

From: planningcomments@highpeak.gov.uk
To: [Planning Comments \(HPBC\)](#)
Subject: Comment Received from Public Access
Date: 13 November 2024 12:06:42

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

Cottage Lane
Gamesley
Glossop
Derbyshire
SK137EH

Submission: Objection

Comments: I would like to strongly object to the proposed plan. Please see reasons below:

Even though my property is almost opposite the proposed entrance to the site I have not received any direct information about this application from the council, is this on purpose to reduce the number of objections perhaps. How many other people/organisations that were previously consulted have not been notified of the renewed application. A comment from, The Trans Pennine Trail Partnership and Sustrans, response;

Despite being consulted on this earlier application, neither the TPT National Office nor Sustrans were notified of this current application. High Peak are asked separately to ensure that both organisations are notified of developments on/adjacent to our network,

and notes,

The development lacks safe provision for families wishing to cycle with statements indicating cyclists should use footpaths, which is illegal. The need for this new residential development to provide safe facilities for pedestrians and cyclists is paramount.

Cottage lane is very congested as it stands now. The volume of traffic is horrendous. Parking is very difficult and even impossible sometimes. I note from Eden Buiding Designs Facebook page that they show an illustration of the entrance to the finished site with double yellow lines extending onto Cottage lane, nowhere in the planning documents has this been mentioned, artistic license perhaps or just more obfuscation.

The development talks about car parking for some of the new residents BUT it does not address the additional 100+ cars using the local roads and adding to the already congested routes in both directions into Glossop or the motorway. There is also the extra traffic from delivery and visitor vehicles.

There is also the issue of the extra strain on public transport, health services and schools from this development.

The council needs to examine the impact from all developments in the area not just this one.

There are two nearby stalled/abandoned developments, Uplands on Brookfield and Crowberries on Glossop Road, with a development underway on Dinting Road, how is this new building development even being considered

The woodland habitat that this build would destroy supports countless birds and species including bats, hedgehogs, owls, deer, reptiles, migratory birds and countless insects and considering the development company sent in a workforce to partially clear an area behind the houses on Cottage Lane prior to any planning consultation I have very little faith that they will comply with any preservation requirements.

Another example from the previous planning application not present in the current documents.

In the previous planning application, ref HPK/2024/0154 a consultation document from Peak Tree Consultancy Ref No: PTC/2437/003.01 dated 13/07/2024 concluded with recommendations: "The current proposals require the removal of/or threaten the long term retention of the existing trees and woodland. they are also indirectly detrimental to the adjacent ancient woodland. The proposed mitigation is inadequate and unclear and therefore is contrary to National and Local Policy and should be refused."

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