

From: planningcomments@highpeak.gov.uk
To: [Planning Comments \(HPBC\)](#)
Subject: Comment Received from Public Access
Date: 24 March 2025 19:02:54

Application Reference No. : HPK/2025/0018

Site Address: Storage Buildings To The West Of High Hill Road New Mills Derbyshire SK22 4HQ

Comments by: Clelia Simpson

From:

12

Watford Bridge Road

New Mills

High Peak

SK22 4HJ

Submission: Support

Comments: With regards planning application HPK/2025/0018, we submitted an objection on 3rd Feb 25.

We have been in consultation with the developer and they have confirmed and provided copies of the following which will be submitted as an update to their application.

A revised site plan which shows the updated boundary position as previously the original plans removed the hedge and positioned the fence in its place on our original plans. The new plans to be submitted have now adjusted the boundary to ensure it remains inside of the current hedge, respecting our property boundary as shown on our deeds. The developer has noted the understanding of the importance of this hedge for local wildlife and appreciate your family's maintenance of it over many years.

In addition to this they have confirmed they will ensure it is clear we are not responsible for the maintenance of the rear of the hedge as we will not have access due to the fencing being erected.

In connection with the ancient light law, they have commissioned a formal right to light survey which confirms that the proposed development will not cause a significant reduction in light to your property that would contravene regulations, and they have also offered to share this report with us.

On the matter of the Sett Valley Trail, they have confirmed the current site layout maintains the existing access route at the end of the development. The plans have been designed with consideration for established pedestrian movement in the area, as this was not clearly shown on the original drawings the architect has changed this to show access is still available, again this will be submitted with the as an amendment.

To address traffic and safety concerns, they will be submitting a formal traffic management plan that includes the use of a qualified banksman to ensure safe access and egress for all site traffic during construction. This will help mitigate any issues with the junction opposite the site entrance during construction.

For fire safety, they are committed to installing a new fire hydrant on High Hill Road, ensuring the fire service has appropriate access without needing to use the existing hydrant at the rear of Watford Bridge Road properties.

Regarding utilities, the current design proposes routing services past 122 High Hill Road, the same route as the drainage.

Additionally, they will be submitting a statement to the planning department confirming that any garden lighting installed will be positioned at low level to prevent light pollution affecting houses on Watford Bridge Road during evenings.

As a result of the proposed changes, we are now happy to support the development.

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