
From:
Sent: 30 March 2023 16:14
To: Planning Comments (HPBC)
Subject: Comment Received from Public Access

Categories:

Application Reference No. : HPK/2023/0061
Site Address: Land to the west of Bridgemont Whaley Bridge Derbyshire SK23 7PB
Comments by: Rachael Magowan
From:

Jodrell Road
High Peak
Whaley Bridge

Submission: Objection

Comments: Whilst the provision of affordable homes in the High Peak is to be applauded and encouraged, especially in these times of economic hardship, when young local people in particular are experiencing immense challenges in getting on the property ladder, (even sometimes in the towns and villages they grew up in), I feel that the location of this proposed development in Whaley Bridge is inappropriate on multiple grounds.

As well as the destruction of ecologically precious greenbelt land, which provides a home and food for already threatened wildlife, there are other factors to consider, such as the increased strain this development would undoubtedly place on already overstretched local amenities, such as the Goyt Valley Medical Practice, dental surgeries and primary school, not to mention the pressure that 42 new households (some with more than one vehicle per home) would potentially place on already reduced public transport provision (for example, train services cut from running half-hourly to hourly outside of peak times, and the number of carriages often insufficient during rush hours). Additionally, the development would result in an exacerbation of already problematic local parking issues and an increase in road traffic and congestion, (particularly at the Tesco access road junction), along with a consequent drop in air quality at Bridgemont, along Buxton Road, and the already polluted and frustratingly slow A6.

I would have additional concerns about road safety for pedestrians in the area too, with yet more regular local traffic posing a potential hazard at existing pinch points like the bottom of Whaley Lane/Reservoir Road and its junction with Market Street.

With the very recent and substantial Midshires 'Meadow' Barratt Homes housing estate already markedly expanding the size of the village and placing considerable strain on local amenities, I feel that Whaley Bridge is already at capacity, and it would have been far better to have included a significant number of affordable properties in that development, rather than trying to shoehorn them onto greenbelt land elsewhere too late in the day.

I feel strongly that appropriately proportioned development of brownfield sites at locations that are supported by a sufficient number of local resources and amenities would be far better pursued, and therefore I would not support the construction of yet more housing in a hamlet adjoining a small country town, which together have already seen enough new properties built very recently. Furthermore, it is my opinion that some sort of action might be taken, perhaps in the form of a moratorium, to limit the number of investors snapping up existing properties in the township and turning them into holiday rentals and Airbnbs, which results in fewer homes being available as residences. This could, in turn, partially address the housing issue and therefore go some way towards reducing the seemingly never-ending compulsion by developers to destroy increasingly precious green spaces; an action that cannot be undone and can only erode the welfare of residents and wildlife alike.

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