

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 GAYNOR MISKELL

Address
4 Adderley Place
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

PLANNING POLICY COMMENTS

Date: 24th November 2022

Application Number: HPK/2022/0456

Extract

[In relation to Policy H4, the Council has effectively already been applying less weight to this policy for some time due to conflict with the NPPF. H4 calls for affordable housing contribution on sites of 5 units or above (or 0.16ha+). In line with the latest iterations of the NPPF, contributions are now only sought for major developments.

Policy H3 New Housing Development – Requires affordable housing and an appropriate range and mix of housing]

The adopted Local plan was introduced to meet the predicted local housing needs for the people of Glossop and more importantly provide affordable housing for the young local families and workers in order that they did not have to travel out of the Borough for accommodation.

As the site is a major development, in line with NPPF, contributions towards affordable housing is required.

The derisory sum off site contribution of £193k for the rental of a 3 bedroom house is an affront to the young families, who are needy of affordable homes and seriously undermines the whole purpose of the local plan to provide those needs.

It appears planning officers are more focused on using this application as a vehicle to bring forward the council owned land for development .

Extract

[Looking at the submitted layout plans, there are two cul-de-sac heads on the eastern boundary which are immediately adjacent to the remainder of the allocation. The case officer should check out their suitability for access to the rest of the site with the Highway Authority and applicant. Looking at the landscaping plan it appears that there are existing trees in front of these cul-de-sac heads so would this prevent them from being used

as an access point? It is critical that the access is suitable to ensure that the rest of the allocation can come forward at a later date.]

The application was deemed acceptable by officers despite 90+ conditions outstanding and raised eyebrows amongst those who are familiar with the planning process.

As a grandparent who has a child attending Dinting primary school and lives opposite the school, I have major concerns the additional traffic will have on the health and safety of my grand child. The area is designated AQMA, the assumption that 100+ vehicles trying to access/ egress from the site during peak times into standing traffic further hindering traffic movement on the A57, particularly if trying to turn east from the site, is alarming, compound this with significant removal of woodland which has an important function in removing airborne traffic pollutants, the overall cannot be described as an insignificant increase in current levels and the 30 pieces of silver from each household is frankly immoral.

I may add that all data to date regarding traffic effect on air quality and traffic movement is based on that generated by 92 homes but there is there margin to accommodate the full intention of the council to add traffic from a further 30- 40 houses and it's effect via a dubious access, air quality and further risk to school children and parents.

Circa 130 houses will be the overall total

In addition the loss of woodland amenity, biodiversity and an open space enjoyed by locals for many

years , its loss will mean driving to the parks east of the town to find similar, again a considerable loss of amenity to the people of Glossop to be artificially replicated to the people of Chinley's benefit.