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Cc: [REDACTED]
Subject: Fw: the proposed development of a new railway station in Mossley
Date: 30 December 2025 12:51:50

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From: Meriel Glynn
Sent: 19 December 2025 09:46
To: sportinfrastructure@dft.gov.uk <sportinfrastructure@dft.gov.uk>
Cc: Meriel Glynn [REDACTED]
Subject: re: the proposed development of a new railway station in Mossley

[REDACTED]

19th December 2025

FORMAL OBJECTION TO THE PROPOSED USE OF BROOKFIELDS LAND IN THE DEVELOPMENT PROCESS FOR THE PROPOSED NEW STATION AND ASSOCIATED WORKS IN MOSSLEY

The Network Rail (Stalybridge to Diggle – Saddleworth -Enhancements) Order
Document NR15: Planning Statement

To the Secretary of State for Transport,

I wish to formally raise several significant objections to the proposed use of the Brookfields site in Mossley, specifically in relation to points 3.2.28, 3.2.29, and 3.2.30 of the planning statement. I strongly oppose the construction of a site compound at this location for the reasons set out below.

1. History of refused development proposals

The Brookfields site has a long history of unsuccessful development applications. Most notably, Tameside Metropolitan Borough Council refused an application to build on the site and create an access road under reference 19/00489/FUL on 20 November 2020.

Over several years, multiple developers have submitted proposals to construct residential properties on Brookfields, all of which have been refused. Appeals to the Government Inspectorate were also unsuccessful. In July 2022, a further application

was withdrawn after the Local Highway Authority raised concerns regarding access arrangements and road safety, recommending refusal.

Constructing an access road as part of the current proposal would fundamentally alter the site and provide future developers with greater leverage to submit renewed housing applications, undermining previous planning decisions.

2. Unsuitability of Archer Street as an access route

Archer Street is wholly unsuitable as an access road to Brookfields. The proposed route would have a severe and permanent impact on traffic conditions and residential amenity across Mill Lane, Spring Street, Archer Street, Vernon Street, and Milton View.

The scheme would result in the loss of up to 23 residents' parking spaces on Archer Street, as well as additional parking on Mill Lane. These streets already experience significant parking pressure, and the loss of spaces would exacerbate congestion and inconvenience residents. Increased vehicle movements would also raise serious safety concerns for pedestrians.

A far more practical and less disruptive alternative already exists: access to the site via Manchester Road. Creating a new road through Archer Street is unnecessary and unjustified.

3. Safety concerns on Mill Lane

Mill Lane is an inherently dangerous road, particularly for pedestrians. It is steep, narrow, and classified as a minor road, yet it carries traffic volumes far beyond what it can safely accommodate. During adverse weather conditions, the road frequently becomes difficult to navigate and is occasionally closed entirely.

Vehicles often travel at excessive speeds, and heavy goods vehicles and delivery lorries use the road throughout the day. When two vehicles meet, drivers frequently mount the pavement, placing pedestrians at significant risk. These dangers are especially concerning given that Milton St John's Primary School is located on Mill Lane, meaning children and families are regularly exposed to unsafe conditions.

4. Impact on a public right of way and school access

Brookfields forms part of a public right of way providing access from Stamford Road to Mill Lane and Milton St John's Primary School. Children have a right to travel to and from school safely, and this right would be compromised by the introduction of a site compound and associated construction activity.

Development at this location would place heavy vehicles, construction traffic, noise,

and air pollution directly adjacent to a primary school and along a well-used footpath. This represents an unacceptable risk to pupils, parents, and other residents who rely on this route daily.

5. Loss of vital green space in an overdeveloped area

Mossley has already experienced significant overdevelopment, resulting in the steady loss of valuable green spaces. Brookfields is one of the few remaining areas of natural land and is highly valued by the community.

The site supports mature trees—many protected by tree preservation orders—and a wide range of wildlife, including deer, badgers, bats, birds, insects, and other species. Residents have enjoyed and relied upon this green space for generations. Development would cause irreversible damage to this natural environment and permanently remove a vital community asset. Once lost, this space cannot be replaced.

6. Increased risk of local flooding

The removal of mature trees would significantly increase the risk of flooding by eliminating root systems that naturally absorb surface water. As residents of Mill Lane whose gardens back directly onto Brookfields (Spring Cottages), we have direct experience of this issue.

Following the construction of two houses on Carrhill Road, our gardens have become noticeably more waterlogged. Brookfields contains underground springs, and previous tree felling has already worsened drainage conditions. Further development would exacerbate the problem, with water flowing down the embankment toward the Huddersfield–Manchester railway line, raising serious environmental and safety concerns.

7. Risks to utilities and infrastructure

The *Methodology and Outline Construction Management Plan* (Revision B, September 2020) states in section 1.8.3 that a medium-pressure gas main runs along the public footpath and would require further investigation during any improvement works. This raises serious safety concerns, as well as the risk of disruption to essential utilities, including electricity (referenced in section 1.8.2).

This gas main forms part of Mossley's primary gas infrastructure. Any requirement to relocate it would cause extensive disruption across the town. In addition, Network Rail previously raised concerns regarding unstable bedrock within the Brookfields site, further highlighting the risks associated with development.

Conclusion

Given the significant safety risks, environmental harm, infrastructure challenges, and the site's long history of refused development proposals, I urge you to carefully reconsider this application. The proposed site compound would have lasting negative consequences for residents, children, and the local environment. This is particularly unnecessary given that adequate access to the site already exists via Manchester Road.

For these reasons, I respectfully request that the proposal be rejected.

Yours faithfully,

Meriel Glynn

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