

Subject: Formal Representation – **Planning Application HPK/2025/0462 (Former Gas Works, New Road, Whaley Bridge)**

To: planning@highpeak.gov.uk **From:** Phillip Gill, **Reference Address:** 11 Randall Crescent, Whaley Bridge, High Peak, SK23 7DF

Correspondence address: - 14 Meadow Close, Whaley Bridge, High Peak SK23 7BD

Dear Planning Services,

I am writing as the **owner of 11 Randall Crescent, Whaley Bridge (SK23 7DF)** to submit a formal representation regarding planning application **HPK/2025/0462**, relating to the proposed development at the **Former Gas Works site, New Road, Whaley Bridge (SK23 7JZ)**.

Based on my direct experience of the area and the proximity of my property to the site, I believe the application in its current form fails to address several critical issues that will materially affect residents, vulnerable groups, and the wider community.

1. Highway and Access Issues – Unadopted and Unsafe Road Conditions

Significant sections of New Road are **unadopted and in a very poor state of repair**, particularly the stretch immediately off Buxton Road, which is heavily potholed, uneven, and deteriorating. This section is already unsuitable for current traffic levels, let alone the increased vehicle movements associated with construction and future site use.

Because the road is unadopted:

- The Council is **not responsible** for maintaining it
- The applicant has **not committed** to upgrading it
- Residents will be left with **unsafe access conditions**

This conflicts with:

- **NPPF Section 9** – requiring safe and suitable access for all users
- **High Peak Local Plan Policy CF6** – requiring developments to demonstrate safe access
- **Derbyshire Highway Design Guide** – requiring access routes to meet minimum safety and construction standards

2. Impact on Residential Amenity – Elderly Care Home and Nursery at Risk

Two highly vulnerable groups are located directly adjacent to the access route:

Elderly Care Home on New Road

Residents are particularly vulnerable to:

- Noise and vibration
- Airborne dust and debris
- Increased traffic and disruption

The application does not acknowledge the care home's proximity or propose any mitigation.

Nursery/School Group at the Entrance to New Road

At the entrance to New Road, a nursery group operates within the school. Young children, parents, and carers regularly walk, cross, and gather in this area.

Construction traffic and heavy vehicles pose a **serious safeguarding risk**, yet the application:

- Does not acknowledge the nursery
- Does not assess the risk
- Does not propose mitigation

This conflicts with:

- **NPPF Paragraph 95** – requiring safe environments for children
- **Local Plan Policy EQ6** – protecting amenity and safety

3. Lack of Consultation with Residents – Including Moorside Estate

There has been **no consultation whatsoever** between the Planning Department, the applicant, and residents of the Moorside estate, which includes several roads and many households.

Given the poor condition of New Road from the Buxton Road end, it is highly likely that **construction traffic will instead access the site from the opposite direction**, passing directly through the Moorside estate.

This raises serious concerns:

- Heavy vehicles travelling through residential streets
- Safety risks to children and pedestrians
- Noise, dust, and vibration
- Damage to roads and parked vehicles
- No mitigation or traffic management plan

This is contrary to:

- **NPPF Paragraph 39** – early engagement with communities
- **Local Plan Policy S1** – requiring developments to minimise adverse impacts

4. STANDALONE SECTION – Construction Traffic Routing (Major Safety Objection)

The routing of construction traffic is a **critical and unresolved issue**. The application fails to provide:

- A construction traffic management plan
- A designated access route
- Any assessment of risks to residents, children, or vulnerable groups
- Any mitigation measures

Because the Buxton Road end of New Road is unadopted and in extremely poor condition, it is **highly probable** that construction vehicles will divert through the **Moorside estate**, past the Old Folks home and thereby use residential streets not designed for HGVs or site traffic.

This creates **unacceptable risks**, including:

- Conflict between HGVs and school/nursery traffic
- Danger to children walking to school
- Obstruction of narrow estate roads
- Noise, dust, and vibration are affecting hundreds of residents
- Damage to pavements, kerbs, and parked vehicles
- Emergency vehicle access is being compromised

This situation is incompatible with:

- **NPPF Paragraph 111** – developments should be refused if they create an unacceptable impact on highway safety
- **Derbyshire Highway Standards** – construction traffic must not be routed through unsuitable residential streets
- **Local Plan Policy CF6** – requiring safe and suitable access for all users

Until a **fully detailed Construction Traffic Management Plan** is submitted, assessed, and consulted upon, this application should not proceed.

5. Map-Based Description of Access Routes and Traffic Risks

To assist the Planning Department in understanding the geographical and highwaysafety implications, the following describes the road layout and likely traffic routing:

Site Location

- The Former Gas Works site sits on New Road, between **Buxton Road (A5004)** and the **Moorside estate**.

Western Access – From Buxton Road

- Opposite the school/nursery entrance
- Unadopted, heavily potholed, uneven, and unsafe
- Not suitable for HGVs or construction vehicles

Eastern Access – Through Moorside Estate

- Connects to Moorside Road, Linglongs Road, Linglongs Avenue, Randall Crescent, and adjoining cul-de-sacs
- Narrow residential streets with parked cars and limited visibility
- Used daily by children walking to school

Likely Construction Traffic Route

Due to the unsafe condition of the Buxton Road end, construction vehicles will likely:

1. Enter Whaley Bridge via Chapel Road or Macclesfield Road
2. Turn into the Moorside estate
3. Travel along Linglongs Road / Moorside Road
4. Access the site from the eastern end of New Road

Key Risks

- Child safety hazards
- Pedestrian conflict
- Noise and vibration
- Road damage
- Emergency access obstruction
- Air quality impacts

This routing is **unsafe, unsuitable, and unacceptable**.

6. Environmental and Contamination Risks

As a former gasworks, the site carries a high likelihood of contamination. The application does not provide sufficient reassurance that remediation will be carried out to a safe standard, contrary to:

- **NPPF Section 15**
- **Local Plan Policy EQ10**

7. Summary and Recommendation

Given the:

- Unsafe and unadopted condition of New Road
- Risks to the elderly care home
- Safeguarding risks to the nursery/school
- Lack of consultation with Moorside residents
- Absence of a Construction Traffic Management Plan
- Likely routing of HGVs through unsuitable residential streets
- Environmental and contamination concerns

I strongly recommend that **planning permission is not granted** until:

1. A full Construction Traffic Management Plan is submitted and consulted upon

2. Safe access is demonstrated in accordance with NPPF, Local Plan, and Derbyshire Highway Standards

3. The applicant addresses the risks to vulnerable groups

4. Proper consultation with affected residents is carried out

8. Appendix – Specific Hazards on New Road (Observed)

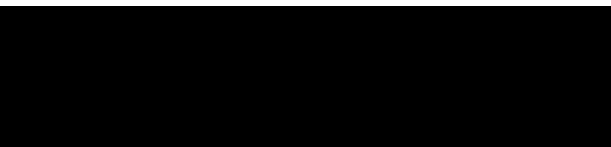
- Deep potholes along the Buxton Road end
- Severe edge deterioration and crumbling tarmac
- Uneven surface causing vehicle instability
- Narrow width prevents safe passing
- No formal passing places
- Limited visibility around bends
- No footpaths for pedestrians
- Standing water and poor drainage
- Loose gravel and debris
- Roadside vegetation encroaching onto the carriageway

These hazards make the road **wholly unsuitable** for construction traffic or increased vehicle movements.

Please confirm that this representation has been received and recorded against the application.

Yours faithfully,

Phillip Gill



There are five (5) pages in this letter

