
From:
Sent: 09 April 2023 16:36
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: Alan Dunn

From:

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Bridgemont

Whaley Bridge

Whaley Bridge

Derbyshire

SK237PB

Submission: Objection

Comments: I am writing to object to the Planning Application on the grounds that the site is unsuitable for the proposed development. Such additional housing imposes a number of challenges. First of all the demands upon the combined sewerage system, designed in the nineteenth century to cater for a small hamlet, present a risk to us all, notwithstanding the assertions in previous applications, by the same developer, that the intended additional use has been measured as acceptable, in reality, there is an unacceptable risk of flooding from overreach of drainage capacity arising due to new household drains discharge, as well as from run-off from the elevated proposed development site, because of the hard standing areas that would be created. therefore the prospect is of damage to existing properties, as has happened in Bridgemont in the past due to a collapsed sewer. 1998 was a notable example. Neither has the developer properly considered climate change associated additional factors. I refer to the developer's commissioned professional engineering report in support of one of their earlier applications, that suggested there was no point in taking account of climate change, stating that these can't be measured, where in fact climate modelling is an established science during this century. The proposed development will most certainly add parking pressure because new householder's hard standing areas together with any new road parking options may be insufficient for visitors to the extra homes, therefore there would be pressure upon parking space for existing Bridgemont residents, living below. Bridgemont residents are already prepared to accept the parking pressure spilling over from a tiny car parking lot in connection with vehicles associated with a casual, on street, car business. An additional concern regarding the access roads to proposed new housing is the inclines would seem to be excessive. The proposed development would occupy a narrow strip of land, houses imposing upon, somewhat positioned above, the homes of residents on the west side of the existing street. The street has had two developments already. Theses include the, very acceptable, conversion of the Dog and Partridge pub providing a small housing increase in the village as well as the new build at the north of the village for 'affordable housing' which was, again, an appropriate scale increase. Any further increase to the village is beyond anything acceptable to the majority of residents, I believe, and presents several environmental hazards, including to wildlife, in this narrow green belt plot.

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