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Your ref no: CCPXSCGL

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Your ref no: CCPXSCGL

Your details

Title

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Firstname

Matthew

Surname

Welsh

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47

Address line 2

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Address line 3

Glossop

Address Line 4

Derbyshire

Postcode

SK13 8NT

Daytime telephone number (optional)

Mobile telephone

Email address

IMPORTANT - Communicating with us electronically will help us get documents out to you quickly and avoid delay

Preferred method of contact
(optional)

Your ref no: CCPXSCGL

Type of enquiry

Planning General Enquiry

Planning application reference number if known (optional)

HPK/2026/0358

Enquiry details

I am writing as a local resident to express my strong objection to the proposed development of up to 40 dwellings on land north of St Mary's Catholic School, off Cliffe Road, Glossop, under planning application reference HPK/2026/0358.

I believe the proposal raises serious concerns that require particularly careful consideration before any decision is made.

1. Highway safety and access

Cliffe Road is narrow and constrained in places, with limited visibility, pinch points, steep sections and areas where pedestrian facilities are inadequate. I am concerned that the existing road network is not suitable for the additional traffic generated by up to 40 homes.

There would also be construction traffic, delivery vehicles, refuse vehicles and emergency-service access to consider. The proximity of St Mary's Catholic School makes the potential increase in traffic and pedestrian movements especially concerning, particularly at school drop-off and pick-up times.

I ask the Council to ensure that the application includes a robust, independently scrutinised assessment of:

- Existing road capacity and traffic conditions;
- Visibility at the proposed access and surrounding junctions;
- The safety of pedestrians, including children walking to and from school;
- The impact of steep gradients, narrow sections and parked vehicles;
- Construction traffic and construction-management arrangements;
- Access for emergency and refuse vehicles; and
- Whether safe, practical and accessible pedestrian and cycling routes can genuinely be provided.

The previous application for this site raised substantial concerns about pedestrian links and the deficiencies of Cliffe Road. I would ask the Council to establish clearly whether those concerns have actually been resolved, rather than relying on assurances that they can be addressed through conditions.

2. Landscape and visual impact

The site occupies a prominent and elevated position on the hillside and is currently open land which contributes to the character and appearance of the surrounding area. Developing this location would result in a significant change to the landscape, with houses, roads, lighting, boundary treatments, earthworks and

associated infrastructure potentially visible from a wide area.

The sloping nature of the site also appears likely to require substantial cut-and-fill works. I am concerned that this could create an engineered appearance, alter existing landform and increase the visual impact of the development.

The Council should give careful consideration to:

The prominence of the site on the hillside;
The effect on important views into and across Glossop;
The loss of open countryside and existing landscape character;
The cumulative impact of associated roads, retaining structures and lighting;
The effect of earthworks on the natural landform; and
Whether the proposal is genuinely appropriate for this sensitive location.

3. Ecology and biodiversity

The land appears to provide valuable habitat for wildlife and is not simply an unused or ecologically insignificant field. I am concerned about the loss and fragmentation of habitat, disturbance during construction, the removal or damage of hedgerows and vegetation, and the effect on wildlife using the site as a foraging or commuting area.

The application should be supported by up-to-date ecological surveys carried out at appropriate times of year. These should properly assess, where relevant:

Bats and potential bat roosting, commuting and foraging habitat;
Badgers and any potential setts;
Nesting birds;
Other protected or priority species;
Hedgerows, trees and other habitat features; and
The genuine biodiversity impact after taking account of all proposed mitigation.

I would ask the Council not to accept a biodiversity-net-gain calculation at face value without checking whether the baseline habitat assessment is accurate and whether the proposed habitat creation is realistic, deliverable and capable of being maintained in the long term.

4. Drainage, flooding and ground conditions

Given the steep topography of the site, I am concerned about the potential effects of development on surface-water runoff, drainage, soil stability and neighbouring properties and roads.

The removal of vegetation, construction of roads and buildings, and alteration of the existing landform could change how water flows down the hillside. The Council should require convincing evidence that:

Surface water can be managed safely;
The drainage strategy is based on appropriate site testing;
There will be no increased risk of flooding or water flowing onto neighbouring land or highways;
The effects of climate change have been properly considered;
Any retaining structures and earthworks are safe; and

Drainage and maintenance arrangements will remain effective permanently.

These issues should be resolved before permission is granted, rather than left to uncertain future details.

5. Impact on the local community and school

The proposal would place additional pressure on an already constrained residential area. The location immediately near St Mary's Catholic School raises particular concerns regarding traffic, child safety, construction disruption, noise, dust and the loss of open space used and valued by the local community.

I also ask the Council to consider whether local services, roads, footways, schools and other infrastructure have sufficient capacity to accommodate the proposed development.

6. Previous application and unresolved concerns

A previous proposal for housing on this site was considered under application HPK/2019/0020. The committee report identified concerns relating to the site's steep and prominent location, highway and pedestrian safety, drainage, ecology, landscape impact and the practical difficulties associated with the surrounding road network.

I ask the Council to compare the current proposal directly against the previous application and to explain clearly:

Which concerns remain;

What has materially changed;

What evidence demonstrates that previous objections have been overcome; and

Whether the current proposal is genuinely acceptable in planning terms.

For the reasons above, I respectfully ask the Council to refuse the application unless it can be demonstrated conclusively that the development would not cause unacceptable harm to highway safety, pedestrian safety, landscape character, biodiversity, drainage, neighbouring residents or the setting of the school.

Please register this as a formal objection to application HPK/2026/0358 and confirm that it will be taken into account when the application is determined.