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Read out at the inquiry on 19/06/2024

## **Objection Statement**

I am a long-term resident of Adderley Place, having lived here for the past 16 years. I've worked from home for the last 12 years and being a dog owner I am a daily user of the field at Adderley Place and a frequent pedestrian, cyclist, and motorist along the lane that crosses the land planned for development. Therefore, my connection with this area is substantial and emphasizes my personal and vested interest in its preservation and my right of access.

I object wholeheartedly to the development by Wain Homes on the land at Dinting Vale, or as we know it, the fields at Adderley Place for the benefit of not only the residents of Adderley Place, but for the benefit of Glossop residents and the wider area.

I'd first like to state that when Adderley Place was first submitted into the LAP the council failed to consult with residents outside of Adderley Place directly. We received a leaflet detailing that it had been submitted for review, but the surrounding area – Simmondley and Dinting did not receive this information (we knew this because of friends and family that live in the wider area despite the council stating that they'd sent out over 3000 leaflets). The residents of Adderley place felt that this was important to the wider community, because at that time the proposed entrance point was not decided and FP50, and Kestrel View were also suggested along with a steep access road from the A57.

We leafleted and knocked on doors throughout Simmondley and Dinting and with the help of Councillors John Hakken and Julie McCabe, there was a public consultation held at Bradbury house in Glossop for the LAP proposal. The response was overwhelmingly unanimous that nobody in the local area agreed with the build, siting traffic, loss of green space when brownfield sites were available. At the time affordable housing was included, so since then the proposal has become even more objected to.

Coincidentally, when we received letters from the appellant regarding their plan to build on the site, again Simmondley and Dinting were also not consulted. So again, we printed leaflets and knocked on doors, and we can see from the amount of local objections that this build is something that the locals of Glossop feel just doesn't make sense with regards to lack of infrastructure, the traffic, air pollution, loss of the last green space on this side of Glossop and loss of the wildlife.

We feel that Glossop residents haven't been consulted or heard, and at the end of the day, we're the ones that have to live with the result of this build should it be approved.

## **FP50 and suitability as a main pedestrian access to the site.**

As we heard yesterday, the developer is proposing that to counter the 1:10 gradient that lane at Adderley Place/FP50 could be used as access for pedestrians and cyclists due to its lesser gradient.

Adderley Place is maintained by the current residents of Adderley Place to allow sufficient vehicular access. This is paid for by the residents and carried out by the residents and has been for as long as any of us can remember. It's a tough job to keep on top of. Long spells of wet weather, as seen over recent years causes the surface to degrade rapidly, often faster than regular maintenance can keep up with. Because of this and the nature of the rough surface of the lane it is often potholed and as Mr Bennett stated yesterday, would be inaccessible by wheelchair users, and a struggle with a pushchair.

Since living at Adderley Place there are a couple of things that may not be obvious to planners, developers and possibly people that don't live at Adderley Place.

1. If I must attend a meeting, or place of work and dress smart I have to take into account my footwear, take a torch if I'm coming home after dark, and have my wits about me.
  - a. To get to the station, the bus stop or to walk into Glossop it involves walking up or down an access that is poorly lit and extremely slippery when wet, often overgrown with nettles – I've slipped descending, and I know I'm not alone in that and many don't use it at all for that reason (the FP50 from Adderley place to the A57). I recommend that the Inspector adds this into his site visit on Friday.
  - b. Or I walk down FP50 to Simmondley Lane, which is muddy, potholed, not gritted in winter and unlit. I make a judgement call on which is the best option. In winter, even a walk into Glossop to the supermarket after work involves using a torch. I always worry about turning my ankle in one of the potholes that I can't see. I know that some of the other female residents won't walk down the lane after dark.
  - c. Traffic modelling for this site hinges around public transport links and therefore less car travel. However, the suggestion that Dinting Station is within 700m of the site and easily walkable is laughable. This omits that the station is also at the top of a very steep, rough surfaced, path that is inaccessible by wheelchair or those with a pushchair – and difficult in heels!. It is not gritted in winter, making it dangerous and it is also poorly lit – often the lights don't work and they take time replace the bulbs. Again a torch is recommended in the winter.
  - d. Hence, I've not worn heels on a night out where I must take public transport or walk since I moved here.
  - e. If the other option is a tree lined steep road, after dark for women that also wouldn't feel safe.
  - f. It was suggested yesterday that if you live in Glossop then you have to expect hills. As Mr Bennett alluded to yesterday the cobbles on FP50 and the potholes would make it impossible to use for those in a wheelchair, or those that struggle to walk unassisted. I'd also like to make a point that we are an aging population. You don't expect to lose

your ability walk, but it's a fact of life that many of us will at some point. It's not something that you can plan for, but you'd hope that the house that you own, which for some will be their last house, allows you to leave your estate under your own steam.

