

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 JULIAN MILLS

Address
143
simmondley lane
glossop
glossop
derbyshire
SK13 6LY

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

1. Air Quality – affecting children at the Dinting C of E Primary School + A57 residents

The A57 at Dinting Vale is already designated as an Air Quality Management Area. Potentially the level of air pollution in the area will be further increased due to the increased traffic levels leading to concerns around the impact on the health of people in particular children in the area. The developer proposed Section 106 contributions towards Air Quality Monitoring and sustainable travel feasibility studies, but this will not mitigate the actual impact of the development.

2. Unsafe and Unsuitable Access from the A57

The proximity of the proposed highway access road from the A57 to Dinting C of E Primary school, would result in an unacceptable risk to road safety. The proposal therefore 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 (NPPF)

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 for the substantial tree loss and 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, woodland, hedgerows), EQ5 (biodiversity), H3 (New Housing developments) and H4 (affordable housing) of the adopted High Peak Local Plan 2016 and the NPPF. NB. as of 01/02/2024 a TPO has been put in place by HPBC on the entire development area. This is 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