



58 Cottage Lane
Glossop
SK13 7EH
15th November 2024

LOGGED

Dear Sir/Madam,
Planning Application No HPK/2024/040

I am writing in regard to application number HPK/2024/040N, land off Cottage Lane, Gamesley, Glossop. Despite Groat Places Housing Group stating in their letter 4/6/24 that 'several local residents support the scheme, the local residents as a majority myself included actively and whole heartedly reject this project' on valid grounds. Please consider these objections when considering the planning application.

1. The area is subject to a Tree Preservation Order (No 2023 order No 3061) between 14 → 84 Cottage Lane. We consider this area has value worth protecting.
2. Local, strategic, regional and national planning policies - the Council has not yet developed the areas highlighted in their local plan 4 and these should be a priority.
3. The Preliminary Ecological Appraisal Report 5 dated July 2023, includes the following:
a) P23/24C 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 & Species regulations 2010, and annexes & schedule 5 of the

Wildlife = Countryside Act 1981

b) p25/34 - report records over 110 species of breeding birds including Barn Owls, which are schedule 1 species listed under Wildlife and Countryside Act 1981.

c) p28/34 - It is recommended scattered trees, hedgerows, and broadleaved woodland which is identified as BAP Priority Habitat to be retained, and protected throughout the development.

If any habitats are removed, they should be replaced as soon as possible. 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 compensatory hedgerow planting should equate to a minimum of 1.5 times the length of that to be lost in order to retain connecting features throughout the site.

How is this assessment going to be complied with?

d) p29/34 - The site was assessed as having high value for common and notable bird species within the broadleaved woodland, scattered trees and hedgerows. These habitats should be retained where possible.

WHERE is the provision in the plans for this to happen?

e) p31/34 - The site was assessed as providing suitable refuge and foraging opportunities within the poor semi-improved grassland, hedgerows, scattered trees and broadleaved woodland, which also provides hibernating opportunities for the species.

The plans do not allocate for these habitats to be retained.

Deer and Hedgehogs have been spotted (I have had to bury a hedgehog recently, Foccol on Cottage Lane) and they are protected by law.

Every effort should be made for their populations to grow and thrive. The development would be doing the opposite, first during the building phase, and then with loss of habitat post construction.

We should be trying to preserve these habitats for future generations.

F) I believe this is a High Risk Development Area listed in the Coal Authorities interactive map 1 as a high risk ~~as~~ development area

g) local services - There is already proposed developments in the area adding 156 homes on Crawbarnes site adding approx 150 to existing population of Gamesley, and Uplands development, in Brookfield which is very close by has added 30 homes.

Both these sites include "affordable homes" as part of their development plans and further development is already being considered in the local area, for 56 homes at Dinting.

This puts tremendous strain on local services (doctors dentists schools, social care and public transport and in turn the existing road network, resulting in congestion and safety issues. local public transport provision is SUB-STANDARD, with few bus routes and infrequent service, including NO SERVICE at all on Sundays, for some 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 at Dinting - a 20 minute walk from the proposed development.

It is highly likely, that commuting and other trips in/out of the development, would 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.

h) Adequacy of Parking.

The majority of houses on Cottage Lane are over 100 years old built before cars and buses were part of the Transport System. The gravelled area created off Cottage Lane between houses 50 & 52 (marked as 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 allow emergency services and buses to get through. Local residents would suffer a loss of parking spaces as a result of the development. I have counted 12 vehicles using this area.

i) If the proposed development is approved Cottage Lane property gardens will be directly adjacent to the new dwelling properties' boundaries which will result in loss of privacy as it will be close enough for each side to look into the others houses/gardens.

In particular, as I live at no 58, the plans show proposed dwelling containing flats immediately behind my property resulting in residents of upstairs flats having 24 hour views into my property! I will have NO Privacy at all!

This could greatly impact on my Mental Health. I have lived in my property since 1988 with unobstructed views towards the hills (in winter) and the beautiful woodland and wildlife in summer.

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 myself and the residents of Cottage Lane and Garsley, as these green spaces are used by locals and improve mental and physical health as well as living conditions in the neighbourhood. This is INVALUABLE in a deprived area like Garsley.

j). Great Places Housing response dated 4/6/24, to locals concerns regarding modern design clashing with the character of the neighbourhood, state:

' 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.

These images are in stark contrast with the appearance of the houses on Cottage Lane, which are made of LIMESTONE, and full of character.

k) Noise and Disturbance resulting from use:-

The land of the proposed development currently has a tree and hedgerow cover. To DESTROY this natural setting to build 51 houses, with associated cars and emissions, will alter the peaceful surroundings and increase noise levels from the main road for local residents, also impacting the mental health of residents.

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.

I therefore urge the council to reject this planning application and instead focus on other schemes and land that is more suited to such developments, as per laid-out local plans.

Thanking you in anticipation