

TOWN & COUNTRY PLANNING ACT 1990 (AS AMENDED)

**PLANNING APPEAL
BY
WAIN HOMES (NORTH WEST) LIMITED**

**AGAINST THE REFUSAL OF FULL PLANNING PERMISSION
BY HIGH PEAK BOROUGH COUNCIL
FOR A RESIDENTIAL DEVELOPMENT OF LAND AT DINTING VALE,
DINTING, GLOSSOP, DERBYSHIRE**

**PROOF OF EVIDENCE (AIR QUALITY) - APPENDICES
FOR
ELIZABETH WHITTALL**

20/05/2024

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Interested Party	Air Quality Concern	Applicable Concern Group Response(s)
D Bennett	<p>Dinting Vale is already designated as an Air Quality Management Area. The level of daily congestion on the A57 in the area of the school continues to present an air quality hazard to children, occupiers of property on the A57 and pedestrians using the road and poor air quality will only increase as a result of the development and increased traffic flow. Offers of air quality monitoring by the developer will not reduce the increased level of pollution resulting from the development of the site. Dinting school is a primary school and is situated directly alongside the A57. School children attending the school will be adversely affected by increased air pollution levels and the schools current popularity may well be affected by this, making it less attractive to new pupils.</p>	<p>Please refer to the response on:</p> <ul style="list-style-type: none"> • Concern 1 • Concern 2 • Concern 3 • Concern 5
S Bott	<p>As anyone who lives in Glossop, works in Glossop or is a user of the A57 knows, the traffic on the A57 is consistently bad with queues of traffic each day, especially at key times like drop off and pick up from Dinting school. This results in standing traffic. This week we have had some roadworks sited just up from Dinting school which has resulted in congestion every day, with LONG queues of standing traffic. This has been a good illustration of what will happen not only during the construction phase of this development but also when another 200+ (most families have 2 cars) vehicles are added to this traffic. Dinting Vale is already designated as an AQMA, the levels of pollution can only increase, therefor putting residents, and school children at risk. S106 contributions promised by the developer cannot make pollution disappear from our community. It cannot mitigate.</p>	<p>Please refer to the response on:</p> <ul style="list-style-type: none"> • Concern 1 • Concern 2 • Concern 3 • Concern 5

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P Miskell	<p>The site promotes car use, residents will not carry a heavy weekly shop back from the shops. School runs are inevitable as nearby schools will be fully subscribed, pressure on highway capacity at peak times will be increased at a section of Primary Route Network, the A57, renowned for standing traffic and can only add to carbon emissions to the detriment of air quality and potentially increase the danger of school children coming into conflict with traffic when attending Dinting school (oversubscribed for next 5 years see objection).</p> <p>Annual mean Tube readings sited within the AQMA which have been questioned and reasoned they cannot be accurately established due to reduced traffic , an effect of the Covid Pandemic (which has been acknowledged) but other factors have not been taken into account, The 20 week gas main upgrade A57 Mottram Moor, the closure of the A57 Snake pass due to subsidence, and the almost monthly upgrade of utility services on the A57, all of which caused drivers to seek alternative routes in or out of Glossop avoiding the A57 and may account for the air quality spike, Tintwistle (AQMA 1) Mitigation includes electric vehicle charging points, effectiveness would depend on householder EV take up and £150 per household via 106 agreement, I ask what price a child's health should the AQ model be flawed and real time time data suggest otherwise.</p>	<p>Please refer to the response on:</p> <ul style="list-style-type: none"> • Concern 1 • Concern 2 • Concern 3 • Concern 4 • Concern 5
Cllr P Hardy	<p>I am a High Peak Borough Councillor and sit on the development control committee. This application should be refused due to extra pollution being emitted from vehicles exiting and entering the proposed development which is right opposite Dinting Primary School. The A57 road which the proposed road will come out onto has been subject a pollution survey. In the LAQM annual status report it says that a new planning development, HPBC request an air quality assessment or low emission strategy. At the moment Dinting Vale (A57) has been in exceedence or within 10% of the mean objective of 40up/m3 so AQMA is still in force. If the development is passed it will mean at</p>	<p>Please refer to the response on:</p> <ul style="list-style-type: none"> • Concern 1 • Concern 2 • Concern 3 • Concern 4