- g. One other point to note is that in Glossop the pavements are not gritted. On a steep gradient footpath, that's more or less a necessity. (Simmondley Lane isn't gritted on the footpath either) so often pedestrians will walk in the road. Another point to note on this is that Adderley Place, due to its height and location is always colder than the temperature on the A57, but a few degrees. This means that it holds on to ice and snow longer. – I've walked down the lane in walking boots, or yak trax to avoid slipping in winter, only to find that when I reached the A57 there was no snow or ice at all.
- h. Can the appellant/council confirm – the roads within the site will not be adopted, therefore I'm assuming they also won't be gritted by the council?

Therefore, with FP50 being proposed as the main pedestrian access, I believe that the development lacks adequate, inclusive access for **all** residents.

### **Right of access for Adderley Place existing residents**

- a. The current residents of Adderley Place within their deeds have a right of access to Simmondley lane via the lane. This is a right that is required 24/7/365. It cannot be deviated, blocked or made impassable without a diversion order.
- b. We have not been consulted on how the build will affect our access and there is nothing that I can see in the documentation that details how the appellant proposes to: install sewerage pipes, lay the road where it crosses FP50 and maintain ours and our visitors safe passage down the lane during the build when we assume that there will be heavy plant regularly crossing the lane.
- c. The proposed road that crossed FP50 will have to be raised above the level of FP50. This will create run off that will cause a pothole to form either side of the ramp, that will be dangerous to pedestrians when full of water and cause damage to vehicles – the residents, the waste vehicles, post vans, delivery vans, taxis. Will the appellant pay for the maintenance of this regular issue
- d. Those exiting the estate will be travelling down hill, that includes cyclists as well as cars. Who has the right of way, will there be road markings to avoid accidents with faster moving vehicles?
- e. Several of the residents of Adderley Place have sports cars that will struggle to drive over a ramp, we don't feel this has been considered and we could have bought this up as an issue had we been consulted.
- f. The proposed solution to prevent the residents of the new builds using FP50 I feel has not taken into account human nature. As detailed yesterday, it is possible for those exiting the estate to turn left to Adderley Place (to allow for delivery drivers, postmen etc to reduce their journeys). If you're expecting 1 car to exit the estate every 2 minutes on **average**, this means that some of the time there will be

more cars, and a queue will form. Currently to turn left out of Simmondley Lane at peak times you can be sat for at least 5 minutes as there is a constant stream of traffic coming from your right, that rarely let you out due to the speed that they're already travelling at. The A57 traffic generally hogs the right of way, even when moving at a slow pace. What some people will work out very quickly is that they can rapidly turn left out of the estate down FP50 turn around in the area where we park our cars, or onto the drive of Woodland View or Avening and then exit down FP50 onto Simmondley Lane and out of Glossop via High Lane. I don't think that the 'private road' signs will deter everyone.

Should this happen, the other point to note is that a Mellor Homes development of 10 dwellings that exit onto Adderley Place by the exit has been approved for development and that build has not been approved on the basis of increased traffic from a new estate.

Therefore I would also argue that this would compromise safety for pedestrians on the footpath (often children first thing in the morning walking to school looking at their phones and not paying attention); contribute to rapid deterioration of the surface of FP50 that it will be impossible for existing residents to keep up with or afford, and also the possibility of damage to our vehicles.

