

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 RODNEY 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

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

(1). I think one of the most important aspects of this proposed development is the loss of green belt land. This happens to be one of the only clear natural corridors within the town. It is evident on daily walks that the wildlife one sees is totally due to this and to build here would do irreparable damage. The fact the field floods regularly helps the wildlife but wouldn't help with the development, we have already seen with the work done at Hargate how re landscaping to form the fishing lakes has pushed the water levels elsewhere making the small dell off the Trail flood completely.

(2) on the other side of the Trainline is an area well suited to development but here it seems that the work has been abandoned due to subsidence, it is quite clear that the original factory on this Brownfield site had no problems but because the developers have gone outside that footprint without due care it seems to have formed an unsightly and wasteful problem. It would be helpful if Wain Homes are so desperate to build that they are offered some incentive to rectify this instead of completely ruining the other side where there could well be similar issues. Given that they could also look at contributing to finishing the Trans Pennine Trail at the that side and improve the footpath access to Dinting or better still in the long term look at a small station, considered the trains usually stop at that point anyway. Plus the access is off a wide main road unlike the damage that would be done in the Vale creating a frankly ludicrous approach road.

(3). On top of that is the lack of adherence 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) given that there is proposed development where the Zion Church used to be the 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 the loss of this rare and wonderful area of green and how detrimental this development will be for others in the immediate vicinity and for the wider community in Glossop. I am sure that given a little research the housing that Wain Homes seem to think the community needs could be spread out thinly on many brownfield sites begging for improvement, it needn't be in just one spot and other areas would have far better access to the local amenities as this one will only push up the car use to shops, transport etc.

I attended the meeting at Bradbury House the last time that development was proposed here and turned down, nothing has changed as far as the objections are concerned apart from the need to look at changes in how we save our green spaces and change our transport infrastructure. Maybe one day the wisdom of re opening the Woodhead Line might prevail opening Sheffield up as a viable work/commute option like Manchester and well thought out development will be of an advantage to us all leaving