

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 PHILIP RADCLIFFE

Address
3 Curlew Way
Simmondley
Glossop
SK13 6QF

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

RE: Planning Inspectorate reference: APP/H1033/W/24/3339815

HPBC Planning Application HPK/2022/0456

I strongly object to this proposed application on the following grounds:

1) Public Safety & Traffic

- Traffic congestion on the A57 Dinting Vale is already bad at several points during the day and frequently leads to significant delays leaving the town. Adding a significant number of additional vehicles will make this impossible – in addition the proposed exit point from the estate opposite Dinting school would provide additional safety risks to children at the school and people dropping them off in cars – this stretch of road is currently particularly congested with parked vehicles at school start and finish times and this would be exacerbated by the proposals.
- The same issue also applies to visitors to Dinting Church, where gatherings are not limited to a Sunday and frequently include elderly residents
- Any access to the site either at the construction stage or subsequently via Simmondley Lane would add to existing difficulties accessing housing on the Pennine Road and Valley Road estates, which is often very difficult due to parked cars on the lane. I have personally witnessed two occasions in recent months where emergency vehicles have been unable to quickly access Simmondley via this route due to heavy congestion and parking and this would clearly be a whole lot worse if the proposal were to go ahead.
- There does not appear to be provision for adequate visitor parking in the proposal so presumably vehicles would have to find somewhere to park either on Simmondley Lane or Dinting Vale, adding to the congestion issues there.
- I believe these issues pose significant Health and Safety risks which can not easily be mitigated – if indeed they can at all.

2) Public Safety and Health

- Health services in Glossop are already particularly stretched, in particular access to Dentists and GPs and this needs to be addressed for the additional population – adding several hundred more occupants to this already overstretched area clearly poses a Health and Safety risk
- Emergency services in the area have been scaled back in recent years and are insufficient for the needs of the local population without adding more residents to the list.
- The A57 at Dinting has been designated as an Air Quality Management Area. The additional vehicles from this development adding to the constant issues of standing traffic on this section of the A57 will further exacerbate the problem rather than start to resolve it. Add to this the removal of trees with the positive effect they have on emissions.

3) Education

- Existing schools within the area are oversubscribed and others with availability involve the need for children to travel out of the immediate area, involving more pressure on traffic and insufficient public transport in addition to the developmental risks of schoolchildren having to attend schools where there is reduced chance of social activities with classmates outside school hours.

4) Environment

- The proposed development will cause significant and irreversible damage to one of the few remaining green spaces in the area in terms of both vegetation and wildlife and damage the character of the town. Have all environmental protection safeguards been adhered to in considering this proposal? This damage cannot be repaired by planting a few token trees and wildlife could be lost forever. This area is valued and needed by most of the residents in the area for recreation and wellbeing.

5) Lack of affordable housing justification

- A key cornerstone of the need to build new housing in the UK is that a good proportion of these houses should be affordable – particularly to first-time buyers. I see from comments shown on the application that the applicant does not intend to provide this element and will instead make a paltry

contribution to HPBC out of its significant profits from the proposed estate. So in addition to posing significant threats and problems to the immediate area and the town in general I am concerned that the council is prepared to consider an application which is only detrimental to area and brings no benefits in terms of housing availability to existing residents

It seems to me that the only beneficiaries from this poorly thought out proposal are Wain Homes in terms of profit and HPBC in terms of additional council tax revenue whilst the population of Glossop is expected to swallow a further reduction on public service availability and reduction of green space at the same time as the increased Health and Safety risks detailed above.

I am not familiar with the various planning laws and by-laws so am unable to quote them here and I would expect the planning team to be able to interpret my comments and objections in the context of the various planning clauses. I assume these are in place to protect the public against major issues and feel sure that many of these would be contravened if the proposal goes ahead given the public safety and wellbeing issues raised above.

As I have taken the time and effort to detail my strong objections to this proposal I would appreciate it if the appropriate planning officer responsible can take the time to consider these and respond to me in due course detailing the outcome of these considerations.

Many thanks

Philip Neil Radcliffe
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