## **Biodiversity and trees**

- a. the site has been identified by DWT as having natural habitats of very high importance and qualifies as a Local Wildlife site under botanical, bird and invertebrate criteria.
- b. Due to the development almost the entirety of the site, including valuable grassland and other habitats will be lost moved to another site of lower biodiversity value. It is unlikely that the same invertebrate and birds will continue to be supported, as the habitats also will be a result of the surrounding habitats off site.
- c. In the surveys carried out it was identified that there were flora and fauna that were recorded on the site that are on the red list this includes the buff tailed bumble bee which is noted on the UK Biodiversity Action Plan. They will require very specific and unique conditions to thrive, which is why they are on this site already. The acidic levels in the upper part of the field we've been told are not common. This could be regarded as something that is difficult to also replicate, or why are we producing sites like that all over the place? Habitats are also born of their wider environment, and this helps to create these unique conditions. Eg the surrounding woodland, the other flora and fauna in the area.
- d. I've read through the 106 agreement, and the Tetrattech report and I can't see any reference to how they will mitigate for the movement of invertebrates including the bee. As an apiarist I know how challenging it can be to move a colony of bees from one location to another, and also to contain them to your

own hives. The bees will require a certain habitat. They can fly for over a mile from their nest to forage. If they are moved later in the season, as I think the proposal states, then they will have lost their stores, and their safe overwintering habitat and it's likely they won't survive.

- e. We couldn't understand why this site of very high BNG value couldn't be spared and used as an offsetting location for future builds, instead of attempting to move species of high value that need specific environments to thrive to somewhere they wouldn't normally be found.
- f. The council put in place a 2 for 1 tree planting policy, which is being replaced with an S106. The worry is that this could set the standard for future developments in the High Peak, which I believe goes against the governments Tree Planting Targets and is a disaster for the towns ever increasing carbon footprint and all of which undermines HPBC credibility in tackling the climate emergency.
- g. In February a TPO was put on the land within the development. The catalyst to this order, was from residents discovering surveyors on site in early February, at the request of Wain Homes, to assess the area for tree removal before the bird nesting season began in March 2024. It goes without saying that had this tree removal been carried out in February, this would remove one of the S106 payment and one of the original objection criteria from the appeal.
- h. Given the commitment of HPBC to prioritize climate change and address concerns related to flooding, loss of natural environments, and biodiversity, the preservation of the TPO area aligns seamlessly with these objectives. Mature trees within the TPO sequester substantial carbon, enhance air quality, and contribute to HPBC's goal of carbon neutrality by 2030. With the A57 at Dinting Vale already under scrutiny for poor air quality, protecting these trees becomes a critical measure in improving and sustaining local air quality.
- i. The trees in the TPO create a vital habitat and cover for local wildlife. Users of FP50 often spot breeding deer families in this area, utilizing the trees for cover during their movements. Beyond the deer, nocturnal badgers, buzzards, owls, and during the summer months swallows, pheasants, and bats contribute to the area's biodiversity, whether nest here or using the area for foraging. These trees, constituting an essential ecosystem, allow wildlife to coexist with our properties, the main road, and a popular footpath. Preserving these trees is crucial to maintaining the link between adjacent green belt areas and the land at Dinting Vale and Platts Wood, enhancing benefits for wildlife. Failure to protect them may lead to habitat fragmentation due to this potential large-scale housing development, risking the loss of local wildlife and lesser-seen flora and fauna.
- j. The sensory impact of the trees is substantial, with their density mitigating noise from the nearby A57, particularly noticeable during the summer when foliage is abundant. This contributes to a tranquil and peaceful walking environment, promoting well-being and overall health for local residents and users of FP50 that divides the TPO area. The visual contribution of the trees to the landscape further maintains the area's character, creating a rural atmosphere in close proximity to a bustling road and town.

## **Questions that I have to witness statements and evidence from 18/06/2024 when I wasn't present at the inquiry**

### **Dave Roberts**

Glossop needs more affordable housing enabling young people to remain in their communities and to offer downsizing options to others, but with a lack of affordable housing they have no option than to move out of Glossop to find housing that they can afford. The houses in the proposed build aren't for local residents, they will bring more people into the area from outside, putting more strain on the local drs, dentists ,schools, roads. The local school has no capacity for new students, Does the transport statement made by David Roberts yesterday about residents of the new estate would walk to school and not drive take this into account. Surely, it is likely that the children from the estate would end up in schools further afield and driving would be a necessity due to the lack of affordable, viable, frequent and reliable public transport options available to them.

### **Kestrel View**

Documents submitted by the HPBcouncil for the development of the land adjacent to the main site offer Kestrel View in Simmondley as an access despite it not being viable (as per the report that I submitted from an independent consultant in 2014) Is there a possibility of Kestrel View, if opened up for this piggy-back build being subject to the access of large plant to access the Adderley Place build? And also become a possible rat-run?

