
From: planningcomments@highpeak.gov.uk
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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: Mr.Meskall
From:

Adderley place
Simmondley
Glossop

Phone:

Email:

Submission: Objection

Comments: The developer hopes to discourage traffic from vehicular use of the PROW but building plots 87 - 92 are planned to have direct access to the footpath? It would be more practical for the plots to be restricted to access via the new road.

The developer argues that not upgrading the existing surface material of the PROW will discourage vehicular use and residents will prefer to use the higher grade access from the A57.

The current residents maintain the PROW in order that vehicular use is permissible. It is perceived residents from the development will prefer to travel over the PROW to Simmondley lane rather than use the new road and encountering a wait for a break in traffic to make a right turn onto the A57.

It would make more sense to restrict traffic from the development with means to deter making a right turn onto the PROW from the south or a left turn if transiting from the A57.

The developer has not proposed how he will maintain residents unobstructed and unrestricted use of the PROW if works are to be conducted on the PROW.

The developer argues that government projection demonstrate family sizes will reduce over the next 5 years, therefore child numbers from the development will not have an adverse effect on current and future local school placement availability.

Contrary to this, the developer has reduced the number of 2 bedroom houses and increased the number of 3 and 4 bedroom to encompass 72% of the site? The report does not acknowledge the effect of currently approved developments, Gamesley sidings, Wooley Bridge, Dinting North, Charlestown, Zion church and primrose lane, etc and future housing developments of council land, circa 650 houses, all within a 2 mile radius of this site. If dealt with in the singular, each development may be deemed not to have an overburdening effect on local infrastructure, healthcare and school placement, as argued in the case of this site but the overall picture needs to be reassessed. The local plan is out of date, does not meet the current needs or benefit people of Glossop. Doctors Dentists and school teachers and upgraded infrastructure are what we need. Not more expensive houses, invariably priced out of the reach of the young families of Glossop

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