

From: planningcomments@highpeak.gov.uk
To: [Planning Comments \(HPBC\)](#)
Subject: Comment Received from Public Access
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Application Reference No. : HPK/2024/0446

Site Address: Adult Education Centre Spring Bank New Mills Derbyshire SK22 4AZ High Peak

Comments by: Mr Shaun Osborne

From:

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Springbank Gardens

Springbank Gardens

New Mills

Derbyshire

SK22 4BJ

Phone:

Email:

Submission: Objection

Comments: We are objecting to the proposed development of 26 residential flats at Springbank Education Centre on accessibility grounds.

The sole vehicle access to the site will be via Cresswell St. This is essentially a single lane road due to already existing allocated disability parking areas on it. And leads to Springbank Gardens, an unadopted cul-de-sac that has no road markings, no street lights and no grit bin provided by the council at this time.

The development proposes 29 car park spaces and 30 bikes spaces utilising the existing car park area at the old Education Centre. We feel this is inadequate and will cause overflow parking to occur in the surrounding streets, least of which may occur on Springbank Gardens, which has a turning circle at its head for large vehicles. The surrounding streets are already used for parking for the local school in Meadow Street and Springbank Arts Centre. Reduced accessibility issues will severely impede refuse collections, as well as deliveries to Cresswell Street and Springbank Gardens. We are concerned that the increased heavy usage of Cresswell St will damage the road and pavements leading to unsafe driving and pedestrian access. There is no mitigation for this in the plans; it is assumed on the plans that the change in usage to residential flats will be a reduction in traffic - we believe this is incorrect, as new residents to the flats will increase the number of deliveries, services, and visitors.

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