### **S106 payments towards local infrastructure**

Reading the S106 draft agreement, it details some of the payments are to be made before commencement of the build, which is good. However, the infrastructure payments are not detailed here – doctors, dentists, roads etc. This is a concern for many Glossop residents. As I suggested due to lack of affordable housing the new houses will attract those from outside of Glossop, which will put extra strain on these essential services. Could the barristers confirm what happens in the event that the appellant can't sell the houses that they're building and therefore don't have the funds to pay for the S106 payments that they've committed to.

As an aside from that, in the Glossop area there are a couple of developments that have stopped mid build or are yet to start. Is the council happy that due to the lack of affordable housing that they won't sell, the possibility of flooding once the trees are removed to build the access road, could put this build on hold and then we'd lose an area of beauty, the current residents will be stuck in limbo with a huge construction site on their doorstep, and they won't be gaining housing or S106 payments, and overall we'll be losing an area of high biodiversity value.

## Questions from Mr Barrett to me

I felt that my answers to Mr Barretts questions weren't very clear

With regards to the large garden bumblebee and all invertebrates in the field: The specific locations for the bee and beetles is unknown. During the build phase, will be impossible to protect them? I believe there will be a lot of disruption to their habitats during the construction phase regardless of whether there is an area designed specifically for them on the site. Bees, do not like noisy machinery, indeed it can cause honey bees to swarm if it's near their hive. Sadly, I think you're all aware that any invertebrates or mammals or amphibians that use the field are not going to hang about on site during the development, it will be unlikely that they will still be happy to live in the middle of a housing development. (I know that I wouldn't be)

To clarify what I said about feeling vulnerable.

1. The path down from Dinting station is dark, and unlit so I often go to Glossop station when it's dark to either walk back from there and use a torch to walk along Adderley Place if it's not too late in the day, or if it is then I will take a taxi back from Glossop station so that I feel safe.
2. I don't feel that the new access road offers me a better option than Adderley Place. In winter then walking up a steep footpath that has trees that run adjacent to it, when the path is separate to the road and does not have any houses on it makes me feel vulnerable, regardless of the lighting. I feel I can run along FP50 if I need to, as an escape. I also know it well. I don't think I could run up a 1:10 if I needed to get away quickly. In winter I would not use a steep, foot path to walk down to the A57 and then to the town centre, the slipping risk would be too high.
3. FP50 is being offered as a pedestrian access to the estate due to the steep incline to the access footpath. If this is the only access that is available to those with reduced mobility or mothers with pushchairs collecting children from school, then walking in the dark, along a potholed path is not viable.

	Estate Agent			WH planned
	Ryder Dutton	Jordan Fishwick	Gasgoine Halman	
<b>types of property for sale. Number of each type of property for sale</b>				
Bedsits/studio	0	no answer	1	0
flats	2	no answer	4	0
apartments	2	no answer	4	6
bungalows	2	no answer	1	0
terraced houses	20	no answer	12	0
Semi-Detached/mews houses	6	no answer	9	65
Detatched Houses	13	no answer	15	21
<b>No. of bedrooms preferred by buyers by type of property</b>				
Bedsits/studio	no answer	no answer	no answer	
flats	2	2+	2	n/a
apartments	2	2+	2	1
bungalows	2	2+	2	n/a
terraced houses	2-3	2+	3	n/a
Semi-Detached/mews houses	3	no answer	3	2-3
Detatched Houses	4-6	no answer	4	3-4
<b>Price preferred by buyers by type of property</b>				
Bedsits/studio	£80-100k	no answer	£80-100k	
flats	£100-150k	no answer	£100-150k	
apartments	£100-150k	no answer	£100-150k	
bungalows	£200-300k	£100-350k	£250-300k	
terraced houses	£100-200k	£100-200k	£200-250k	
Semi-Detached/mews houses	£250-350k	£250-350k	£250-300k	
Detatched Houses	£400-500k	£300-400k	£400-450k	



