

**From:** [Howard Groves](#)  
**To:** [Planning Comments \(HPBC\)](#)  
**Subject:** Planning permission objection HPK/2022/0456  
**Date:** 30 November 2022 09:34:33  
**Attachments:** [E16CE0447B044C24A520A4A60D828337.png](#)  
[E476A18799E64C6994A189ED2DA52CFD.png](#)

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Dear Planning Dept,

I live at 9 Kinder Close, Simmondley Glossop and am extremely concerned about the proposed development in Adderley Place. HPK/2022/0456

I strongly object as a Glossop resident to any further housing being built as the services to support these extra buildings cannot be supported with the current infra structure and there is no scope to improve this based on the design of the town.

Any further planning must be halted with immediate effect and alternative places considered outside the area which will not impact on the residents in the Glossopdale area.

I particularly object to the development at Adderley Place for the following reasons.

1. The town cannot support the extra residents who have education/ health/ transport/ social service needs, the town is currently not able to do this.
2. Education report
- 3.

Dinting LE Voluntary Aided Primary School has a current net capacity of 119 pupils and has 137 pupils on roll currently. The latest projections show the number of pupils on roll to be 147 during the next 5 years.

There are a number of recently approved planning applications within the normal area totalling 108 dwellings amounting to an additional 26 primary pupils.

The analysis of the combined current and future projected number of pupils on roll, together with impact of any approved planning applications, shows that the normal area primary schools would not have sufficient capacity to accommodate the 25 primary pupils arising from the proposed development.

#### Secondary Level

The proposed development falls within and directly relates to the normal area of Glossopdale School. The proposed development of 111 dwellings (excluding 6 x 1 bedroom) would generate the need to provide for an additional 21 secondary and 8 post16 pupils.

Glossopdale School has a net capacity of 1,200 pupils and currently has 1,099 pupils on roll. The latest projections are indicating the number of pupils on roll to be 1,244 during the next 5 years. There are a number of recently approved planning applications within the normal area totalling 387 dwellings amounting to an additional 77 secondary and 31 Post16 pupils.

3 of 6 Glossopdale School has a net capacity of 1,200 pupils and currently has 1,099 pupils on roll. The latest projections are indicating the number of pupils on roll to be 1,244 during the next 5 years. There are a number of recently approved planning applications within the normal area totalling 387 dwellings amounting to an additional 77 secondary and 31 Post16 pupils.

Analysis of the current and future projected number of pupils on roll, together with the impact of approved planning applications shows that the normal area secondary school would not have sufficient capacity to accommodate the 21 secondary and 8 post16 pupils from the proposed development.

#### **Mitigation**

The County Council would therefore would request financial contributions as follows:

- £429,414.75 for the provision of 25 primary places
- £768,075.42 for secondary and post 16 provision Glossopdale School

#### **2) Broadband**

Currently access to the internet is mainly through the national telephone network infrastructure. Broadband

4. Access onto A57 from the development would be catastrophic. Residents currently move at no more than 5mph along the road from Dinting Vale traffic lights into town from 7.30-9 in morning and 3 to 6.30 in evening and all weekend and during school holidays. We are the gateway for many to the Peak District. The extra cars generated by this development will cause absolute chaos. Approx 100 cars coming from proposed new development to A57 at a new

junction, just opposite a school where traffic is already gridlocked when schools start and finish. Parking along here is very hard for parents collecting children and their safety must be paramount. The road access would take away some of this parking. How are parents to collect their children safely?

5. The main new access route is from the A57 Dinting Vale very close to Dinting primary school and pedestrian crossing. However, the new residents will undoubtedly use Adderley Rd to access Simmondley Ln, local shops, Simmondley Primary School, medical centre, and alternative routes out of town also i.e., Marple/Broadbottom/M67 via Charlesworth, Snake Pass through Simmondley estate then via Whitfield, Woodhead via Simmondley estate, Turnlee Rd & Victoria/Norfolk St(s). After all, why queue to get onto the A57 from the new access Rd, then queue on Dinting Vale/Brookfield or High St West? They also intend to move the newly installed bus shelter on Dinting Vale closer to the pedestrian school crossing to facilitate the new access road.

6. We are advertised as the gateway to the Peak District. This generates very important income for the Derbyshire county Council and the PDNP. People will soon stop trying to access the park via Glossop as it is already renowned for its bad traffic chaos. Passing trade is generated within the town centre.

7. The new proposed by pass will only move the traffic chaos onto the A57 as it enters Glossop so with extra cars from any development this will cause even more traffic jams.

8. There is no further capacity for dentist patients on NHS. I haven't been able to get an NHS dentist for the last 15 years and have to pay privately. Surely current services should be addressed for existing residents.

9. I regularly walk here and have regularly seen roe deer on the field/road area. It is the home to many birds, kestrels, barn owls, grey herons and small mammals. The wet area is home to amphibians. In summer it is a magnet for wild variety of butterflies from Meadow Browns to Painted Ladies. I did a survey during lockdown and regularly saw over 20- 30 butterflies in the time it took me to walk across 150metres in the field. It is also a wonderful area for wild flowers.

10. We have very few open field areas in built up areas and it is important to keep these green spaces to help with climate change.

11. The road by the side of the old church is an old Roman Road and historically this is an important historical feature.

12. Our internet on Simmondley is very patchy and on requesting that we have an upgrade and get fibre was informed that there was not the capacity to improve this for Simmondley. So how are they going to increase capacity for the new houses if they can't even supply a decent reliable connection for current households. This information was sent by Robert Largon who had sent a reply to a complaint I made about broadband connection and not having fibre broadband.

13. New builds if planning permission is permitted are supposed to provide a certain % of affordable housing. I read that this development won't do this "because they can't afford too". They can but just want bigger profits.

I really feel extremely strongly about this and want you to consider seriously all these issues.

Regards Howard Groves

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Sent from [Mail](#) for Windows