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FAO Karen Taylor, Planning Officer

RE Application Reference **HPK/2015/0412**

**Land at Dinting Road Glossop Derbyshire**

From Chika Jones

12 Birchside Avenue

Glossop, Derbyshire SK13 7BW

Dear Ms Taylor,

I strongly object to the above planning application for the below reasons.

**Residential amenity, noise disturbance**

The planning application to add 65 new houses will double the existing estate that currently resides to the East of the proposed location. This will completely change the character and peace that current residents experience. We have a peaceful and safe neighbourhood as there is no through traffic from Glossop town centre to Dinting Road. Adding more houses and emergency access and footpath will not 'reinforce a strong sense of character and community whilst improving passive security' as the developers have stated in their application. Instead adding a shortcut for people going from Glossop to Hadfield will add more noise and disturbance.

St Luke's Primary School (approximately 186 students) is the closest school to the proposed development. Students and families would be cutting through our estate to get access to school on a daily basis causing significant noise disturbance. The other closest school would be Dinting Primary School (also approximately 186 students) but this is located on the other side of the railway tracks and as per comments made by Network Rail, there will be no pedestrian crossing but some older students might find this shortcut too tempting to resist which could have very dangerous results.

**Landscape, ecology and visual impact**

When looking to buy a house we found this area to be one of the few neighbourhoods that had an open aspect which appealed to us. There are many green spaces up on the hills around Glossop but very few remaining within the valley itself. Green spaces within the valley help maintain the charm and character of Glossop and filling these green spaces with houses creates a look of overdevelopment.

Green spaces are not only visually pleasing but are the green lungs of any town. When looking at Glossop from South, the green space is very visible and contributes greatly to the landscape and beauty of Glossop. The area also serves as a natural gap between the settlements of Glossop and Hadfield.

The existing site is used by dog walkers daily and serves as a home for a variety of wildlife. I have witnessed badgers visiting a neighbour's back garden, often see bats flying about, have pointed out a kestrel to my children which means that there must be prey in the fields. The proposed build providing a tiny green space is hardly going to attract the same amount of wildlife that currently exists.

### **Design**

The photos of the proposed building materials for the new homes in the planning application are not of a similar design to the houses that already exist in this location.

### **Transportation**

There is a well established hedgerow along Dinting Road which has been shaped by the many large vehicles that brush against it which is an indication of how narrow the road is.

Stated in the planning application is "National transport policies through the NPPF place significant emphasis for new development proposals to promote alternative modes of travel other than the private car." However the addition of more cars on the roads which new houses will bring will provide a hazard to pedestrians already using Dinting Road which only has a pavement on one side of the road as it is so narrow.

The applicants own report by Temprow states that the 'given the location of the application site, it is likely that the only increase in traffic on Dinting Road will be that associated with new development in the vicinity of the application site' in which case you must consider the 93 houses approved further West on Dinting Road and the 150 houses approved on North Road and the proposed 14 houses just on the other side of Lower Dinting Road.

As Glossopdale school closes (and will no doubt be developed on) and moves to Hadfield, more and more students will use Dinting Road on a daily basis. They already spill onto the roads when walking in large groups which on such a narrow road is very dangerous. The additional hazard of more cars on this road will be brought by more houses.

The new houses and their traffic will all access their homes via Shaw Lane to the East which at the bottom near the junction with the A57 has twenty terraced houses, of which only four or five have their own drives. This results in cars always being parked in front of these houses, at any time of the day and night which causes a bottleneck on Shaw Lane.



To the East access to Glossop via Dinting is either by Spire Hollin which is a narrow road with many bends that is very crowded during school hours as the Primary school is located on Spire Hollin. And again has houses with no driveways so parked cars on the road. Past Spire Hollin is North Road which is made up of terraced houses with few houses having their own drives, again always causing a bottleneck.

This side of Glossop cannot cope with another  $65 + 14 + 93 + 150$  houses. That's an additional 322 houses within less than 1 and  $\frac{1}{2}$  mile radius.

As a resident of Birchside Avenue, I have seen the snow cause such problems in getting onto our road that cars have had to be abandoned on Ashleigh Avenue. The new development would likely leave their cars on Dinting Avenue if extreme snow was expected to ensure they could leave their steep estate in order to get to work. Cars and snow on Dinting Road would cause very dangerous conditions.

Table 3.6: Key Highway Network issues in the High Peak and Derbyshire Dales taken from *Derbyshire County Council North Derbyshire Local Development Frameworks: High Peak and Derbyshire Dales Stage 2: Traffic Impacts of Proposed Development* have identified the following issues in Glossop and Hadfield.

Glossop: Congestion at the A57 / A6016 traffic signals and Congestion at the Victoria Street / High Street junction

Hadfield: A57 / Woolley Bridge Road

Dinting Road runs parallel to the A57 so many cars currently use Dinting as a rat run to avoid such traffic.

### **Policies and Guidance**

Within the Local Plan figures for the objectively assessed needs, the area on the south side of Dinting Road was set in the medium term but has now been brought forward. If site areas for the medium and long term are brought forward, the areas which are to be developed in the short term may not be used.

From the Local Plan. 2.2 Glossop is the largest town.... Congestion on the infrastructure in and around Glossopdale is a major limiting factor in enabling growth and attracting investment to the area.

Yet despite any infrastructure plans in place, 322 new homes are up for consideration?

The planning application has been met with a lot of objections, not just from local residents who object on a loss of residential amenity but also comments have been kindly raised by professionals such as Network Rail and United Utilities. There is a reason applications for this site have been rejected in the past and these reasons must be taken into account.

The below is taken directly from the High Peak Local Plan.

1.2 Local Plans are seen by Government as key to delivering sustainable development. **They should, as far as possible, reflect the aspirations of local communities and should strive to contribute towards their wider social, economic and environmental objectives.** The High Peak Local Plan also needs to be consistent with the Government's planning principles and policies as set out in the National Planning Policy Framework(ii), see section 1.22.

In bold is that the Local Plan should reflect the aspirations of local communities and there is a clear message from many residents across the high peak that green spaces should not be the first to be developed and certainly not brought forward for early development.

In the NPPF Rt Hon Greg Clark also states "This should be a collective enterprise. Yet, in recent years, planning has tended to exclude, rather than to include, people and communities. In part, this has been a result of targets being imposed, and decisions taken, by bodies remote from them. Dismantling the unaccountable regional apparatus and introducing neighbourhood planning addresses this." While I believe the NPPF was created by a panel of four, three of which are housing developers and may be a bit skewed, we cannot ignore the message that seems to be a need for the community to be involved. And the community is speaking loud and clear from a protest at the last Local Plan Hearing to various Facebook campaigns and the many residents and organisations who have taken time to send in their objections and comments.

Kindest regards

Chika Jones