

Dinting Vale Planning Enquiry, June 2024

Statement by Dave Bennett, following attendance at Day 1 of the enquiry.

After speaking at the enquiry on day 1, I would like to confirm that my verbal statement given at the enquiry endorsed the written comments already submitted to the Inspector and confirmed my objections to the proposals.

In addition to the statement that I made, I wish to draw the Inspectors attention to the categoric assurance given by Wain Homes expert witness, David Roberts, that it would not be possible for a vehicle leaving, or entering the development from the main access road to and from the A57, to turn onto the unadopted road that serves Adderley Place and leave the development via that road onto Simmondley Lane. This was stated around 5 hours and 20 minutes into Day 1.

After further review of the evidence given by Mr Roberts on Day 1 around 6 hours and 27 minutes into the enquiry, it would seem that it would be possible for delivery vehicles entering or leaving the development on the main access road, to turn west towards the houses in Adderley Place to make deliveries. It would therefore also be possible for cars from the new houses to do the same and turn at the West end of Adderley Place and then approach the bollard junction and carry on across it to the East and then access Simmondley Lane. This would negate the purpose of the bollards and make it possible for cars to use the unadopted road as a 'rat run'

In view of the desire to avoid this possibility, if the developer where to succeed with this appeal, it is essential that a planning condition be imposed to avoid this possibility so that the development cannot be completed until it is shown to be impossible for cars leaving the new development to use the unadopted road as a 'rat run'.

Dave Bennett 24.6.2024

23 Simmondley Lane, Glossop

Submitted to Hannah Varley Trainee Planning Officer, HPBC as evidence, by e mail as per her request to Julie Greengrass.