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	<p>least another 150 vehicles will be exiting and entering the site at the exact point where the school is situated, also when the new mini bypass is built from Mottram Moor more traffic will be using the A57.</p> <p>I do feel that it would be a travesty if this development goes through as it will definitely have detrimental effect on the health of the young children who use the playground facilities at the school and obviously on their way to and from school at the rush hour traffic times.</p> <p>As you probably know that atsmatic problems have occurred in other areas where heavy traffic is prevalent and I would hope the inspectorate or planning officer who makes the decision does not want this to happen in this area.</p>	
Garner Town Planning (on behalf of Mr & Mrs Wilson)	<p>The Department for Environment Food and Rural Affairs (DEFRA) website confirms that the Air Quality Management Area as shaded pink on the plan below encompasses the properties between the A626 Glossop Road/A57 Dinting Vale junction and the A57 Dinting Vale/Dinting Lane junction, and was designated due to extremely high levels of Nitrogen Dioxide (NO2) that had been measured in the area. Accordingly, the proposed development of traffic from a further 92 dwellings to be discharged into the heart of the Air Quality Management Area would result in an even worse degradation of the existing pollution levels and the first reason for refusal of the planning application is entirely justified as no mitigation can be undertaken to alleviate the additional harm that will be caused.</p>	<p>Please refer to the response on:</p> <ul style="list-style-type: none"> • Concern 1 • Concern 4
K Crompton	<p>Dinting Vale is already designated as an Air Quality Management Area. Potentially the level of air pollution in the area will be further increased due to the increased traffic levels leading to concerns around the impact on the health of people in particular children in the area. The developer proposed Section 106 contributions towards Air Quality Monitoring and sustainable</p>	<p>Please refer to the response on:</p> <ul style="list-style-type: none"> • Concern 1 • Concern 2 • Concern 3

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	travel feasibility studies, but this will not mitigate the actual impact of the development.	<ul style="list-style-type: none"> • Concern 5
S Millington	<p>1. Air Quality – affecting children at the Dinting C of E Primary School + A57 residents</p> <p>The A57 at Dinting Vale is already designated as an Air Quality Management Area. Potentially the level of air pollution in the area will be further increased due to the increased traffic levels leading to concerns around the impact on the health of people in particular children in the area. The developer proposed Section 106 contributions towards Air Quality Monitoring and sustainable travel feasibility studies, but this will not mitigate the actual impact of the development.</p>	<p>Please refer to the response on:</p> <ul style="list-style-type: none"> • Concern 1 • Concern 2 • Concern 3 • Concern 5
J Mills	<p>1. Air Quality – affecting children at the Dinting C of E Primary School + A57 residents</p> <p>The A57 at Dinting Vale is already designated as an Air Quality Management Area. Potentially the level of air pollution in the area will be further increased due to the increased traffic levels leading to concerns around the impact on the health of people in particular children in the area. The developer proposed Section 106 contributions towards Air Quality Monitoring and sustainable travel feasibility studies, but this will not mitigate the actual impact of the development.</p>	<p>Please refer to the response on:</p> <ul style="list-style-type: none"> • Concern 1 • Concern 2 • Concern 3 • Concern 5
Cllr D Elliot Starky	<p>The first issue I want to raise is the local transport infrastructure. 92 new homes will bring with it an increased number of vehicles to join the long queues getting in and out of Glossop on the A57. This area especially at peak times such as rush hour and school pickup/ drop off times cannot take much more traffic. The impact that has not just on transport around the area but also the air quality is damningly significant. The level of pollution is clear from the black soot which coats the houses and school in this area from the already</p>	<p>Please refer to the response on:</p> <ul style="list-style-type: none"> • Concern 3

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	vast amount of traffic sat exerting fumes on the main route out of Glossop which can often be found at standstill.	
J Huddart	The first issue I want to raise is the local transport infrastructure. 92 new homes will bring with it an increased number of vehicles to join the long queues getting in and out of Glossop on the A57. This area especially at peak times such as rush hour and school pickup/ drop off times cannot take much more traffic. The impact that has not just on transport around the area but also the air quality is damningly significant. The level of pollution is clear from the black soot which coats the houses and school in this area from the already vast amount of traffic sat exerting fumes on the main route out of Glossop which can often be found at standstill.	Please refer to the response on: <ul style="list-style-type: none"> • Concern 3
Cllr A Hopkins	Firstly, High Peak Borough Council carried out an air quality survey for Dinting Vale, the area where this development accesses the A57. The air quality is at that location and where a primary school is situated, is below the minimum levels required. Standing traffic is causing large levels of nitrous oxide. Allowing this application will only increase the levels, there is nowhere for the gases to escape as it is in a valley. It goes without saying, the school children will be the ones who suffer most.	Please refer to the response on: <ul style="list-style-type: none"> • Concern 1 • Concern 2 • Concern 3
D Dewsnap	I'm am very much against this proposal to build more houses in this area of Glossop / Longdendale as the road structure is not capable to withstand more traffic not to mention the air quality and Safty of the little primary school children in the school across from the access road to the new building	Please refer to the response on: <ul style="list-style-type: none"> • Concern 1 • Concern 2 • Concern 3

