

Application Reference No. : HPK/2023/0118 Site Address: Land at Hole House Mill Marple Road Chisworth
Derbyshire SK13 5DH Glossop Comments by: Andrew and Diane Deakins

From:

Millstream House,
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Submission: Neither

Comments: Whilst aware that this planning application has been approved before and is unlikely to be rejected, we commented on the original submission in 2023 and feel that some of the points made then, by ourselves and others, have not been addressed. Again, the Transport Assessment repeats flawed information.

We live directly opposite the proposed entrance to the site.

1. The road is no more than single track toward the mill from its access on Marple Road. It currently just accommodates refuse wagons, delivery vehicles and currently tractors. There are no passing places. The road cannot and should not be widened due to the millstream on the left and cottages on the right. The plans incorporate the stream and describe the addition of a pavement, restricting the road width further. We still feel that this is not suitable as an entrance and exit to the site, either for plant required to develop the site or for the residents living there. The road is at its widest at the entrance by 110 and 114 - 118. This is because this provides additional parking space for these properties and is their land.

2. The revised plans have increased properties to 37 overall , previously 28. Whilst there is parking on site, this could mean an additional 74 vehicles using this access road onto Marple Rd. The Transport Assessment makes much of walking distances from this site. It quotes 'street walk' distances to various amenities, including the local primary school. The location of the properties means that, realistically, children will be driven to school. Walking is too far and it is likely that most of these homes will have two working parents, who don't have time to walk. Some of these occupants may already have children at other primary

schools and don't wish to move them. Secondary children will also be driven to school or bus stops. Then there are the commuter trips . The Transport Assessment under estimates the additional cars which will be using the road, coming and going along a narrow road with poor exit visibility.

3.The TA makes a point about the availability of public transport. In reality this is three buses a day, which are every two hours and travel between Glossop and Stockport . The journey time quoted to what is stated as the nearest train station, Marple, is inaccurate.

The assessor has clearly never tried to travel to Marple by bus or car at anytime of day, let alone rush hours. People trying to get to work or school in Marple and beyond would not choose to use a bus, they will get in their cars. The nearest train station is actually Broadbottom, where travel is to all stations to Manchester, and is only accessible by car.

4.The TA refers to the visibility from the access road when exiting the site. Living opposite, we are aware daily of some of the restrictions placed on vehicles leaving this lane. To the right, visibility is restricted by the bend in the road opposite Nos 25/27. Traffic approaching this bend from the Marple end do not see what is on the road until they have rounded the bend. Even at 30 miles an hour (which is not the norm), they would be upon a car exiting the access road within seconds. Visibility is also restricted to the left by vehicles parked on the hill going towards Charlesworth. These prevent a clear view of cars coming down and cause vehicles to cross the carriageway in order to exit. The revised plans do not address these issues and the addition of double yellow lines on Marple Road going up the hill towards Charlesworth would be welcome.

5. We believe that the addition of 37 family homes will put pressure on an already oversubscribed school and on the sparse availability of doctors and dentists.

6. The additional vehicles will put pressure on an already busy road and the access/egress will increase the risk of accidents. The TA references only accidents up to 2020. We have been here three years and there have been at least two incidents in this time caused by cars unable to see what is coming or crossing over the carriageway to avoid parked vehicles. Since the building of the A555 and the weight restrictions on the Snake Pass, the number of vehicles, and particularly large waggons, has increased hugely, as the A626 Glossop/ Marple Rd is provided by Sat Nat as an alternative route avoiding the A6 etc.

In summary, we still believe that the solution to the road issue would be that the road opposite us is the entrance to the site and a separate exit road needs to be designed in. In addition, the number of properties needs to be reduced

not increased, parking needs to be prevented on Marple Rd in the vicinity of the site and a traffic survey might help clarify how busy this road already is.

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