	Estate Agent			
	Ryder Dutton	Jordan Fishwick	Gasgoine Halman	WH planned
Does your current stock of property align with the current demand?	yes	no	No	
Extra comment	Need more 2 bed terraces	Need more first time buyer properties, bungalows and properties up to £300k	we desperately need more mid-price bungalows. This would free up a lot of larger properties for people to upsize into, thus negating the need for more housing/building	
Where are most of your prospective buyers coming from				
local/outside glossop	outside	mixture	Local	
extra comment	many enquiries from city centres	those from outside and want to commute into Manchester	We see a healthy number of 1st and 2nd time movers from Manchester. We have a modest number of people moving South to	
If you could increase or add a type of property to your stock what would it be and what price break				
type of property	Terraced Houses	Bungalows, Terraced Houses, Semi-Detached, Detached	Bungalows 2-3 bed	
price break	£110-150	-	-	
Extra comments taken whilst in the estate agents that were relevant	Most new development roads are not being adopted in the area. However, this has meant that when the developer runs out of money the roads aren't finished. Eg. Croft Park in Glossop - residents are now paying to finish the tarmac. Chunal development - developer went bankrupt another took over, but roads not finished. Residents in talks with local council to fix them.	First time buyer properties, and middle bracket houses in demand	Empty nesters have nowhere to go to stay in their local community, so there's lots of larger houses stuck in the system. Sheltered housing has high charges, and they value independence	
	maintenance contracts additional cost to residents, many prices start low, then prices rise significantly, no way out of the price increases.	Parking is premium in Glossop at the right price.	Bungalows in Charlesworth on Glossop Road sold for around £700k. Developers think they'll not make as much money on bungalows, but not every one wants cheaper bungalows.	
	If we had more bungalows they'd fly. 3 calls on Saturday alone asking for bungalows.	Bungalows are few and far between	Sometimes to save money developers will build a 3-4 bed town house. The living area isn't big enough for that many bedrooms due to the footprint it can't be bigger.	

	Estate Agent			
	Ryder Dutton	Jordan Fishwick	Gasgoine Halman	WH planned
	Not necessarily cheap bungalows - older residents in 4-5bdrm houses need single level accomodation, but still need rooms for children and grandchildren to stay. They have money, but nowhere to buy available. Eg. 4 bdrm bungalows at The Nursery on Glossop Road sold for £600k+ rapidly	Anything over £400k is sticking at the moment eg. 4-5bd on Shirebrook estate.		
	Empty nesters have nowhere to go to stay in their local community, so there's lots of larger houses stuck in the system	A lot of the more expensive properties have been reduced in price		
	The Ecotek development on Glossop Road has been left unfinished for months due to developers struggling to stabilise the land	Anything under £250k selling quickly		
	Richard Lloyd at Wooley Bridge still not finished.	Flats and apartments not in demand by FTB, due to service charges on top of mortgage		
	demographic altered slightly after lock down more young couples moved to the area, however normally the parents follow, but there's no suitable housing for them.	In a slow market flats/apts are the first to slow		
	At Shirebrook housing built to suit all of the family plan was that housing would cycle from one age group to another based on need. Eg. Bungalows, 4bdrm houses, studio apartments	Secondary Schools in the area an issue, Philip Howard Catholic - entry requirement - needs extending but site not big enough to extend		
		Leisure Centre too small, no swimming pool on site. Swimming lessons over subscribed		
		Waiting list for things like Scouts, cubs etc for Dinting so new residents would not easily get in		
		Couples and FTB are interested in moving here, not interested in larger houses.		

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 25/06/2024

## Housing Need vs Supply

### Background

1. Since 2016 and the late addition of Adderley Place's to the Local Area Plan (LAP) it has always met strong objection from the residents of Glossop.
  - 1.1. After a recent review requirement for a minimum of 30% affordable housing has been classed as outdated by the local council.
  - 1.2. This decision has been unpopular with residents. It has also not helped the council meet their annual housing targets – only achieving them twice since 2016. The most recent data from the HPBC Local Plan review (23<sup>rd</sup> June 2022) illustrates this decline

Table 2: Housing completions and cumulative shortfall since the start of the plan period

Year	Completions outside Peak District National Park (net)	Peak District National Park Completions within High Peak (net)	Adopted Local Plan Target	Shortfall Against Relevant Target
2011/12	102	14	350	-234
2012/13	207	7	350	-136
2013/14	36	1	350	-313
2014/15	100	9	350	-241
2015/16	160	1	350	-189
2016/17	330	2	350	-18
2017/18	498	4	350	152
2018/19	380	6	350	36
2019/20	305	3	350	-42
2020/21	249	0	350	-101
<b>Total</b>	<b>2,367</b>	<b>47</b>	<b>3,500</b>	<b>-1,086</b>

- 1.3. Despite additional building in the High Peak, the council is still not meeting the housing needs locally. Which is surely what a 'Local' area Plan should be about.

