

## Gallacher, Hayley

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**From:** Planning Comments  
**Subject:** FW: Comment Received from Public Access

-----Original Message-----

From: [planningcomments@highpeak.gov.uk](mailto:planningcomments@highpeak.gov.uk) [<mailto:planningcomments@highpeak.gov.uk>]

Sent: 29 June 2016 18:07

To: Planning Comments

Subject: Comment Received from Public Access

Application Reference No. : HPK/2016/0320

Site Address: Land Off Eccles Road Chapel en le Frith High Peak SK23 9RS

Comments by: Phil

From: Humberstone

Rose Cottage  
Eccles Road  
Chapel en le Frith

High Peak  
SK23 9RS

Phone:

Email:

Submission: Objection

Comments: Development Control Section

Mr P. Humberstone

Development Services

Rose Cottage

High Peak Borough Council

Eccles Rd

Town Hall

Chapel en le Frith

Buxton

High Peak

Derbyshire

SK23 9RS

SK17 6EL

29/6/2016

Dear Sir/Madam

CONSULTATION ON PLANNING APPLICATION ĩ HPK/2016/0320

I wish to register my very strong objections to this planning application on the following points;

In 1895 three forward-looking Victorians, worried about the spread of towns and cities, created the National Trust - to protect open spaces and create 'open air sitting rooms' for everyone to enjoy forever. Mr George ĩHighlyĩ Sugden (1911-2006) whose generosity included the gift of part of the hill of Eccles Pike to the National trust, and future generations, lived at Wycroft in Eccles road within view of the proposed development site. I am sure he would be a very strong voice against this proposal if he were here today.

Although this is private agricultural land and not part of the National Trust site of nearby Eccles Pike this visionary thinking needs to be upheld for future generations. I believe the Neighbourhood plan upholds these same values.

Chapel en le Frith's Neighbourhood Plan is now in place after 9 years of investment. The plan demonstrates that the new housing requirement for the next five years is already allocated. In fact the number of homes required has been identified as 454. 412 of these had already been approved whilst the plan was being researched and a further 401 homes were given permission before the completion of the plan, bringing the total to 813. This amounts to approximately 80% above the recognised need. It is clear from this that the extra four houses proposed in this application are unnecessary and unjustifiable.

The proposed houses are outside the "Planning area" as designated by the Neighbourhood plan.

The application planning statement repeatedly refers to the proposed site as infill land. I have never before seen cattle grazing on infill! Not only is the proposed site clearly agricultural land and not infill, but it is also outside the development area. What is the point of having a boundary if it is ignored?

This area of land has in the past referred to as a "Special Landscape area", a status which protected it from development. Although this phrase may no longer be used in planning terminology, the land is unchanged and should therefore still be protected from development.

Eccles Lane is a very narrow road and is in fact single track at this point. There is poor visibility uphill as there is a narrow tree-lined bend to the west and a blind crossroads to the east. The road is also very popular with cyclists who would be in grave danger of cars turning out of private drives.

The appeal for the development of 200 new houses on Long Lane has been turned down, they were not necessary within the neighbourhood plan. The houses on the recent development at the Cross Keys site, which is of a similar size and style to the proposed site, remain unsold. Let us stop now the tide of housing development which has swamped Chapel and which the Neighbourhood plan should protect us against.

Regards

Phil Humberstone