land in principle from the perspective of crime and disorder, the proposed footpath diversion arrangement presents avoidable risks for both prospective new residents, and others who would be passing along the proposed realigned route.

The present route, taken to be footpath 68, runs in a relatively direct alignment from the shared parking area between 50 and 52 Cottage Lane, where it meets with peripheral footpath 172, and a number of other informal paths leading out to formal routes or into woodland.

Whilst the central portion of FP68 is reasonably open, the Cottage Lane end, FP172 intersection, and the majority of other routes around the application area are not open, and whilst clearly reasonable well used, do not provide what would be seen as primarily safe routes.

Looking over a crime profile of the area there is a pocket of nuisance related offences of fire setting and damage to fencing around the start of the route from the previously mentioned communal parking area.

Whilst residential occupancy of the site would have a positive impact upon this type of nuisance, this needs to be weighed against the effect upon territoriality for new residents, particularly around the eastern side of the site, where the proposed realigned route provides escapes out into woodland, and runs at a right angle into a semi-private turning head, so sight lines are significantly reduced.

Aerial views of this part of the site seem to indicate that the footpath is enclosed by the private shared gardens of plots 19-26.

With the arrangement proposed I can see the benefit of such a link for new site residents in respect of convenient circulation, but the risks presented would be outweighed by the weakening of space hierarchy and risks the arrangement brings. Public passage could easily be afforded by a realignment of the route through the adjacent public open space, which is open and well overlooked.

There is already a line of desire running through woodland from Glossop Road into this open space.

There are no boundary treatment details available, excepting what is shown on aerial views, so this will need to be clarified and set out on approved plans.

Secure gating should be indicated gating for each plot, and any communal garden access pathways provided with an additional shared gate which is key lockable from both sides, to secure these longer shared routes for resident access only.

This would be for plots 6-11, 28-30 and 36-37.

The same communal locking provision would be needed for the private shared grounds of plots 19-26 and 44-51.

The majority of house treatment is good in providing active frontages and key corner plots.

The exception to this are the two apartment blocks which have weak gable end treatment around the site entrance and proposed footpath realignment.

Regards

Keith Beswick Ad Cert ED&CP, LCGI

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