

From: planningcomments@highpeak.gov.uk
To: [Planning Comments \(HPBC\)](#)
Subject: Comment Received from Public Access
Date: 11 November 2024 19:35:03

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

From:
74
Cottage Lane
Gamesley
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Phone:
Email:
Submission: Objection
Comments: Strong objection to this proposal.

Tree Protection Order 2023 No 306 was granted in 2023 because it is "expedient in the interests of amenity" ie to preserve the natural landscape of the area as a whole, rather than to protect any number of specific rare trees. Comments within the application about "quality" of the trees is irrelevant as the Tree Protection Order was granted to preserve the aesthetic of the trees as a collective. Replacing this greenfield area with a housing estate would directly oppose High Peak Borough Council's own view that this woodland in its entirety should be preserved.

In addition to valuable trees, the woodland is also home to bats and owls, as acknowledged within the planning application assessments and are regularly seen by local residents.

The SCI only makes reference to deer, who will "run away" from land being destroyed. While not an endangered species, it is not reasonable for deer and other species living in these woodlands to be displaced from their habitats.

The land is within, or directly bordering a high-risk development area, as listed on the Coal Authority website's map.

Proposed aerial visuals listed within the application shows a single point of entry of entry for road vehicles through a side road on Cottage Lane. This differs from previous aerial plans sent to residents, which had another entry road through near Brookfield. Cottage Lane is an extremely busy road with legal on-road parking on one or both sides of the road the entire way down. This restricts the road to bottlenecks and single file traffic at several points. Creating an additional access point for perhaps 80+ cars to enter and exit on to the main road will be dangerous and lead to considerable congestion, adding air and noise pollution. This is a view supported by Becki Woods, Derbyshire County Councillor, within her comment on the previous application HPK/2024/0154.

Gamesley has a population of around 3,100 (2021 ONS). This shall be increased by around 15-20% by the 156

homes currently being constructed as part of the Crowberries development which is around 300 yards away from this proposed development site. This population increase will place a significant pressure on Gamesley's doctors surgery, small schools and other community services, which anecdotal evidence suggests are already over-subscribed and underfunded. Gamesley is an impoverished area and many residents rely heavily on its limited public services. Adding yet more residents through this planning application will have a hugely detrimental impact on these local services and the wellbeing of the community as a whole.

We understand the need for affordable / social housing as part of the Local Housing Plan. The Crowberries development (which was predominantly brownfield and supported by local residents) consists of a high percentage of affordable homes, which will satisfy the demand of such housing in the Gamesley area without requiring this additional housing development plan. More affordable housing is being created close by on the Brookfields Uplands development.

As confirmed by local councillor Edward Siddall, this planning application is not part of the Local Housing Plan and will not count towards the target, therefore it is not within HPBC's interests to grant this application on the grounds of meeting housing targets.

Cottage Lane is a close community of residents, many of whom have lived on the street for several decades. Collectively, we are overwhelmingly opposed to this development and the impact it will have on the local community - from straining the already-limited local services, to protecting our diminishing number of green spaces. This application will offer no benefit to the local area or its community, which should be at the heart of all decisions made by the Planning Authority.

This view is also supported by our local Councillors Edward Siddall, Anthony McKeown, and our prospective MP for High Peak, Jon Pearce, each of whom have told residents directly that they plan to object to this proposal.

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