

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 KAREN SPRUCE

Address
10 Beechwood
Simmondley
Glossop
SK13 6XS

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

This proposed development is totally inappropriate in terms of its location, proposed access, damage to wildlife and environmental issues and significant lack of infrastructure provision.

Firstly, the estate would be located directly off the A57 leading into the very busy market town of Glossop through which, being situated at the bottom of Snake Pass and en route to Buxton and its stone quarries, there is already an inordinate amount of traffic. At peak times the traffic queues are quite considerable in both directions and any extra housing at this point will significantly impact the situation. Of even greater concern, however, is that access to the estate will be opposite a primary school. Not only, due to queuing traffic, is there already a negative effect on air quality which will be further exacerbated but consideration must be given to the increased safety risk of children at the school at dropping off/collection times when the A57 is already heavily congested due to parental vehicles parked exactly where the estate road will be sited.

The area to be used for the development is home to a variety of wildlife (including deer) and is much valued by the existing residents. With an incomplete development only half a mile away it seems ludicrous and unjustifiable to take yet more land for housing. The existing scheme has currently stalled and completion of that should be considered before granting permission to commence on yet another project.

Glossop's infrastructure is already running beyond capacity with many people unable to access dental (I myself am one of those now having to pay for private dental treatment) and other services. Over the past decade the massive increase in housing has outstripped available facilities and, until adequate provision can be made for doctors' surgeries, NHS treatments, school places etc, future developments must be restricted.

The current footpath FP50 leads onto Simmondley Lane and I assume will become vehicular access for the development and, consequently, a short cut for drivers wishing by to avoid the congestion at the mini roundabout further towards Glossop. Simmondley Lane is already congested due to unrestricted parking on both sides of the road and further traffic will simply exacerbate the problem.