

From: [Haywood, Ben](#)
To: [Planning Comments \(HPBC\)](#)
Subject: FW: HPK/2022/0456 - Land at Dinting Vale, Glossop
Date: 20 October 2023 11:46:53
Attachments: [image.png](#)
[Outlook-vsha31u2.png](#)

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From: Phil Garner
Sent: Friday, October 20, 2023 11:44 AM
To: Subject: HPK/2022/0456 - Land at Dinting Vale, Glossop

Good morning.

I write on behalf of my clients, Chris and Amanda Wilson, to raise their objections to this proposal.

Having resided adjacent to the site in their previous home at Avening and now at their current property of Woodside View, my clients are well aware that the land is a long-standing housing allocation within the Local Plan and are therefore accepting of the principle of the development.

However, the layout as proposed would give rise to an unacceptable level of noise and disturbance which would be significantly harmful to their everyday enjoyment of their home due to a substantial loss of amenity caused by the access road into the estate being placed adjacent to their garden boundary and within just a few metres of their house. Such an impact would be contrary to high Peak Local Plan Policy S 1 'Sustainable Development Principles' which requires all developments to provide a high standard of amenity for all existing and future occupants of land and buildings.

An extract from the submitted layout plan is depicted below to demonstrate how close the road is proposed to be positioned abutting my clients' home.



It is further noted that the above plan peculiarly fails to show the whole footprint of Woodside View, which is misleading as it does not properly highlight that there a residential property located so close to the site.

Having read through the committee report for the item, my clients do not consider that the issue of the impact of the development on their property has been paid sufficient attention, especially given that their home and the property to the north at Avening are the only two dwellings which actually abut the housing development part of the site.

My clients would therefore request that the Council's appointed planning consultant urgently addresses this issue and provides some comfort to them in regard to the erection of an acoustic fence along their eastern and southern boundaries, or better yet a revised layout is produced to relocate the access road to a more central position within the housing site away from their property, and that the Members of the Development Control Committee take note of this important matter and pay it due regard in their discussions at the forthcoming meeting on Monday 23 October 2023.

Kind Regards,

Phil Garner
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