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Application Reference No. : HPK/2022/0456
Site Address: Land At Dinting Vale Dinting Glossop Derbyshire
Comments by: Penny RossPenny The Maths Tutor
From:
8
Arundel Grange
Simmondley
Glossop
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SK13 6UP

Submission: Objection

Comments: This application, if allowed to proceed, would mean the permanent loss of one of Glossop's last wild green spaces. It is home to a diverse array of wildlife, some not seen anywhere else in Glossop. A herd of wild deer live there, as well as foxes and a myriad of smaller animals. It also homes many birds that are rarely seen anywhere else, such as buzzards, herons, owls and rare small birds. Rare wild orchids appear every year too.

Furthermore, Glossop's population has grown considerably over the last 10 years, while the accompanying infrastructure has failed to keep pace with the growing number of people. The road system has not changed for many decades and this proposed development would have the biggest impact on that system of any preceding development. The A57 is the main route in and out of Glossop and has traffic congestion on a daily basis. The access road to this development, both in and out of it, would be directly on to the A57 (Dinting Vale) at a pinch point, directly opposite a primary school (Dinting School). The increase in traffic at this point would have far reaching impacts on every part of Glossop, even as far as Shirebrook as inevitable traffic jams stretch back through the town centre. The ensuing pollution from car exhausts would hence quickly start to impact the health of the town's population with the very young and old suffering most. The children at Dinting School would be subjected to a significant rise in car exhaust pollution as potentially 200 more cars a day are held up in slow moving traffic right outside their school, all compounded because, as the name suggests, Dinting Vale is surrounded by hills, thereby trapping the pollutive fumes. In fact, most of Glossop lies in a valley, so it wouldn't be just Dinting's schoolchildren that would feel the impact, but a large proportion of its residents as well as the town centre of Glossop.

A potentially valid argument for new housing in Glossop might be to create affordable housing for our young residents, but this developer has already confirmed that they have no intention of complying with High Peak's proposal of 30% affordable housing. Furthermore, their plans include dwellings described as having 2/3 bedrooms and an 'office'. Undoubtedly, when selling these houses, the description would more accurately read 3/4 bedrooms or potential office space. This deception is a deliberate attempt to downplay the size and hence value of the houses at planning application stage, making these houses even less accessible to local first time buyers.

New proposals by the current government aim to ensure that everyone lives within 15 minutes walking distance of a green space. The World Wildlife Fund says: "Access to green space is without doubt vital - but when that space is polluted or devoid of nature, it doesn't mean much." The area of land in question IS Simmondley's green space, to which everyone has access. It is teeming with wildlife and unpolluted. It requires no management whatsoever so is free for anyone to enjoy all year round and has no monetary liability for High Peak Borough Council.

If houses are built on this space it can never be reversed and that would be an absolute travesty.

Please reject this application and maintain Glossop's reputation as a beautifully green country town.

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