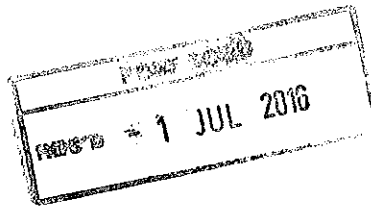


Development Control Section
Development Services
High Peak Borough Council
Town Hall
Buxton
Derbyshire
SK17 6EL



Mr & Mrs M Tinkler
Pyke House
Eccles Rd
Chapel en le Frith
High Peak
SK23 9RT

Dear Sir/Madam

28/6/2016

CONSULTATION ON PLANNING APPLICATION - HPK/2016/0320

I herein register our strong objections to the above planning application on the following grounds:

- 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

As the Chapel Neighbourhood plan demonstrates, '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.

Also, the planning application makes repeated references to the land being infill and the development being supported by the Neighbourhood Plan. I believe this is wrong on two grounds.

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.

So, **this is not infill** as clearly documented from the recent photographs and is **outside the development area** and is in fact, **agricultural land permanently used as such**.

The land in question on Eccles Rd for years has been known as '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 the 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 it's 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.

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. The design statement suggests the houses will be built with stone cladding **to complement** the old cottages in which we live. 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 neighbours would be completely overbearing. They would obstruct the evening light from gardens and would change the character of property's from a countryside cottage to one of a street of houses. The privacy of 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.

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

In addition it would create a hazard for road users.

Yours faithfully


Helen and Malcolm Tinkler