
From:
Sent: 11 April 2023 18:24
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: Rebecca Hodgson

From:
42
Bridgemont
Whaley Bridge
High Peak

Submission: Objection

Comments: I object strongly to this proposed development in Bridgemont as I did for its previous submission in 2020.

Firstly I found out about this application on a Facebook page for Whaley Bridge, then secondly via an informal note through my door from a neighbour. Surprising and disappointed to have not been officially notified in any meaningful way as one of those who would be immediately and significantly impacted.

Please see below a collection of reasons for this objection:

¿Fundamentally, the overriding and pressing need to provide affordable housing has not gone away and this application updates and expands on that point.¿ is included in one of the attachments. To that I ask - have the local facilities been enlarged/increased to accommodate yet more housing in Whaley Bridge/Bridgemont? Have the schools¿ capacity increased? Doctors¿ appointments and health facilities increased to accommodate more people?

Scrolling through the photographs in the baseline, none actually show the impact of the proposed dwelling on the existing housing and exactly how close the development is to existing residents.

Affordable housing has already been built in Bridgemont mere metres away from this proposed site.

Protecting Green Belt land is surely urban sprawl is enough of a reason to protect the green belt land. Giving this proposal permission will turn Bridgemont from the small settlement it currently is into an area double its size.

There are 42 dwellings in the current proposal, the proposal that was previously refused included a plan for 38 dwellings which in the small space was ridiculous. To increase that by 4 dwellings this time seems incredulous.

I attach my comments from the previous proposal that would appear to still be relevant.

1. Previous proposal first submission, my comments:

Overlooking and Loss of Light

If this development were to go ahead at the current elevation, the new developments would dominate the existing housing leading to an immense loss of privacy and a large loss of light. As the new development would be built to the west, hours of sunlight would be lost for the existing residents.

Existing Affordable Housing Available

As mentioned in Housing Needs Study_1.1, there is already development for affordable housing taking place just north of the proposed site in Bridgemont itself, providing 13 brand new affordable homes, a further 32 on Linglongs/Macclesfield Road, and even more available in Dove Holes, Chinley and New Mills. Permission to build housing on Green Belt land is only given under special circumstances, such as the need for affordable housing. As demonstrated above, there appears to be already a wealth of affordable homes available in Bridgemont and the surrounding area and though the need for affordable housing might be great, surely the impact of this proposed development is too high on the existing residents. It's unfair to penalise existing residents in order to provide new affordable homes at the expense of loss of Green Belt.

Loss of View

At the current elevation the new development will completely block out the existing view of the country hills, and all that will be seen will be a block of terraced houses.

Loss of Wildlife

The green area currently enjoys a community of natural wildlife, as referenced in Extended Phase 1 Habitat Survey Report TC NLG CO.3, which will inevitably be displaced.

Drainage/Surface Water

Within attachment FRA ¿ Issue 2 (with Appendices) 1 of 3 there is discussion on flood risk and drainage. With every heavy rainfall there is already a large pool of water on the road near the ¿Dog and Partridge¿ car park, which could be exacerbated by the proposed development. Rainwater also cascades from the (proposed) development site, down the track to the side of Bridgemont Nursery, depositing debris on the pavement.

Parking

Car parking in Bridgemont is already at a premium, for both residents and the overflow of parked cars from houses situated on the A6 in Bridgemont. The designated turning space in Bridgemont is seldom able to be used as a turning space as there are usually 2 or 3 cars parked within. The new development plan appears not to show enough space for all the residents for the new dwellings plus visitors to the 46 dwellings ¿ so would lead to even more cars seeking to park on Bridgemont itself.

2. Revised plan submitted, my comments:

Without knowledge of planning matters I cannot tell what else might have been amended on these new submissions but as the rest of the plan looks to have remained the same I still strongly object to this proposal.

3. Revised plan submitted again, my comments:

I still object to the proposed development. As a lay person all that I can work out as having been amended is sightlines on the plan therefore all my objections originally stated on 16th August 2020 remain unchanged.

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>
