

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 ALISON HOLT

Address
64 Simmondley Lane
GLOSSOP
SK13 6NS

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

As a local resident, I am wish to register my strong objection to this appeal to the refusal of a planning application on the following grounds:

(1) Adverse affect on air quality due to the increased traffic and the higher incidence of queuing traffic, right next to a primary school. The proposals by the developer will not mitigate the actual impact of the development.

(2) Unsafe and unsuitable access to the A57 at Dinting Vale. The proposed access will create an unacceptable risk to road safety and the proposal fails to achieve safe and suitable access contrary to Policy CF6 of the adopted High Peak Local Plan 2016 and the National Planning Policy Framework.

(3) Insufficient Section 106 Developer Contributions Package: the proposed section 106 package fails to achieve a policy compliant level of affordable housing and fails to fully mitigate substantial tree and habitat loss and associated loss of biodiversity on the site. In the absence of a policy compliant Section 106 package the residual harm arising from the development is considered to outweigh the benefits of delivering this allocated housing site contrary to Policies DS4 (Adderley Place), EQ9 (trees, woodlands, hedgerows), EQ5 (biodiversity), H3 (New Housing developments) and H4 (affordable housing) of the adopted High Peak Local Plan 2016 and the NPPF. Note: as of 1st February 2024 and TPO has been put in place on the entire development area (currently under review).

(4) Footpath FP50 will become a rat-run. There is potential for the public right of way onto Simmondley Lane to be used as a "rat run" for vehicle access, and the absence of any detailed and workable proposals for preventative measures within the application, which would also allow the access rights for existing residents to be maintained, the proposal is considered to pose a risk to the safety of users of the right of way and a highway safety risk at the junction with Simmondley Lane, contrary to Policies EQ6 (Design & Place Making) and CF6 (Accessibility & Transport) of the adopted High Peak Local Plan 2016 and the NPPF.

I must stress how detrimental this development will be for those (like me) in the immediate vicinity and for the wider community in Glossop.

Alison Holt