Interested Party	Air Quality Concern	Applicable Concern Group Response(s)
P Hartland	I wish to reiterate my objection to Wain Homes proposed residential development and to their appeal of the Council's rejection of this development. Further to my household's comments submitted (22 Nov, 2022) at planning stage, I object to this development on the grounds that it will: c negatively impact air quality for all users and residents of the A57, particularly in Dinting Vale, and including children attending Dinting C of E School;	Please refer to the response on: <ul style="list-style-type: none"> • Concern 1 • Concern 2
S Hartland	I strongly object to Wain Homes proposed residential development and to them appealing the Council's rejection of this development. I reiterate and uphold the comments I submitted (22 Nov, 2022) at planning stage. Furthermore, I object to this development on the grounds that it will: • negatively impact air quality for all users and residents of the A57, particularly in Dinting Vale, and including children attending Dinting C of E School;	Please refer to the response on: <ul style="list-style-type: none"> • Concern 1 • Concern 2
A Holt	As a local resident, I am wish to register my strong objection to this appeal to the refusal of a planning application on the following grounds: (1) Adverse affect on air quality due to the increased traffic and the higher incidence of queuing traffic, right next to a primary school. The proposals by the developer will not mitigate the actual impact of the development.	Please refer to the response on: <ul style="list-style-type: none"> • Concern 1 • Concern 2
N Jones	The traffic study initially undertaken only took into account a small length of road either side of the proposed exit which does in no way show the true impact the estate traffic would have. There are multiple other large developments currently in progress in and around Glossop and surrounding areas, surely common sense would say enough is enough until the impact of these are assessed. This has the potential to have a serious negative impact on Glossop residents quality of life, adding greater journey times to work etc due to an already over-stressed road network.	Please refer to the response on: <ul style="list-style-type: none"> • Concern 1 • Concern 2 • Concern 3

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	Sitting in traffic jams is also not environmentally friendly. There is a tree preservation order on the land now according to correspondence received not long ago from HPBC.	
G Miskell	<p>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 a 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.</p> <p>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.</p> <p>Circa 130 houses will be the overall total</p>	<p>Please refer to the response on:</p> <ul style="list-style-type: none"> • Concern 1 • Concern 2 • Concern 3
J Pape	<p>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</p>	<p>Please refer to the response on:</p> <ul style="list-style-type: none"> • Concern 1 • Concern 2 • Concern 3

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L Ridler	2. Air quality- a57 already air quality measure management area which will increase due to more traffic and will impact health of people in the area and children.	Please refer to response to: <ul style="list-style-type: none"> • Concern 1
T Thursfield	The A57 is already a very congested road, adding more houses and cars to Glossop is going to make it even worse. It's going to reduce the air quality, not to mention the air quality of Dinting C of E primary school nearby and the danger of more cars on the road.	Please refer to response to: <ul style="list-style-type: none"> • Concern 1 • Concern 3
S Toon	The site of this proposed development is opposite and above a primary school which would be subjected the additional pollution and hazards such as vehicles and household emissions from the proposed 92 residents. Access to the proposed development would via an already congested side road (Simmondley Lane) which is in reality single track due to on-street parking. Road links into Glossop are via two small stone bridges which are under considerable strain and highly congested at peak times more housing would add significantly to this. The local college is already over subscribed with some families having to send children to schools in other towns. The site of this proposed development is opposite and above a primary school which would be subjected the additional pollution and hazards such as vehicles and household emissions from the proposed 92 residents. Access to the proposed development would via an already congested side road (Simmondley Lane) which is in reality single track due to on-street parking.	Please refer to response to: <ul style="list-style-type: none"> • Concern 1 • Concern 2 • Concern 3
M Webster	When Adderley Place went into the local plan 2015 there was no AQMA declared for Dinting Vale, VTR has steadily increased over a 10year period. The local plan was promoted on the grounds of delivering affordable housing, of which there was none.	Please refer to response to: <ul style="list-style-type: none"> • Concern 1

