

[REDACTED]

From: planningcomments@highpeak.gov.uk
Sent: 07 December 2025 18:13
To: Planning Comments (HPBC)
Subject: Comment Received from Public Access

Categories: [REDACTED]

Application Reference No. : HPK/2025/0462 Site Address: Gas Works Site Horwich End New Road Whaley Bridge Derbyshire SK23 7JZ Comments by: James Bowman

From:

2
Mevril Springs Way
Whaley Bridge
High Peak
Derbyshire
SK23 7GZ

Phone: [REDACTED]

Email: [REDACTED]

Submission: Objection

Comments: Dear Sir / Madame

I wish to object to the above application on the following grounds:

1/ As noted in the application, the industrial estate where the proposed development is located, should be accessed via New Road, which I note are the focus of the consultation on the planning application, along with Cromford Court. New Road itself is an unadopted road, and in very poor condition and simply not suitable for increased traffic especially for large vehicles.

2/ Unfortunately, the overwhelming majority of the traffic to the industrial estate uses the Moorside Estate, via Shallcross Mill Road. This is a private residential estate, which is also an unadopted and fairly narrow road, maintainable at the cost of the residents. For some reason this estate does not form part of the formal consultation process, despite our estate being used incorrect as the main access to the industrial estate. Since the applicant put a large number of shipping containers on the site, we have seen a significant increase in traffic already, many of the vehicles using our estate for access, exceed the estates speed limits. The applicant appears to have taken advantage of some sort of loophole in the planning application process, as we never saw any application or even notice of these being put in place. By building 6 large residential properties on the site, this will increase this traffic further, with not just the residents, but visitors and deliveries to the site etc. This poses a further danger to the residents of not only the Moorside Estate, but also the residents of Cromford Court and surrounding area. Many of the residents along Shallcross Mill Road are very elderly, or are young families with small children.

3 / The building phase and access once complete would damage the roads, notably Shallcross Mill Road. The estate has already seen damage caused by the applicants, when a large number of shipping containers were transported on huge lorries via Shallcross Mill Road, again not via New Road, which further evidences the current road infrastructure and access are not suitable. The damage is evident in particular along the top of Shallcross Mill Road,

where it meets Elnor Lane. As noted above Shallcross Mills Road is currently an unadopted private residential road, maintained at the cost to the residents. The estate and road has already been damaged as a result of transporting the shipping containers. The road and estate was simply not made for the weight of the increased heavy goods vehicles and traffic. The application if successful, would also result in the containers, presumably being removed from the site, which would no doubt result in them using Shallcross Mill Road again, causing further damage. This of course would be unacceptable and in addition to any deliveries during any building phase, which for 6 dwellings would be substantial.

In summary, the proposal is not considered appropriate nor acceptable for the damage, safety and ultimate cost to the local residents and access roads.

As such I strongly object to the planning application.

Yours sincerely

James Bowman

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>
