

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 MRS SARAH BOTT

Address
5 Adderley Place
GLOSSOP
GLOSSOP
SK13 6PA

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

This planning application should be refused. I would like to bring to your attention that many of the objectors from the previous application who received the planning inspectorate email regarding making representation here, were unable to open their email. I feel that the number of comments you receive here will not be a fair representation of the feeling in the community. However a petition set up by the residents of Adderley place with over 800 signatures illustrates the strength of feeling.

I would like to raise the following points.

1. PROW50

As a resident of Adderley Place, the construction of this development and the development itself, once completed will have a direct impact on my day to day life. Initially the developers were proposing to use only signage to deter over 200 cars from using the narrow, untarmacked lane as a short cut to either bypass traffic queues on the A57 into Glossop or up to Simmondley. They have now included a raised table. I would like to add that the residents of Adderley Place have a legal right of access to their properties, as stated in the deeds to my house. I have a right to unobstructed access to my property. I have not been consulted at any point by Wain Homes regarding this proposal, nor have any of my fellow residents. The raised table includes, from what I can make out from drawings, a cycleway, lanes of traffic and a footpath. Wain Homes are asking residents to navigate through these lanes of traffic to access their houses, when driving and also walking – as many of us do. This is putting not only residents at risk but also the wider community who use this footpath for walking, including school children who walk along this lane to get to and from school. The proposal does not give a clear enough indication whether large vehicles can access the properties easily with this new table in place – emergency vehicles, deliveries and refuse vehicles will struggle without the passing place that we currently have on the lane. I would strongly recommend that a Highways officer looks at this proposal as this proposal is contrary to policies EQ6 and CF6.

2. Air Quality

As anyone who lives in Glossop, works in Glossop or is a user of the A57 knows, the traffic on the A57 is consistently bad with queues of traffic each day, especially at key times like drop off and pick up from Dinting school. This results in standing traffic. This week we have had some roadworks sited just up from Dinting school which has resulted in congestion every day, with LONG queues of standing traffic. This has been a good illustration of what will happen not only during the construction phase of this development but also when another 200+ (most families have 2 cars) vehicles are added to this traffic. Dinting Vale is already designated as an AQMA, the levels of pollution can only increase, therefore putting residents, and school children at risk. S106 contributions promised by the developer cannot make pollution disappear from our community. It cannot mitigate.

3. Unsuitable access from the A57

My previous point outlines the issues associated with the A57. The proposal to take an access for a major development, opposite a school, on an already congested road, without suitable traffic measures is ludicrous, and without regard for safety of road users and pedestrians, especially the children and families of Dinting School. Residents have sought independent advice from an engineer, who carried out a thorough investigation of the access point. He stated that for a development of this size, at least a mini roundabout or signalised right hand turn is necessary for safe access. The engineer states that due to the site of this access and the traffic this is not feasible, therefore this makes this access highly unsuitable. Another point to note is that whilst the developers say they have met the requirements for visibility splays, they have, in order to achieve this included land which is outside of the Local Plan, land that is not designated for development. I ask that a Highways inspector looks at this access and conducts a thorough report, just as we have had done.

4. S106 Contributions

S106 contributions do not comply with policy. There is a lack of affordable housing, mitigation for tree loss and biodiversity falls way short as this area is so high in valuable flora and fauna. The harm caused by building these houses by far outweighs the benefits of this land. Many people use this land and enjoy the benefits this land allows them, for which they do not have drive to, in order to get there.

In addition, HPBC have recently applied a TPO across the whole of the development site, which signifies the importance of this woodland. This TPO is under review, whilst its permanency is decided. The proposals are contrary to the following policies DS4 EQ9 EQ5 H3 H4 .

A final consideration is to note that Councillors at the Planning Meeting in October highlighted that the Local Plan is outdated and does not represent the needs of the community they serve. The engagement period for the review was not widely shared with the community. We did not know about it.