

WILLOW HEY, COMBS ROAD, CHAPEL-EN-LE-FRITH,  
HIGH PEAK, SK23 9UW

Development Control Section

28<sup>TH</sup> October 2015

Development Services

High Peak Borough Council

Town Hall

Buxton

Derbyshire

SK17 6EL

**Planning application no. HPK/2015/0298.**

Land at Combs Lane, Chapel-en-le-Frith.

Applicant. Lakefield Developments.

Proposed erection of 17 no. dwellings together with the construction of an access road to Combs Lane.

Dear sir/Madam,

We are writing to you to record our strong objection to the above planning application on the following grounds:-

**ACCESS**

1. The development would involve an intensification of use of an access with substandard visibility. Additional vehicles entering or leaving this derestricted section of classified road would be the cause of hazard and obstruction to the free and safe flow of traffic along the adjacent highway.

2. Combs Lane is already subject to heavy traffic usage in relation to its size. The road has no speed limit, is narrow, has no footpath and the position of the proposed site access is at one of the most dangerous sections of the lane, between two blind bends.

(Dept. of Transport Ad. No TA 20/84). "The layout of major/minor junctions". Visibility. "Drivers ability to judge safely when they may cross or turn into or out of the road."

3. The access is adjacent to the point at which golfers cross the road from one green to the next and therefore there is a danger from the additional traffic to pedestrians.

4. Ref. Local Plan CONNECTIONS. Policy H3 and Policy TR1.

"The plan must demonstrate the impacts of traffic arising from the development".

The plan provides parking for 24 cars. This is not realistic as there are 17 dwellings each with the possibility of owning 2 vehicles. There is no provision for visitors, delivery or trade vehicles, refuse collection etc. in the compact area and therefore there would, no doubt, be vehicles parked along the access road.

5. The visual impact of this long access road and associated lighting across open countryside would be totally out of character with its surroundings.

#### REF. LOCAL PLANS

#### CHAPEL-EN-LE-FRITH LOCAL NEIGHBOURHOOD PLAN

- a. Aims for housing. To ensure that housing is located on the most sustainable sites that are accessible to local facilities and services.

Main Criteria. Minimum impact on landscape, conservation and biodiversity. Within a 15 minute walk of facilities and services and reduce the need for car usage.

The site is a 30 minute walk from the nearest shop and people with cars would obviously use them to shop at the local supermarkets, which are even further from the site. To suggest they would use the bus is not realistic.

- b. "Major development should be within the built up area and fewer than 6 units on infill or smaller sites"
- c. "Ensure that new homes and streets are designed so that they compliment existing buildings and minimise the impact on surrounding countryside"

This development fails to meet any of the above criteria.

To pass this application would set a precedent for other development in the area for the future and is in direct conflict with the points and criteria outlined in our neighbourhood plan.

#### HIGH PEAK LOCAL PLAN.

##### Conservation and enhancement of the open environment.

The reduction in the amount of countryside proposed to complete this development would not be considered appropriate under the terms of policies GD2 AND OC1 and remains unacceptable in principle.

3.2 It would have a detrimental impact on the open countryside in this location.

Policy 9. Countryside development. Planning permission will be granted for development which is an integral part of the rural economy and which can be carried out in the countryside provided that individually or cumulatively:

The development will not detract from an area where the open character of the countryside is particularly vulnerable because of its prominence or the existence of a narrow gap between settlements; and

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The development will not generate significant numbers of people or traffic to the detriment of residential amenity, highway safety, landscape or air quality or otherwise have an unacceptable urbanising influence; and

The development will not have a significant adverse impact on the character and distinctiveness of the countryside.

Policy 13. OC5 Re. Developments that may be detrimental to the nearby Peak District National Park.

The boundary of the National Park is within 1,000 metres of the site.

Policy 16. OC10 Re. Trees and woodland is also relevant.

We would also wish to comment on the study by the Sustainable Development Consultancy on behalf of the applicant.

This was based on a two hour visit to the site after the field had been closely mown and therefore not giving a true picture of the plants and flora native to the area.

Regarding the Bat count. This should take place during the evening and early morning over a few consecutive days and be carried out twice a year.

They are aware of bat roosts in the trees on site but the count is not accurate.

This study is seriously flawed.

For example. No mention is made of the Lapwings. There were 2 nesting sites on this land this year. No mention of the Toads etc. etc.

We would therefore disagree with the consultancy's statement that "It is unlikely that the proposed development would have any discernible impact"

Combs Reservoir which is a registered S.S.S.I. is 125 metres from the development site.

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The reservoir and its immediate surroundings, together with the special landscape areas are areas which offer recreation and an escape from urbanisation and a contact with nature.

They afford a sense of tranquillity.

They rank as areas of special qualities which, as the Sandford Report (ch.8.11. P54) says should be “cherished and protected with great care”

The proposed development is not essential to its location and will do nothing to enhance the character of the area. On the contrary it will be an intrusion into the countryside, visible from the hills and surrounds of Combs reservoir.

The proposal with its access represents spasmodic development into the open countryside.

Yours faithfully

Ann and Ian Chapman

Enc. Impact during construction.

Photographs.