

The Planning Inspectorate

COMMENTS ON CASE (Online Version)

Please note that comments about this case need to be made within the timetable. This can be found in the notification letter sent by the local planning authority or the start date letter. Comments submitted after the deadline may be considered invalid and returned to sender.

Appeal Reference: APP/H1033/W/24/3339815

DETAILS OF THE CASE

Appeal Reference APP/H1033/W/24/3339815

Appeal By WAIN HOMES (NORTH WEST LTD)

Site Address
Land at Dinting Vale
Dinting
Glossop
Derbyshire
SK13 6PA
Grid Ref Easting: 401935
Grid Ref Northing: 394193

SENDER DETAILS

Name MR DAVID BENNETT

Address
23 Simmondley Lane
GLOSSOP
SK13 6NR

ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- ☐ Appellant
- ☐ Agent
- ☒ Interested Party / Person
- ☐ Land Owner
- ☐ Rule 6 (6)

What kind of representation are you making?

- ☐ Final Comments
- ☐ Proof of Evidence
- ☐ Statement
- ☐ Statement of Common Ground
- ☒ Interested Party/Person Correspondence
- ☐ Other

YOUR COMMENTS ON THE CASE

The Planning Application was rejected by High Peak Borough Council on 4 grounds. As a resident of Simmondley Lane, living within half a mile of the site I would like to support the reasons for rejection as follows:

Air Quality:

Dinting Vale is already designated as an Air Quality Management Area. The level of daily congestion on the A57 in the area of the school continues to present an air quality hazard to children, occupiers of property on the A57 and pedestrians using the road and poor air quality will only increase as a result of the development and increased traffic flow. Offers of air quality monitoring by the developer will not reduce the increased level of pollution resulting from the development of the site. Dinting school is a primary school and is situated directly alongside the A57. School children attending the school will be adversely affected by increased air pollution levels and the schools current popularity may well be affected by this, making it less attractive to new pupils.

Unsafe and Unsuitable Access on to the A57

The provision of a new road access where indicated would increase the risk of an accident involving cars or pedestrians and children. It is proposed to re-site the bus stop from its existing position, but this will still result in increased obstruction of traffic in this area. The absence of any proposed traffic control onto the A57 increases the risk of accidents occurring in this area. High Peak Local Plan under policy CF6 requires that all new development is located where the highway network can satisfactorily accommodate traffic generated by the development or can be improved as part of the development. This is clearly not the case with the proposed access on to the A57, an already congested road.

Insufficient Section 106 Developer contributions package.

The baseline for affordable housing for this site should be 30%, whereas none is proposed. This indicates the poor suitability of the site to achieve the local plan policy. If the financial viability assessment is correct, showing that no affordable housing is possible, then it is clear that the nature of the site makes it unsuitable for housing development. The site itself provides much needed natural open space for wildlife, trees and the public to enjoy. There is currently insufficient open space in the Simmondley/Dinting area for walking and recreation. Loss of this site would only make this situation worse. The site adjoins a valuable wooded area alongside the main Manchester to Glossop railway line, which forms part of the Trans Pennine Trail and access to this area would be restricted by this development.

Footpath FP50 would become a rat run:

No provision is made for the control of traffic from the new site along the unadopted Access road from Simmondley Lane, leading to the Scout Hut and houses on Adderley Place. An existing footpath runs along this road. If the site was developed as proposed, this unadopted road would become a rat run for cars leaving and entering the site, to avoid the congestion on the A57 at Dinting, which would lead to increased traffic on Simmondley Lane and High Lane over to Charlesworth. The access onto Simmondley lane from this unadopted road is already dangerous with poor visibility splays.

Simmondley Lane has also become increasingly busy and congested in recent years due to new estate developments in Simmondley. There is no obvious solution to restriction of the traffic flow from the proposed site onto the unadopted road as it crosses the site.

This, once again makes the site unsuitable for housing development.

This site is clearly unsuitable for housing development and should never have been included within the Local Plan. The Local Plan review should be used to remove it as housing land.