
From:
Sent: 04 December 2022 16:14
To: Planning Comments (HPBC)
Subject: Comment Received from Public Access

Categories:

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

From:
10 Swallow Fold

Glossop
Derbyshire
SK13 6QG

Phone:

Email:

Submission: Objection

Comments: Thank you for the opportunity to comment on this application. I live at the rear of the site and have some concerns regarding the form of development proposed.

Firstly, in relation to traffic impact. The developer has submitted a transport assessment which grossly underestimates the level of traffic that the scheme will generate. It is based on TRICs data which does not reflect the proposed mix of dwellings on the site. These will be predominantly made up of large family homes, rather than the mix of flats and terraced dwellings in urban areas which make up the sites which the TRICs data relies on. The developer estimates that the 100 houses will give rise to 33 vehicle trips each morning between 8 and 9. This would mean only 1 house in 3 would use a car and is totally unrealistic. Furthermore, the traffic stress on the A57 starts much earlier than 8. Anyone in Glossop will tell you that between 7 and 8 traffic is frequently queueing all the way from Dinting to Mottram Moor.

Secondly, the scheme provides no buffer at all between the proposed housing and the wildlife area of Gamesley Sidings. Scrubland is proposed for removal and rear gardens extend right up to the woodland. Given the fact that the scheme results in the loss of a large area of meadowland it therefore seems to me to be unlikely that the site could practically achieve any sort of Biodiversity Net Gain.

Thirdly, the scheme provides no affordable housing. The developer makes no attempt to assess the scheme at a profit level of less than 20%, despite the fact that the PPG advises that a profit level of between 15% and 20% can be considered acceptable. The viability assessment uses a high proportion of rental dwellings - which are the most expensive to provide, and does not assess higher levels of affordable ownership units - including First Homes - as set out in both the PPG and WMS.

Lastly, in relation to the visual impact of the scheme. The submitted sections do not extend to show the relationship of adjoining land with the site. Without land levels which show this it is therefore not possible to judge how high the dwellings at the rear of proposal will be in relation to my own house and garden. I'm concerned, given the fact that dwellings at the rear appear to be on the crest of the hill, that the new homes will be overbearing and will look directly into my rear garden. Gardens at the rear of Swallow Fold are on a slope and so cannot be screened. I have asked for these details to be provided but have not received a response from the Council.

I would therefore urge the Council to refuse the scheme in its present form.

Anne Davies

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