### **Land and Housing Development**

2. Land in the High Peak available or suitable to build on is finite, yet the housing targets appear to be infinite.
  - 2.1. It is crucial that designated land is used efficiently and meets local needs.
  - 2.2. There is a concern that developing properties that are too expensive or not the right type for the local market could be considered an improper use of scarce land.
  - 2.3. It is counterproductive for the council to accommodate development plans from developers who claim that infrastructure costs make a project unviable, especially when this results in a shortage of the housing needed in the area.

### **Survey Insights from Local Estate Agents**

3. In a survey conducted of local estate agents (see separate document) many indicated that the balance between property supply and demand in Glossop is skewed. The housing plan submitted by Wain Homes does not address these issues effectively
  - 3.1. Estate agents provided key insights into the housing market in Glossop:
    - 3.1.1. Need for More Bungalows: There is a significant need for more bungalows. Larger 4–5-bedroom homes are not moving in the market because there is no suitable downsizing option for 'empty nesters', such as 2 bedroom bungalows
    - 3.1.2. Demand for 2-Bedroom Houses: young couples especially those moving from nearby cities, are seeking 2-bedroom terraces priced between £100-200k. Increasing stock in this category could help young couples get on the housing ladder from both inside and outside of Glossop
    - 3.1.3. Issues with Flats and Apartments: Although there are 2-bedroom flats and apartments available on the market, first time buyers are often deterred by high service charges. Additionally, these properties tend to sell slower in a sluggish market.

3.1.4. Properties Over £400k: There is a noticeable difficult in selling properties priced over £400k. Many homes in this price range are being reduced due to low demand.

### **Aging Population**

4. The population in England is aging, with significant increases in the number of older adults.
  - 4.1. In the last 40 years, the number of people aged 50 and over has increased by over 6.8 million (a 47% increase),
  - 4.2. Those aged 65 and over have risen by more than 3.5 million (a 52% increase), now making up 18% of the population.
  - 4.3. Projections indicate that the number of 65–79-year-olds will increase to over 10 million (a 30% increase) in the next 40 years.
  - 4.4. The fastest-growing segment is those aged 80 and over, which is expected to double to over 6 million.

*Information taken from Centre for Ageing Better (2023) Our Ageing Population.*

*In: State of Ageing 2023-24. Available at <https://ageing-better.org.uk/our-ageing-population-state-ageing-2023-4>*

- 4.5. This demographic shift aligns with local estate agents' observations that there is a growing need for housing suitable for older adults.

### **Local Challenges**

5. Several issues have been identified with recent housing developments; the concern is that these issues could also affect this development:
  - 5.1. 1. Unadopted Roads: In many new housing estates in Glossop, roads have not been adopted by DCC, leading to desperate problems for residents. For example, Croft Park has residents paying to complete the tarmac following the bankruptcy of the developer, and Charlestown View has unfinished roads with raised manholes and improper drop curbs.
  - 5.2. 2. Construction and Land Stability Issues: Developments like Ecotech on Glossop Road face land stability challenges, with unfinished houses requiring demolition to meet building regulations.

### **Conclusion**

6. The current housing development plan from Wain Homes does not adequately address Glossop's housing needs. The lack of suitable and affordable housing options is a significant issue. There is an urgent need for:

- More bungalows for older residents looking to downsize, and to free up larger family properties
- Affordable 2-bedroom terraces for young couples.
- Better management and completion of infrastructure in new housing estates.
- Contingency plan to meet costs of the development and future management of the site, with the instability of an election and war potentially affecting interest rates and house purchasing.
- Confirmation that the management company can maintain the estate to a high standard, especially the access road, should the property sales prove to be slow.

Developing properties that meet local needs rather than meeting profit and cost targets of developers, and only appealing to incomers will help avoid exacerbating existing issues, such as the strain on local infrastructure including leisure facilities eg the swimming pool, leisure centre and the oversubscribed - scouts and girl guides; and the slow sell-through rate. Ensuring that new developments align with the actual housing demands of the Glossop community is essential for sustainable growth, high quality estates and resident satisfaction.