

[REDACTED]
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21st May 2014

Dear Ms Colley,

Re: Application HPK/2014/0119 Linglongs Road

I write to raise my objections in respect of the above application and would make the following points

Firstly the site proposed is twice the size of the outline C9 plot which is proposed in the published draft local plan. It covers more fields than C9 and would be visible from many areas in the High Peak, the National Park and even property owned by the National Trust. My understanding being that the National Trust has itself raised concerns of the impact of such a large development and even during the information compiled by Wardle Armstrong in the development of the Local Plan indicated that Land to the West of the site on the higher reaches of the field should be set aside as Green Space due to its Higher visibility. The Application above envisages building even at that height.

I am also concerned regarding the access onto the site at Linglongs/Macclesfield Road. That Junction is very narrow both in terms of Linglongs Road itself, But also Macclesfield Road at that Point. There are also visibility issues for traffic emerging onto Macclesfield Road, which is very close to a series of bad bends further up Macclesfield Road. With a further 100 plus houses would generate more traffic and tailbacks. Such difficulties would lead to frustration building between Motorists and drivers taking risks at the junction and the consequences of further accidents. Derbyshire County Council in 2012 in their examination of the highway at Macclesfield Road/Linglongs Road indicated that the junction was currently not suitable.

The steep inclines are also of concern for HGV's should a pedestrian crossing be established as proposed opposite the entrance to the misfires way. Some of Macclesfield Road is as steep as 1 in 8 which will cause start up difficulties for such vehicles going uphill and breaking difficulties for ones travelling downhill.

The view from Midshires way walk is also of concern. It is along distance footpath that will now be situated in the middle of a modern housing estate is the proposed application goes ahead. There is also concern that the development will be within 100metres of the Peak Park without any green buffer.

The effect on Wildlife also needs to be reviewed the loss of habitat to Bats, Badgers and Deer is of concern.

Finally the Fields in question currently protect the lower valley and downstream from flooding and enable both streams and surface water to percolate gradually through to the Got. The application as proposed only takes into account surface water and therefore the building would increase the risk of flooding.

Yours faithfully,

Kevin Worthington