

[REDACTED]

From: [REDACTED]
Sent: 20 March 2026 13:41
To: Planning Comments (HPBC)
Subject: Comment Received from Public Access

[REDACTED]

Application Reference No. : HPK/2025/0157 Site Address: GOYT VALLEY HOUSE Jubilee Street New Mills Derbyshire
SK22 4PA HIGH PEAK Comments by: Russell Haynes

From:

13 Bakehurst Close
High Peak
New Mills

SK22 4PT

[REDACTED]
[REDACTED]
Submission: Objection

Comments: Proposal: Conversion, refurbishment and extension of main building into 17 flats

and erection of four semi detached houses

Location: GOYT VALLEY HOUSE Jubilee Street, New Mills

Application

Reference HPK/2025/0157

Response from Russell Haynes - Bakehurst Close resident

I object to this planning proposal on the following grounds:

1. Many residents have outlined the obvious problems with increased traffic flow and parking needs - a) the revised plans still fall short of LPA requirements for parking provision, b) the site entrance on Jubilee Gardens will decrease current on-street parking space, c) the traffic survey fails to acknowledge the current volume of parking on Jubilee Street between the site and Church Road - it is effectively reduced to a very narrow single track road barely more than a cars width. Increased on-street parking and traffic volumes will exacerbate an already highly stressed situation, increasing the risk to pedestrians and mobility users. Given the confused state and poor quality of the original Transport Statement I urge that the Highways Department urgently review this aspect of the proposal.

2. There remains no acknowledgment of the earlier recommendation for an intrusive ground study to adequately assess the contamination risks from the construction works. As this represents a risk to the wellbeing of neighbouring residents surely it must be a primary consideration for the planning officer.
3. Following the Consultation Response from the DCC Arboricultural Officer on 16/01/2026 the specifics of the Tree Retention plans remain unclear. The Officer perhaps surprisingly suggested that the Weeping Willow be removed. This impressive tree has been a much appreciated feature of the local landscape for at least a generation. Any proposal to remove it should be made clear and local residents notified well in advance. Further, the Officer recommended that all of the retained mature trees on the site be protected by a tree preservation order. It is unclear whether this recommendation has been accepted and incorporated into the plans. The Officer concluded their response with a set of conditions that remain absent from the revised plans. Prior to any approval these conditions should be confirmed and subsequently rigorously enforced.
4. There remains no mention of critical arrangements for the long-term management of the site.
5. As has been noted by DCC's Flood Risk Management team there is no evidence that United Utilities have agreed to the discharge of additional waste from the site. In addition, they note that there is no evidence supporting how the site will drain or of conformance to sustainable drainage practices.

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