

From: planningcomments@highpeak.gov.uk
To: [Planning Comments \(HPBC\)](#)
Subject: Comment Received from Public Access
Date: 06 December 2022 09:10:28

Application Reference No. : HPK/2022/0456
Site Address: Land At Dinting Vale Dinting Glossop Derbyshire
Comments by: Edward Saidu
From:

Green Bank
Simmondley
Glossop

Phone:

Email:

Submission: Objection

Comments: I echo and share the concerns expressed by our local councillor, John Haken, in his letter of 5 December 2022.

Traffic

The traffic congestion around the proposed development is already unworkable and I have not seen anything in the plans which suggests or gives confidence that the development would not exacerbate the problem. Suggestions that the developers will pay for someone to provide guidance to the new residents to walk into Glossop or to cycle are unrealistic. People will not cycle to the nearest train station (Dinting) as it is up a significant hill. The development will simply add a further 150 to 200 cars onto the road in the immediate area.

Given the proximity of the nearby school this will create further air pollution problems with standing traffic and road safety issues.

This will also have a direct impact on the traffic that already struggles using Glossop as a through route to Sheffield. The newly approved Mottram bypass will not help in this regard as even when it is in place it will feed in before the development and therefore the new development residents will be entering the traffic at the same point.

Schools

It is clear from the various responses to the plans that there is insufficient school capacity for the existing residents looking into the immediate and medium term. There is nothing in the plans which suggests how the introduction of 2 ; 4 classes worth of children would be dealt with. A modest contribution to the local authority does not solve the actual problem of existing children being sent to other towns for schooling, a situation that will only get worse.

Affordable Housing

It is unacceptable that developers can simply state that there is no profit in it for them if they include affordable housing in line with the government policy. If they aren't able to provide it then they should not be allowed to go ahead with any development. Again a financial contribution to the local authority doesn't alleviate the actual problems the policy is intended to deal with.

Services

It is already impossible to get registered with a dentist in the area and doctor's appointments are incredibly rare. The schools are over capacity and existing residents are having to travel significant distances with children to get places. All of this travelling outside of the immediate locale adds to traffic problems, pollution, rising fuel costs and is contrary to the government and local authority policies designed to address the climate emergency and cost of living crisis.

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