

From: planningcomments@highpeak.gov.uk
To: [Planning Comments \(HPBC\)](#)
Subject: Comment Received from Public Access
Date: 19 March 2021 17:13:19

Application Reference No. : HPK/2021/0053

Site Address: Barratt Homes Midshires Meadow Land Off Linglongs Road Whaley Bridge Derbyshire

Comments by: Mrs Kathleen Ashton

From:

4

Linglongs Ave
Central
Whaley Bridge
High Peak
SK23 7DT

Phone:

Email:

Submission: Objection

Comments: Further to my other comments and unanswered email.

It's coming up to Easter time , when we sing the hymn, 'There is a green hill far away....', but if it is up to Barratt Homes our green hill will get farther and farther away. Their application HPK/2021/0053 will cause detrimental long term harm to the condition of the grass, soil, soil and appearance of our hill.

(All underlining, mine, for emphasis.)

In the Landscape Impact Assessment Jan 2014

Reference: Landscape Designations: Peak District National Park

It states: The site does not lie within the National Park. Distant views of the higher western areas of the proposed site are possible from the National Park. The proposal will be seen in context with the existing urban edge of Whaley Bridge and the open space landscape proposals will be located at the more visible higher areas of the site, to blend the development edge with the surrounding landscape.

Flags, Notice boards and cars parked at a Sales cabin will not blend with the surrounding landscape whether for at least a year, or more, as we are led to believe in High Peak Borough Council's link to the web-site, https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/11499/326679.pdf

Reference: The Landscape Impact Assessment, Wardell Armstrong/High Peak Borough Council, January 2014

3.3 A Landscape Impact Assessment undertaken by Wardell Armstrong was commissioned by High Peak Borough Council (HPBC), in January 2014.

Low impact on the setting of the National Park, however, visibility increases on the higher land to the west.

3.5 The site does not lie within the Peak District National Park (refer to figure 03). The closest boundary is 1km to the south of the site. A grass field separates the proposed site and the National Park boundary. Whilst there is some intervisibility with the National Park and parts of the site, views of the proposed site from the closest boundary of the National Park are seen in context

3.10 The site does not lie within a Special Landscape Area. (refer to figure 03) However, a SLA lies approximately 300m to the southwest of the southern boundary of the site, west of Linglongs Road. The SLA is only minimally visible from within the site due to contours and existing mature trees along Linglongs Road and the southern boundary of the site.

5.0 PROJECT DESCRIPTION

5.5 From the proposed entrance off Linglongs Road, the new housing will be filtered behind new and existing vegetation creating a green and leafy feel impression.

6.0 VISUAL ANALYSIS

Viewpoint 1

6.1 This viewpoint represents views from residents and road users of Linglongs Road on the western edge of the site. The view is elevated and looks across a low stone wall towards the proposed site. Several mature trees are set within the pastoral fields which slope down towards woodland at the eastern boundary. Ladder Hill forms a backdrop to the east.

6.2 The proposed new housing will back onto existing housing along Macclesfield Road and will be set down below the existing boundary wall along Linglongs Road.

6.4 The receptors are considered of high sensitivity. The visual effects will be major adverse initially, reducing to moderate adverse as the landscape planting matures.

So how can an application for sales office, flags, notice boards and parking for cars on the South Western {out of agreed Local Plan land}, and that would be in full view, be approved? Especially as the land it will stand on is referred to above as 'pastoral land'?

I object to this proposal.

Reference <https://www.planningportal.co.uk/info/200130/common_projects/4/adverts_and_signs>

'all outdoor advertisements must comply with five 'standard conditions'

• be kept clean and tidy

•

•

• not obscure, or hinder the interpretation of, official road, rail, waterway or aircraft signs, or otherwise make hazardous or otherwise make hazardous the use of these types of transport;

The entrance to this proposed area is at the brow of the hill and the road narrows at this point.

The situation of cars turning into and out of the car parking spaces, in addition to any parked at the side of the road, as previously workers and visitors to the site have so often done, will be a safety hazard to other road users. We live here. We have also seen problems when there have been funeral services, or for weddings and christenings at Taxal Church before the Covid pandemic restrictions,

I object to this proposal

The Town and Country Planning (General Permitted Development) (England) Order 2015

<https://www.legislation.gov.uk/uksi/2015/596/schedule/2/made>

PART 4 Temporary buildings and uses

Class A • temporary buildings and structures

Permitted development

A. The provision on land of buildings, moveable structures, works, plant or machinery required temporarily in

connection with and for the duration of operations being or to be carried out on, in, under or over that land or on land adjoining that land.

Conditions

A.2 Development is permitted by Class A subject to the conditions that, when the operations have been carried out;

(a) any building, structure, works, plant or machinery permitted by Class A is removed, and

(b) any adjoining land on which development permitted by Class A has been carried out is, as soon as reasonably practicable, reinstated to its condition before that development was carried out.

Surely it is also 'reasonably practicable' for a sales office with flags and signs and car parking spaces to be in the area off the access road where the first houses are to be built. Once the first house has been built then that can be used as a show house and sales office. It is in Barratt's best interests to use their web pages to show customers Midshire Meadows as it will be not as it is now.

If houses are so desperately needed they will sell without any more green land having to be destroyed.

I object to this proposal

On Barratt's website the first paragraph states: Coming Soon, our latest collection of new 3,4 & 5 bedroom homes at Midshires Meadow in Whaley Bridge, surrounded by the tranquil Peak District countryside.

Written on their Facebook page on 28th February 2021: Coming to Whaley Bridge in March 2021, our latest collection of new 3, 4 & 5 bedroom homes at Midshires Meadow

Midshires Meadow offers stunning views of the surrounding High Peak.

Drive less than 5 minutes to Whaley Bridge town centre.

Under 5 minutes to Whaley Bridge town centre

(Underlining, mine for emphasis.)

What happened to stressing sustainability when the first paragraph gives driving time into Whaley Bridge?

Barratt's cannot be trusted to tell the truth.

Other reasons for my objection:

'The over-compacting of soil through the use of heavy machinery or the storage of construction materials; parking of cars and 'temporary' (for at least a year) buildings, all cause the reduction of soil quality. By covering it with construction waste and surfacing it the infiltration and attenuation of surface water is reduced.

¿ The birds, which love to sing from the hawthorn tree next to the entrance of this site, will be absent due to all the noise, activity and disturbance.

¿ The privacy of the nearest residents, especially of Number 1, Linglongs Avenue will be compromised, particularly at weekends.

I object to this proposal

Do you really need to print out this Email? Be green - keep it on the screen.

This email is intended for the addressee(s) only and may contain sensitive, privileged or confidential information that could be protectively marked. If you are not the addressee please do not use the information in any way. If you have received this email in error please notify the sender immediately and delete it from your system. Thank you.

The Council may be required to disclose this email or any responses to it under the Freedom of Information Act 2000. The way in which we handle personal information is set out in our privacy notice and is available at <https://www.highpeak.gov.uk/YourData>