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K Wilkinson	I am strongly opposed to the application on several grounds, 1.the unsafe access onto an already gridlocked road (A57), that would adversely impact safety particularly with a primary school. 2. Also relating to the school the increase in traffic will further reduce the air quality in an air quality management area.	Please refer to response to: <ul style="list-style-type: none"> • Concern 1 • Concern 2 • Concern 3
P Brack	I'm a local resident and I fail to understand why this proposal has gone to appeal when there is massive opposition against these plans. If any of these local or not so local planners know this area they'll immediately understand the problem we have around here ie Traffic pollution. Roads inadequate. Accessibility. This Town is becoming a no go area ie To many houses with no adequate planning.	Please refer to response to: <ul style="list-style-type: none"> • Concern 1 • Concern 3
C Wilson	<p>Issue, one air quality impact arising from traffic generation and proposed mitigation When the site was initially incorporated into local planning, 2015 Dinting Vale was not an AQMA was only introduced in 2019 The only the readings available are for 2020 and 2021, which I'm sure you are aware with during the Covid period the NO2 levels dropped. as obviously traffic was vast decreased during these periods. However, there are no new readings for 2022 and 2023.</p> <p>It would seem that High Peak Borough Council are a little behind and reporting the actual no2 levels for this AQMA area at Dinting Vale.</p> <p>I'm not sure how Wain Homes predict that this development will not make matters worse. One of the main problems with NO2 emissions is idling car engines.</p> <p>Idling car engines is either where people sit in their vehicles with the engines running In crawling traffic, or sometimes while I are waiting to pick up</p>	Please refer to the response on: <ul style="list-style-type: none"> • Concern 1 • Concern 2 • Concern 3 • Concern 4 • Concern 5

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	<p>occupants, that may be a supermarket or outside the shop or outside of school.</p> <p>Obviously you are aware that the school is almost directly opposite the proposed site entrance that's exactly what people do here, sitting in their cars waiting to pick up or drop off school children, the main factor at play here is the share volume of traffic crawling into Glossop or out of Glossop, depending on the time of day.</p> <p>Obviously eastbound is particularly bad in the morning, rush-hour westbound more so in the evening or afternoon but it's not uncommon for crawling traffic in both directions at sometime in the day.</p> <p>However, during school pick up and drop-off times 8:30 am to 9:30 am and 2:30 pm to 3:30 pm. The traffic adjacent to the school will be best described as particular difficult to navigate. Wain Homes seem to be basing some of their NO2 emissions data during the Covid years. Obviously this was an unprecedented event with usual traffic patterns Like all the time in recent history.</p> <p>It seems unusual that High Peak borough council did not request a full three month air monitoring survey. The likely cost of the survey would've been approximately £3000.</p> <p>I would, therefore to Planning Inspector To not make any decision on this Application until a full survey has been completed and you have all the relevant up-to-date information.</p> <p>It seems ludicrous that the developer can suggest that the development will not have an adverse effect on the air quality at Dinting Vale especially when they don't have the relevant up-to-date information.</p>	

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	<p>But what I can tell, you having been resident in Glossop for 30 years to introduce junction onto the A57 At this location opposite the school will definitely have a detrimental effect to the air quality.</p> <p>You don't need to be a genius or even have a degree in environmental science to work out that the introduction of this junction will lead to increase standing traffic and furthermore hundreds of vehicle movements in and out of the estate on a daily basis.</p> <p>These vehicle movements would obviously be from the 92 dwellings for people going to and from work school runs home deliveries food deliveries just eat. Uber eats Amazon Prime post office every DHL DPD, you name it society has changed dramatically over the last 10 years and almost everything we buy for the home now is usually ordered via the Internet and delivered to our properties.</p> <p>The added impact of having a junction that is not fit for purpose, i.e. no right and turn Lane into the proposed development vehicles heading eastbound or just leave two cars piling up with idling engines, waiting for the visitors residents or delivery vehicles To access the proposed site.</p> <p>I note that WainHomes have supplied document, 451 the supplementary evidence in the case of Wavendon properties, Ltd versus Secretary of State of housing, communities, and local government. It must be noted that this case was for a industrial development not a domestic dwellings development.</p> <p>I think I'm correcting also saying that the access was not in an AQMA It must also be stated that every member of the development control committee rejected the appeals application.</p> <p>This was a common sense decision by the members of the development control committee, all of whom are familiar with the area this was a common</p>	

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	<p>sense approach by the members of the committee, based on their real life experiences of what it's like to live in and around this AQMA.</p> <p>Both myself and the members of the development control committee. I've noted that the appellant I suggested a figure of £150 per dwelling As a trade of value for the pollution, this development may cause.</p> <p>This development is directly opposite the school. I feel it will definitely have an effect on the users of the school. Should this be granted permission. It is also noted that the £150 per dwelling would relate to £13,800. However, the appellant has offered to pay a reduced figure of only £6000. I have no idea what the cost of treating one child annually for COPD or bronchitis or asthma would be but I'm sure the £6,000 would not suffice.</p>	

