

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 JOHN PAPE

Address
5 Kestrel View
GLOSSOP
SK13 6QE

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 would like to make the following comments with reference to this appeal

1. The proposed access road to the new development will join the main A57 opposite Dinting Primary School. The A57 is already a busy main road and the extra traffic movements that will result from this development will increase the safety risk to children attending Dinting School. This 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

2. The A57 at Dinting is already an area which suffers from poor air quality and as such has been designated an AQMA (Air Quality Management Area). The extra traffic movements that will result from this development will inevitably increase the air pollution in this area and is likely to have an impact on people's health, particularly that of the children attending Dinting School

3. I understand that the developer has failed to fulfill its obligations under the Section 106 Developers Contributions Package in several areas including the level of affordable housing, substantial tree loss and loss of biodiversity on the site. It has therefore been concluded that the detriment resulting from this development will outweigh the benefits. This does not comply with a number of the policies contained within the local plan and for that reason I feel the appeal should be rejected

4. Adderley Place is a public right of way (PROW) which leads onto Simmondley Lane. Currently the only people who have vehicular access rights are the residents of Adderley Place. If this development is allowed to go ahead there is a potential for this right of way to be used as a 'rat run' for vehicle access to and from the new development. This could cause a safety risk both for people using the right of way and the highway at the junction of Simmondley Lane. I am not aware that the developers have submitted any adequate proposal that would mitigate this and at the same time maintain the access rights for existing residents. This also does not comply with several policies contained within the Local Plan

For these reasons I would urge you to seriously consider dismissing this appeal