

Gallacher, Hayley

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

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

From: planningcomments@highpeak.gov.uk [mailto:planningcomments@highpeak.gov.uk]
Sent: 29 June 2016 15:18
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: Anne Humberstone
From: Anne Humberstone
Rose Cottage
Eccles Road
Eccles Road
Chapel en le Frith
Derbyshire
SK23 9RS
Phone:
Email:
Submission: Neither
Comments: I am uploading my objection directly as the planning office has not yet done so.:

Development Control Section	Mrs A 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	

15/6/2016

Dear Sir/Madam

CONSULTATION ON PLANNING APPLICATION ħ HPK/2016/0320

I wish to register my strong objections to the above planning application on the following grounds:

Finally after 9 years of work, time and expense, Chapel en le Frith's Neighbourhood Plan is in place.

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, nearly 80% above the agreed requirement.

On this basis any additional houses are neither justified nor necessary, even if they were inside the planning area which the proposed development is not, and particularly not on agricultural land.

The application planning statement repeatedly refers to the proposed site as infill land. Planning terminology defines infill as being 'within the built up area' and implies that existing land is mostly built-out and what is being built is in effect "filling in" the gaps.

This is not infill within a developed area as can be clearly seen from the photographs, but is outside the development area and is agricultural land permanently used as such.

When we moved in to Eccles Rd, this area of land was referred to as a Special Landscape area, a status which protected it from development. I believe this phrase may have fallen in to obscurity, however the qualities which earned the land this protection still exist and should therefore still protect it from development.

Mention is made in the statement that the proposed houses will be smaller than the previous plan, HPK/2015/0052, and that there will be 'gaps between them to give views to the countryside' or 'permeability'. The proposed site is currently part of that view which begins as you travel along Crossings Rd from the A6 when you pass the last houses and see the field on your left. The view stretches beyond the proposed site leading up the hill towards Eccles Pike and as you approach, opens out to include stunning far-reaching views South Head, Mount Famine and Brown Knoll. Views which are visible only from this stretch of road. A little glimpse of the view between the houses does not constitute 'views to the countryside' and in any case would soon be obscured as the residents added garden structures and planting.

Many walkers use this route because of these views which place the hamlet of Higher Crossings in the context of the unique countryside scenery in which it exists, giving it its sense of place - another requirement of the Neighbourhood plan. The views to the National Park are a visual amenity enjoyed by many, residents and non-residents alike, bringing visitors to the area - another aim of the Neighbourhood Plan.

This amenity would be lost forever should this development take place.

As an outdoor education professional I have time and again seen the awe and wonder experienced by people newly introduced to the outdoors and the natural environment. People who have to travel increasingly further to benefit from green outdoor spaces. This particularly beautiful one would be a sad loss

The historic hamlet of Higher Crossings is of very special character and is separated from the later houses to the west by this area of green field. Our row of cottages is well known amongst the people of Chapel as 'that lovely little row all on its own'. The design statement suggests the houses will be built with stone cladding 'to complement' the old cottages in which we live. Our cottages are built of local Peak District Gritstone and it is absurd to suggest that they would be complemented by new-builds with stone cladding. The development would also require the demolition of the vernacular drystone wall fronting the road further detracting from the character of the hamlet. Not only is the proposed development unsympathetic to the character and setting of the hamlet but it would also physically and visually coalesce the historic buildings with the later houses thus destroying its identity.

The aspect of the gable end of these houses overshadowing our garden and that of our neighbour would be completely overbearing. They would obstruct the evening light from our gardens and would change the character of our property from a countryside cottage to one of a street of houses. The privacy of our gardens would also be lost.

From a road safety point of view the plan allows for 2 cars per house, 8 cars in total. The occupants would have visitors, deliveries etc. Eccles Road is very narrow at this point and traffic currently has to pull over for oncoming traffic. The road is frequented by large agricultural traffic, milk tankers etc. There is no room for cars to be parked on the road. Cars parked on the road would decrease visibility for traffic coming up to the junction and would create a hazard for traffic making the blind turn into Eccles Road from the Whitehough road.

The road is also very popular with cyclists who come down the hill from Eccles Pike at great speed, usually in the middle of the road as it is single track from here upwards. Likewise pedestrians, including small children going to school and mothers with prams, are often in the road as there is no pavement all the way from here. Any additional obstacles could very easily cause a fatal accident.

In summary this proposed development is clearly outside the requirements of the Neighbourhood plan's criteria for new development in that;

- It does not satisfy a requirement for housing as nearly 80% more housing than agreed has already been given permission.
- It would be detrimental to the character of the site.
- It is outside the Development Area.
- It is on agricultural land.
- The proposed development would have a detrimental impact on the landscape.
- It would cause the loss of a popular visual amenity.

In addition it would create a hazard for road users.

Yours faithfully

Anne Humberstone