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From: [REDACTED]
Sent: 12 March 2026 16:47
To: Planning Comments (HPBC)
Subject: Comment Received from Public Access

[REDACTED]

Application Reference No. : HPK/2025/0447 Site Address: LAND AT Crossings Road Chapel-En-Le-Frith Derbyshire
Comments by: Welby Croft Andrew Care Ltd

From:
Welby Croft Residential Home
Crossings Road
Chapel-en-le-Frith
High Peak
Derbyshire
SK23 9RY

[REDACTED]

[REDACTED]

Submission: Objection

Comments: Objection to Proposed Housing Development on Crossings Road & Impact on Care Home Residents

To whom it may concern,

I am writing on behalf of Welby Croft a residential care home situated on Crossings Road, which provides 24-hour care and support to 24 vulnerable adults, all of whom have complex needs and multiple comorbidities. I wish to raise serious concerns regarding the proposed housing development by Barratt Homes on Crossings Road.

While we appreciate the need for new housing, the location and scale of this proposed development would have a disproportionate negative impact on the health, safety, and well-being of our residents, as well as on the operation of our care home. Our objections are as follows:

1. Increased Traffic and Road Safety Risks

Crossings Road is already subject to significant traffic volume and frequent speeding, despite the presence of warning signage. Residents, staff, and visitors regularly witness vehicles travelling at dangerous speeds, often ignoring signage and putting pedestrians at risk.

The introduction of a new housing estate will inevitably bring:

Increased daily vehicle movements

Construction traffic during development

Greater congestion at peak times

This is of serious concern for our vulnerable residents, many of whom use mobility aids or are supported on walks or outings. Even supervised, the increased traffic puts them at significant risk. Several residents have conditions (such as dementia, learning disabilities, or neurological disorders) that impair judgement and awareness, making the road environment critically important to manage safely.

2. Loss of Quiet, Therapeutic Environment

Our residents benefit enormously from the tranquil surroundings and green views currently available from the home. Many are not mobile enough to leave the building frequently, so their connection to nature through windows plays a critical role in their mental and emotional well-being.

The development would bring:

Loss of natural views, replaced by housing and roads

Increased noise pollution (construction and permanent)

These environmental changes can trigger anxiety, agitation, and stress in residents with dementia and other conditions. Maintaining a calm and peaceful setting is essential to the therapeutic care we provide.

3. Construction Disruption

During the construction phase (which may take months or even years), we expect:

Noise and vibration affecting residents' sleep and routines

Dust and air quality concerns, particularly affecting those with respiratory conditions (COPD, asthma)

Disruption to emergency vehicle access and staff commutes

Many of our residents are particularly sensitive to noise and environmental change. The predictable disruption caused by heavy machinery, demolition, and delivery vehicles will negatively impact their health and recovery.

4. Strain on Local Services and Infrastructure

Our care home already works in close partnership with local GP practices, pharmacies, and district nursing teams. An increase in housing may put additional pressure on these services, reducing the availability and response time for our residents' critical needs, we are aware of the website provided on the letter this would be evaluated, but services are already stretched from the previous homes in the area.

5. Impact on Staffing and Recruitment

Care homes across the UK already face staffing shortages. Increased traffic congestion, reduced parking, and a disrupted environment may make it more difficult to attract and retain care staff, who often work long shifts and rely on reliable transport routes.

Conclusion

The proposed development on Crossings Road poses a real and measurable risk to the safety, health, and well-being of 24 highly vulnerable adults under our care. We urge Barratt Homes and the planning authority to seriously

reconsider the suitability of this location for development and to explore alternative sites that do not directly jeopardise the care of vulnerable individuals.

Thank you for taking our concerns into account.

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