

Burnett, James

From: planningcomments@highpeak.gov.uk
Sent: Wednesday, December 16, 2015 9:13 PM
To: Planning Comments
Subject: Comment Received from Public Access

Application Reference No. : HPK/2015/0604

Site Address: Moorside Farm Higher Chisworth Chisworth Derbyshire SK13 5SA

Comments by: Meryl Batchelder

From: Meryl Batchelder

Fyfestone
Chollerton

Hexham
Northumberland
NE46 4TE

Phone: 01434 820000

Email: m._batchelder@highpeak.gov.uk

Submission: Objection

Comments: As a lover of the countryside in this area I object to the plans on the basis of the following:

Within the National Planning Policy Framework, paragraph 55 advises new dwellings in the countryside should be avoided unless there are special circumstances such as ‘the essential need for a rural worker to live permanently at or near their place of work in the countryside’. The essential needs assessment is factually incorrect in many places and as such does not support the essential need for someone to live onsite. Additionally, in the High Peak it is normal practice to farm land remote to the living quarters of the farmer, in fact in many cases farmers rent land 10s of miles away from the holding on which they live. In this case the two holdings being farmed are only 1.7 miles apart by road; it takes takes approximately 4 minutes by car to travel between them at 30 mph.

The Local Planning Policy is more specific. The High Peak Plan states that there are instances where some limitation on agricultural development is justified, that large agricultural buildings in an open prominent area could be as damaging as a factory. That the council should encourage farmers to reuse and adapt existing buildings. There are many buildings on Ernecroft Farm that could be used to house the cattle and hay/silage. The current dwelling at Ernecroft Farm has four bedrooms and is sufficient to house two generations of one family.

The development will have a significant adverse impact on the character and distinctiveness of the countryside. The current barn is visible from miles around and the additional development will add to this. The proposed development will be of concrete and metal, it will not mellow and sit in the environment as the current barn shows. There will be significant impact to the character of the countryside in the area due to the industrial nature of the buildings and their visibility from the Peak District National Park and Robin Hood's picking rods (less than 400m away), Cown Edge Way (a national trail less than 100m away) and multiple rights of way in the area.

Policy 12, OC4 & Landscape Character and Design

The development directly contravenes the policy due to the size and construction of the proposed development. They are sited at the top of a hill, are highly visible and have no regard for the landscape in which they sit. They are only 390m from Robin Hood's picking rods and as such have a detrimental impact to the environment and character of the landscape around this ancient monument.

Policy 14, OC6 & Agricultural Development in the Countryside

The scale of development is not appropriate to the need. There is no proven need for the development. The Essential Needs Assessment is both emotive and factually inaccurate in many places. The size and construction of the proposed barns cause significant harm to the visual aspect of the Special Landscape area and can be clearly seen from the Peak District National Park. The character of the landscape will be negatively impacted due to the size and dominance of the proposed buildings to the area. Agricultural runoff from the housed cattle will contaminate surface water causing issues for those currently living and farming at Moorside Farm, creating a polluted water supply for both the farm animals and the farmhouse which depends on a spring for its fresh water supply; both of which are immediately downhill of the proposed development. Additionally, the cattle housed at the site and the proposed 4 bedroom house will need to abstract water from the same seam as the borehole currently supplying two of the dwellings at Moorside Farm. Abstraction of the quantities of water to support this development from an already fragile water supply will jeopardise the habitability of the current dwellings.

Policy 17, BC1-External Materials

The construction of the barns will be of concrete and metal, these are not of a type sympathetic to the character and appearance of the immediate surroundings or wider area. They are not natural and will be clearly visible from the Peak District National Park and will be constructed in a Special Landscape Area. The current buildings at Moorside Farm are all of stone construction.

Policy 25, BC10 Archaeological and Other Heritage Features.

The development will be sited 390m from Robin Hood's picking rods, will be clearly visible and is industrial of nature and construction. It will harm the setting of this ancient monument thought to date from the 9th century.

