
From:
Sent: 08 December 2022 03:40
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: Julie Greengrass

From:
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Adderley Place
Glossop
Glossop

Phone:
Email:
Submission: Objection
Comments:

I wholeheartedly object to this planning application for the following reasons:

1. Lack of Affordable Housing: The developer has detailed that affordable housing will not be viable within this development, despite detailing expected profits in excess of £1.4million. The housing detailed within the plan will not cater for local affordable housing needs: first time buyers, single adults, etc, therefore pulling more people into Glossop from outside the area, mainly from Greater Manchester overspill.
2. Increased Traffic: The A57 through Glossop is already notorious for being a carpark at peak times & rush hour, school drop off/pick up, and busy at other times. With the above influx of more people into Glossop and with the direct access road to this development onto the A57 opposite Dinting School, the already dire congestion will make travel into and out of Glossop chaotic at best and impossible at worst. Journey times for commuters and students out of the town will be increased, congestion and air and noise pollution will be increased which will directly affect students and teachers at the school and residents in the area, there are no recommendations for how the health and safety of school children attending Dinting School will be protected.
3. No safe off-road access for pedestrians/cyclists/horses: - With the increased safety risk to school children, pedestrians and cyclists from the increase in car traffic there are no details of plans for safe, off-road cycling and pedestrian routes within the application.
4. The access to Adderley Place FP50 will be a potential rat-run: There are no details within the plan of how the developer will restrict residents from the new development from using Adderley Place/FP50 as a rat-run to

Simmondley Lane. Adderley Place is currently access for residents of Adderley Place. It is not wide enough for two cars, and the surface is maintained by Adderley Place residents and therefore not designed for heavy traffic. The exit onto Simmondley lane is highly dangerous with limited sight lines both up and down Simmondley lane. There is also an application to build 8 houses on the site of the Zion church which will contribute to extra traffic onto Simmondley Lane at this point (the access onto Adderley Place is in contention currently)

5. Access to Adderley Place for current residents: There are no details within the plan of how current Adderley Place residents will be able to access their properties during the development or for service vehicles i.e. emergency, refuse, postal, delivery, milk etc to access either. The main access route crosses FP50, which is our only point of access. Works vehicles crossing the footpath could cause obstruction and damage to the footpath, there would also be a crossroads created, of which there are no details of how safety of local pedestrians and residents will be maintained against site traffic.

6. No regard for biodiversity loss and the environment: Having lived at Adderley Place for the last 15 years, and walked or run across the fields in the proposed development on an almost daily basis I am very aware of the flora and fauna on the site. In a time of Climate Emergency, and the necessity to maintain woodland to sequester CO2 and not destroy natural ecosystems this development includes plans for significant tree loss, some of which are mature trees. This conclusion is also confirmed by the applicant's own Arboricultural consultant, who confirms the following in their Impact Assessment:

iThe development would give rise to adverse effects that cannot be mitigated. It would not be possible to fully replace the trees and woodland that would be removed within the site in accordance with local policy, by total area, or in terms of the functions they currently provide. It would also cause fragmentation of Deciduous Woodland. The proposal will see the removal of a hectare of A class trees from the site.

As the applicant's Arb consultant confirms:

iThe removal of woodland and trees from around the site perimeter and a larger area for access from the north would cause harm to Habitats of Principle Importance and a permanent degradation in the quantity and functionality of the treescape within the site. It would not be possible to mitigate or offset this harm within the site.

The Council's EQ9 policy require a 2 for 1 replacement for each tree removed for a development. To meet this figure between 1066-1166 trees would need to be planted. The current plan shows that only 106 trees will be planted with additional shrubs and hedgerows. This is nowhere near the number required and doesn't meet the current government guidance for planting and the meagre number planted will not help to recreate the lost habitats provided by the current woodlands.

The fields in the planned development are a wildlife haven for roe deer, foxes, owls, buzzards, bats, sparrow hawks, herons, woodpeckers, pheasants, toads, newts, butterflies, bees, grasshoppers, ducks, wild orchids, and numerous other flora and fauna that we see on a regular basis. The removal of the wetlands, grasslands and woodland would remove significant habitats and also a natural link from the woodland at Gamesley Sidings to the Platts Wood Nature Reserve and adjacent woodland. A male and female roe deer had 2 fawns this year in that woodland, and we regularly see them in the fields and on FP50.

There has not been an adequate wildlife evaluation over a 12 month period submitted by the developer, as mentioned in the Ecological Assessment which was carried out in November last year.

iThe proposed site contains habitats and flora of high ecological value, particularly the rush pasture, semi-improved neutral grassland, unimproved acid grassland and dense scrub. The grassland habitats could qualify as S41 Habitats of Principal Importance (HPI) and further botanical (UK Hab) surveys have been recommended to fully evaluate the species diversity and condition. i

¿The survey was undertaken outside of the optimum survey season. It is therefore possible that any protected and invasive plant species that may be present on site could have been missed.¿

¿The site is ¿. also designated as a Grade 3 site for its biodiversity interest (Adderley Place Rush Pasture). Land adjacent to the site's western boundary is allocated as an area of greenspace and is a Local Wildlife Site (Gamesley Sidings LWS). ¿

7. Flooding: The developer has not submitted a report for how they will deal with drainage. The fields currently flood, from late autumn until late spring. They act as a local flood plain and protect areas below from significant flooding. The trees that they are proposing to remove to create the access road also help to hold back the water run off from above. The drains on the A57 already struggle to cope with waste water during heavy rain and become blocked, and Glossop Brook comes closer to overflowing more regularly. How are they going to mitigate flooding at the A57 level?

8. Light Pollution: At Adderley Place it is possible to see stars in the sky at night. 100 houses, plus the road network and street lights will significantly increase light pollution not only for current residents but it will directly cause a detrimental effect on the wildlife in the adjoining woodlands. There are no details of how the developer will mitigate this in their reports

9. Lack of infrastructure already: Glossop schools, doctors, dentists etc already struggle to cope with the existing number of Glossop residents. Dinting School already has a waiting list, NHS dentist appointments are like hen's teeth (I've never been able to get one in 15years of living here) and a Drs appointment involves a weeks wait.

10. Lack of developer contributions under S106: The developer has proposed £104,025 in contributions comprising £96,203 towards educational needs and £7822 towards libraries. This falls very short of the financial needs of the local area to cope with the extra residents in terms of healthcare and schooling alone. Frankly, it's ridiculous considering that the developer is set to make a 6 figure profit on the development.

11. Further development: The woodland adjacent to the fields which is currently DCC owned tip is also likely to be developed should this development be given the go ahead. There is a possibility of 30 extra houses which would use the road network from the Wain Homes development as access and possibly open up a link into Kestrel View. Kestrel View is not wide enough to accommodate any extra dwellings. The extra houses would put further burdens on the infrastructure. This land has also been in the past a possible development site for a park/play area of which a previous developer gave £125k funding towards. This was directed away from Simmondley, despite there being a high need for safe play areas for local children.

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