

Timothy Bott – Resident – Opposing Wain Homes Development Dinting Vale

(Adderley Fields)

Good morning,

My name is Tim Bott and I am a resident of Adderley Place and have lived in Glossop for thirty years.

I would like to make a short statement in opposition to this planned development. Any questions contained are either rhetorical or aimed at the inspectorate to consider.

I apologise if some of the points seem to go over ground already covered and that some sentences may be in the incorrect tense but I was unable to attend earlier in proceedings.

Firstly -Is the topography of the site factored into the traffic and emissions estimates? As previously stated, families where one or both parents or carers are working, are likely to drop their children at school on the way to their place of work. With this in mind, and, all other journeys occupants would take, is there a software model that calculates the increase in journeys made by car in relation to the gradient to the routes that are to be travelled?

The appellant states that “the site is located in close proximity to shops and services PROMOTING sustainable means of travel”

But when you visit the site and consider the new access road, the footpath at the side of the cottages and Adderley Place itself, you will clearly see that it does in fact do quite the opposite and will do nothing but encourage increased car journeys.

Secondly, I would like to outline my concerns regarding access to my property. Wain Homes are fully aware and have declared that they cannot prevent our legal access via PROW50. There has been no consultation with residents about how this will be achieved, especially during the construction process. I directly emailed Claire Campbell to enquire about this very matter and all she would say was that our access would not be restricted and we could continue to use the lane. It was only in the revised plan, after initial rejection, that Wain Homes offered any form of solution, still without consultation with those impacted the most. Whilst Wain Homes have provided residents with as they say ‘a better option’ by allowing us to use the new access road once built, how do they propose to build this road without obstruction?

I am not convinced by the solution Wain Homes have offered...

Consider this scenario –

My child has a place at Simmondley School and I live on the lower part of the estate. To pick my child up – I drive either from my place of work or from my house – using the new access road, turn right onto the A57, right at the roundabout, up Simmondley Lane to reach the school. Coming home, I drive down Simmondley Lane and do not wish to sit in congestion on the A57 outside Dinting School, so I turn onto Adderley Place, go straight across the raised table, turn round in the residents car park and travel back to the raised table, turn left and back to my house, avoiding any traffic. This could be applied to delivery drivers taking the same route down from Simmondley.

** lack of consultation = lack of understanding?

In addition, let's imagine the A57 during the construction phase of the access road. It only took for Dinting School to hold their sports day on a Friday afternoon to completely block the A57, which led to police being called. Yesterday, PCSOs were outside the school ensuring the traffic could move freely. My wife is a Deputy Headteacher of a local school, she has spoken to Lynne Elliott – (the head at Dinting) about the development and Lynne has given her permission to read out the following

“The proposed housing opposite the school along with the bypass and increased traffic through Glossop, all adds to the pollution outside Dinting which I believe is impacting negatively on my numbers. You may have heard about the traffic problems yesterday’s

(Friday 21st) sports day caused which resulted in police attending and more bad press. My governors are opposing the houses”

Print out of message is attached for evidence.

In conclusion, when I try and understand why this site has been chosen, the only answers I can find are:

- the increased profit of building properties in an affluent area
and
- the potential for development in the adjacent, **council** owned land.

All we can ask is that the inspector looks at this site and considers that, if another development of this size is needed in Glossop, does this one add to the town more than it takes away. If in your wisdom, you decide to grant permission for the development, where is our recourse when the inevitable issues raised here with you, become our reality?

Thank you for your time.