

From: planningcomments@highpeak.gov.uk
To: [Planning Comments \(HPBC\)](#)
Subject: Comment Received from Public Access
Date: 12 November 2024 12:07:56

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

Cottage Lane
Gamesley
Glossop

Submission: Objection

Comments: While I understand the need for more housing to be developed, I object to the proposals outlined in application number HPK/2024/0401 as the site is completely unsuitable for the proposed development. In addition, the proposed development does not appear that it will bring any benefits to the area. Rather, it is likely to only bring negative impacts.

A few examples of these negative impacts are listed below

Loss of green space, negative impact on biodiversity and local ecosystem:

The site of the proposed development is home to an established ecosystem which supports an abundance of wildlife. Removing this would destroy the habitat of innumerable species including those with protected status (e.g. bats).

Tree preservation order:

There is a preservation order in place for the trees on the site. Ignoring this would not only be disastrous for the local wildlife but would also be contrary to the legislation previously imposed by the local authority.

Increased risk of flooding:

The trees and vegetation on the site currently act as a natural defence against potential flooding. If they were to be removed then the flood risk to roads, local businesses and homes would increase.

Construction work:

The heavy plant and machinery which will be required to develop the site will have disastrous consequence for the existing residences on Cottage Lane. Many of the residences are over 100 years old and were not built to withstand the heavy piling, drilling, etc which will be required to develop the site. This will have a negative impact on the structural integrity of many homes causing damage and costly remediation bills for local residents.

Parking and access:

Cottage Lane is a narrow street with limited parking. Typically, residents need to park their cars by the side of the road; there are no other options available. Given that parking availability outstrips current demand (e.g. there are routinely up to 12 cars parked in the 'lane' leading to the proposed development as street parking is unavailable), this will only worsen significantly if the development proceeds. Any increased congestion of the road will effectively narrow the road further and have negative implications for emergency services vehicles, buses, goods vehicles, etc; many of which will be blocked from accessing the road as there will be insufficient space to pass through.

Unsustainable pressure on local services (e.g. doctors etc):

New planning proposals often focus on what benefits and sustainability they will bring to the local area. The current proposal does not appear to bring any substantive benefits. Local services (for example, doctors, dentists, and schools) are already stretched to capacity. The proposed new development will only worsen this situation.

I trust you will take the above into consideration when rejecting the latest planning application.

Do you really need to print out this Email? Be green - keep it on the screen.

This email is intended for the addressee(s) only and may contain sensitive, privileged or confidential information that could be protectively marked. If you are not the addressee please do not use the information in any way. If you have received this email in error please notify the sender immediately and delete it from your system. Thank you.

The Council may be required to disclose this email or any responses to it under the Freedom of Information Act 2000. The way in which we handle personal information is set out in our privacy notice and is available at <https://www.highpeak.gov.uk/YourData>
