

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

Company/Group/Organisation Name John & Norma Pape 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

We are strongly against the appeal proposals and have the following objections

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. Therefore this is not a safe and suitable access

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 a detrimental impact on people's health, particularly that of the children attending Dinting School

3. We understand that the developer has failed to fulfill its obligation under the Section 106 Developer Contributions Package in several areas including the level of affordable housing, substantial tree loss and loss of biodiversity on the site. The detriment resulting from this development will therefore outweigh the benefits and for that reason 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 the potential for this right of way to be used as a 'rat run' for vehicle access to and from the new development. This is likely to cause a safety risk both for people using the right of way and the highway at the junction of Simmondley Lane. We are 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

For the reasons set out above we would urge you to seriously consider dismissing this appeal