

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 AMBROSE SMITH

Address
Sticking Mires Farm Bridgemont
Whaley Bridge
HIGH PEAK
SK23 7PD

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

Dear Sir or Madam

Having lived in Bridgemont for 35 years, I should like to summarise my objections to the proposed development being considered by you in the forthcoming appeal named above. I have already written at length on this subject and therefore merely write a summary of the key points here.

- The site is green belt land and, as such, is not in accordance with the Local Plan. It is the beginning of a swathe of green belt land which is specifically identified as serving as a 'buffer' between Bridgemont and Whaley Bridge
- The Bridgemont cul-de-sac originally served 25 houses plus the recent addition of 13 more with the building of the Ringstone Rise development of affordable housing. This proposal would more than treble the original number of houses to 76, all served from the same already crowded street with a single exit onto the A5004.
- Contrary to the original application's claims, there are two footpaths immediately adjacent to the site. One of these (WHA15) averages about 20 metres from the site for over 300 metres - virtually the whole length of the site. This is the main exit route for residents of Bridgemont and walkers into open countryside and is heavily used - especially during and since the pandemic.
- Until 1985 the site was part of Sticking Mires Farm. It does what it says on the tin: it is a bog. Over many years the passage of water through the site has caused frequent flooding, deposition of leachate, and sewage outbursts in the village below - despite the role of this site acting as a 'sponge'. Especially with the climate emergency now upon us, it would be the height of folly to largely concrete over this area causing increased run-off into the village. The original drainage report was in denial of these facts; the updated one amounts to a volte face which commands little credibility.
- The elevation of the site above the rest of Bridgemont means that the proposed development would tower over the current houses and intrude much more into the views from both sides of the valley and from the National Park. Many of the proposed houses would stand at the roof level of the existing houses in front of them and tower over their gardens.
- The proposed access is too steep and narrow to be fit for purpose. The steeply sloping site requires 1-in-10 gradients for most roads, twice as steep as the design standard.
- Network Rail is concerned about the safety of the large pond containing at least 1000 tonnes of water, 25 m from the site and 10 metres above it.
- The only access to the site is entirely within the Todd Brook flood risk area, as is the northern end of the site itself.

Yours sincerely

Dr Ambrose Smith CBE