
From: planningcomments@highpeak.gov.uk
Sent: 26 November 2022 16:22
To: Planning Comments (HPBC)
Subject: Comment Received from Public Access

Application Reference No. : HPK/2022/0456 Site Address: Land At Dinting Vale Dinting Glossop Derbyshire

Comments by: Rebecca Swain

From:

1a
Simmondley Lane
Simmondley
Glossop
Derbyshire
SK13 6NR

Phone:

Email:

Submission: Objection

Comments: To whom it may concern,

I am writing in response to the Wain Homes plan submitted to build 100 homes on land off Dinting Vale in Simmondley, Glossop in Derbyshire.

As a local resident living in Simmondley Lane, it has only recently come to our attention that the developers have submitted plans to build 100 homes on land off Dinting Vale & with no affordable homes included in the proposals.

The site, which is designated in the Local Plan as a potential housing location, would be accessed from the main A57 road at Dinting. This road is already a highly congested road with traffic during and outside rush hour times. It is also a key drop off point for parents and caters to drop off their children at Dinting Primary School, already a difficult task due to lack of street parking.

As a resident I find it disappointing that Wain Homes have not met with more residents to talk about the plans and provided details of final scheme.

Along with many other residents on our street, I have a number of objections to the proposed development - not least that the area is underfunded in terms of road provision and overcrowded. It would drastically increase traffic through peak and off-peak times, causing even lengthier delays around Dinting Primary School and Simmondley Primary School during school run times. It also has the potential to negatively affect road safety around Dinting Vale which is a regular route to homes as well as Dinting station. The strain on local medical and school services is also a consideration as these have not expanded, and public transport routes have been shrinking. Ambulance, hospital, fire and police services should be improved before adding more residents to these already overstretched services.

A key objection is to the potential loss of a nature space and environmental impact if this development goes ahead. There are very little access to green spaces around Simmondley for families and walkers for recreation.

The transport infrastructure does not support the current housing in the area. This proposal will only exacerbate the traffic issues and congestion in the area.

In Wain Homes submissions made to High Peak Borough Council, it is unsatisfactorily that the developer has put forward documents supporting their view that it is not viable to offer affordable housing due to the costs associated with developing the site. This, along with the points above identify that there is no benefit to the local community in the building of 100 new homes and that it will only create disruption. We hope that HPBC will consider the use of brown field sites rather than green field sites for future developments.

Yours sincerely

Rebecca Swain

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