

The Planning Inspectorate

COMMENTS ON CASE (Online Version)

Please note that comments about this case need to be made within the timetable. This can be found in the notification letter sent by the local planning authority or the start date letter. Comments submitted after the deadline may be considered invalid and returned to sender.

Appeal Reference: APP/H1033/W/24/3341260

DETAILS OF THE CASE

Appeal Reference APP/H1033/W/24/3341260

Appeal By TREVILLE PROPERTIES LTD

Site Address
Land to the west of Bridgemont
Whaley Bridge
SK23 7GW
Grid Ref Easting: 401209
Grid Ref Northing: 382381

SENDER DETAILS

Name DR ERIC CULBERT

Address
48 Bridgemont
Whaley Bridge
HIGH PEAK
SK23 7PB

ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- ☐ Appellant
- ☐ Agent
- ☒ Interested Party / Person
- ☐ Land Owner
- ☐ Rule 6 (6)

What kind of representation are you making?

- ☐ Final Comments
- ☐ Proof of Evidence
- ☐ Statement
- ☐ Statement of Common Ground
- ☒ Interested Party/Person Correspondence
- ☐ Other

YOUR COMMENTS ON THE CASE

Your reference: APP/APP/H1033/W/24/3341260

Appeal concerning Land to the west of Bridgemont, Whaley Bridge – HPK/2023/0061

Dear Sir or Madam

I have been a resident of the village for twenty-one years. My comments and objections to the appeal process are summarised below:

Two years ago, the village consisted of 25 dwellings served by the Bridgemont cul-de-sac. In 2022, this increased to 38 houses on completion of additional social housing. This proposal would increase that number to 80 – more than 3 times the original number, and double the current size – all served by the same small cul-de-sac. This is an inappropriate burden to place on the community, in terms of crowding, noise, pollution, traffic and parking. At busy times the only exit, straight onto the A5004, can already be challenging and frustrating for motorists and pedestrians alike.

The land leading up to the development is steep, and unsuitable to serve as access. In addition, the proposed elevation of the development would thus overlook and overshadow the existing dwellings, and have a significant impact on the surrounding viewpoints of green belt countryside which serves as a buffer between Bridgemont and Whaley Bridge,

The land is adjacent to Sticking Mires Farm, and the site in question was historically part of the farm's land. Sticking Mires is basically a bog. It is waterlogged for much of the year and leads to regular flooding of the Bridgemont street, with water and leachate cascading down on to the road at several points, indeed as recently as this weekend. This has led to flooding in the cellars of existing properties, and to the depositing of leachate in the village. There have also been several incidents of blocked sewage disposal which have required the road to be dug up a number of times in recent months. Thus there are major drainage issues, exacerbated by disposal into an already over-capacity culvert. Basically the site is completely unsuitable to be concreted over, especially with the increasing incidence of extreme weather events due to climate change.

In contrast to comments made in the appeal document, Bridgemont residents, with the exception of at most one or two, feel that the recently completed social housing scheme is enough for a place the size of Bridgemont. This application would more than treble the original size of the village, treble the number of residents, and treble the number of vehicles all exiting through the one junction on to the A5004. In addition it would destroy Bridgemont's rural outlook. We all understand the urgent need for affordable housing, but not at the cost of providing overcrowded developments on fundamentally unsuitable land!