

**From:** [planningcomments@highpeak.gov.uk](mailto:planningcomments@highpeak.gov.uk)  
**To:** [Planning Comments \(HPBC\)](#)  
**Subject:** Comment Received from Public Access  
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Application Reference No. : HPK/2017/0247  
Site Address: Land Off Linglongs Road Whaley Bridge Derbyshire  
Comments by: Will Mankiewicz

From:

Clevedon, 138  
Macclesfield Road  
High Peak  
Whaley Bridge  
Derbyshire  
SK23 7DN

Phone:

Email:

Submission: Objection

Comments: Dear Sir/Madam,

We are writing to express our dissatisfaction with the proposed Barratt Homes development located off Linglongs Road, Whaley Bridge. We are the occupiers of 138 Macclesfield Road. The proposed development backs onto our rear garden with our property being south facing.

We would like to raise our concerns and objections to four aspects of the development:

1. The preservation of mature trees;
2. The planting arrangements on the northern boundary with Macclesfield Road;
3. The privacy of our property from the development and planned housing density; and
4. Access off of Linglongs Road

1. The preservation of mature trees

On review of the proposed plans, we are deeply concerned by the approach being adopted by Barratt Homes with regards to preserving the character of the neighbouring countryside, in particular the preservation of mature trees.

We note from the Arboricultural Method Statement Tree Removal and Pruning Schedule, drawing number D6270.002, that a number of mature trees are to be removed to allow access for the new development. However, we would particularly like to voice our concern with regards to the removal of tree T74, a mature oak located in the west of the development, within the footprint of proposed Plot 06.

This tree would in our view provide the development with a fine focal point and actually tie-in the development with the existing environment and landscape. To have such a magnificent tree lost to facilitate the building of a detached property points towards lack of foresight in the planning of the layout by Barratt Homes.

Furthermore, we note on the High Peak interactive planning map that this tree, along with several others on the proposed development, has an existing Tree Preservation Order. We can see why it truly is an asset to the character of the Whaley Bridge environ.

We note on the TEP Landscape Masterplan, drawing number D6270.02.001 that semi-mature tree planting to replace trees removed to facilitate development, is assigned to the west spur road with reference to tree T61. This tree is Category A High Quality. Again, it is not in keeping with sustainability for both the local character and the environment to remove such well established flora and replace with smaller trees.

In our view, the submitted Arboricultural Method Statement submitted for the planning application is not ecologically sound or in keeping with the local landscape and should be reassessed.

## 2. The planting arrangements on the northern boundary with Macclesfield Road

On review of the TEP Landscape Masterplan, drawing number D6270.02.001, we have seen that broad native hedgerow planting and semi-native woodland edge planting is to be undertaken on the northern boundary with the Macclesfield Road properties.

Our property, 138 Macclesfield Road, backs onto proposed Plot 04, the boundary marked by a dry stone wall. From the plan it is not clear whether there is to be a fence in between the wall and the hedgerow. Also there is no detail of the proposed final height of the proposed hedgerow.

We consider that the dry stone wall is in keeping with the local character. The drystone wall runs alongside the whole of the Macclesfield Road properties from Linglongs Road to the Midshires Way footpath and you can see the walls from our elevated position on the hill. We would therefore expect any hedgerow to be sufficiently high to maintain the focal point of the wall not just on our property, but to our neighbours too along Macclesfield Road.

## 3. The privacy of our property from the development and planned housing density

With reference to Barratt Homes Planning Layout, drawing number 466 / P / PL / 01 Rev B, we note that Plot 04 is to be located adjacent to our southern boundary with the house Sales Name being Hale Classic (Det).

On review of the Barratt Homes Hale elevation drawing, Drawing No:01 and the Planning Layout drawing, we note that the northern side elevation has three windows which will overlook our property to the north.

The lounge window may well become hidden overtime with the hedgerow growth (again, no details are supplied of maximum growth heights), however the two first storey windows will directly look onto our property.

We consider that this is a direct invasion of privacy and we do not consider it acceptable for the side elevation to contain these windows. We will have loss of privacy if the development proceeds with the current planned layout and therefore object to the proposed property type.

We are also surprised with the planned density of the properties. There are three detached homes planned up to tree T74. This spacing is not in keeping with the character of the existing properties on the upper part of Macclesfield Road.

It is an area of marsh which remains wet all year round - recently we have routinely seen the new dairy herd getting stuck in the bog in this part of the field. We cannot see how the development can be seen as 'environmentally sustainable' by the planned high density of housing given the significant amount of drainage and footings which will be required to address the clear throughput of water coming down and through the hillside.

#### 4. Access off of Linglongs Road

Our final points are with regards to the proposed access off of Linglongs Road from Macclesfield Road which we object to. We see it as inadequate for the amount of vehicles, with the site's topography potentially contributing to poor air quality. We also see the access as potentially dangerous where it meets with the junction at Macclesfield Road.

We are surprised to see that the Transport Assessment (report reference 1358/2/C) produced by Ashley Hulme Associates Ltd for Gladman Developments Ltd is dated 2014 with traffic data records from June and September 2013. This is therefore based on out of date information and is not specific to Barratt Homes's development plan. Traffic flow model data may be based on a completion date of 2019 for the development, however they should be revisited before any final decision is made for planning.

According to the Planning Layout, Barratt Homes have made provision for two car parking spaces for each terrace/semi-detached and detached property, and a space for the six apartments. That's potentially 208 vehicles with the properties alone.

We foresee that traffic from the development will back up onto Linglongs Road and perhaps into the development itself based on the parking space provision on the Barratt Homes development plan.

Peak time traffic along Macclesfield Road is heavy with tailbacks routinely occurring due to the traffic lights. This is going to exacerbate the tailbacks even further, increasing diesel particulates into the village. Has any consideration been given to the cold-starting of vehicles and said vehicles driving up a hill through the development in order to gain access to Linglongs Road?

Then there is the safe entry onto Macclesfield Road using the t-junction. The Traffic Assessment mentions that it the junction will remain under 'priority' control. Being residents on Macclesfield Road, we know that traffic routinely exceeds the 30mph speed limit given the gradient of the hill; that's for both going up and down the hill past the Linglongs Road junction.

Not just vehicular traffic uses Macclesfield Road on a daily basis. Macclesfield Road is a major through route for cyclists in the High Peak area. Such data has probably been overlooked in the Traffic Assessment ' cycling has become more popular since 2013. Cyclists routinely pass our house at speed going down the hill; we'd estimate well in excess of 30mph (it's a steep incline). Increased traffic turning right onto the road from Linglongs Road is going to increase the likelihood of incidents at this junction.

We appreciate being given the opportunity to air our views in the consultation process and we would like to think that our points are pertinent to the planning process and will be considered with the respect that they deserve.

Yours sincerely

Mr Will Mankiewicz and Mrs Ana Mankiewicz