

From: planningcomments@highpeak.gov.uk
To: [Planning Comments \(HPBC\)](#)
Subject: Comment Received from Public Access
Date: 31 August 2017 19:54:15

Application Reference No. : HPK/2016/0580
Site Address: Land off Combs Road Combs Chapel en le Frith Derbyshire
Comments by: Trevor Bramwell

From:

Newfield Farm
Manchester Road
Manchester Road
Chapel en le firth
Derbyshire
SK23 9UH

Phone:

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Submission: Objection

Comments: REF Planning application HPK2016/0580 Land off Combs Road

Dear Sirs

The objections raised in our previous correspondence of objection dated 27th November 2016 remain the same.

The Changes proposed by Lakefield Developments cannot alter the location of the site which is wholly unsuitable for the construction of an executive housing estate.

Lakeside developments application may say 14 holiday units, a managers living accommodation and 2 detached dwellings but having familiarized ourselves with the amended drawings submitted on 14th August 2017 ,it looks even more like a executive housing estate with three 5 bedroom detached houses and an apartment block of a scale and design whose volume is inappropriate for the area. The buildings proposed would be incongruous to the area and completely out of keeping with the nearby existing properties.

The Site is clearly visible from Both Eccles Pike & Ladder Hill as well as other high points around the valley this will have a significant negative impact on the visual amenity that brings tourist to visit the local open countryside.

There is clearly concerns with the drainage of surface water from the site as both the Flood Team and the Canal & River Trust have raised their concerns over the lack of detail as to how surface water will be managed and ultimately disposed of off site without causing an environmental impact.

As the adjacent property, we are aware of significant amounts of surface run off from the proposed development site at times of heavy rain. The cross falls of the site detailed in applicants own topographical survey do not appear to have been taken into account when compiling the outline drainage proposal.

We are very concerned that with the proposed dwellings and associated hard landscaping the situation will be exacerbated and we will find our land unusable for large parts of the year.

Given that the proposed development will be surrounded by both a local green space and a SSSI there appears to be little regard for the local environment and its wildlife with in the applicant's proposal. The Habitat survey was carried out at a time of year when normal farming activity (mowing for hay) significantly reduced the evidence of the wide variety of flora associated with the site and reduced the variety of fauna visiting the site to feed etc.

To meet the Highways requirement for emerging visibility the amended application drawings shows significant intrusion into the SSSI and removal of hedgerow & trees these are on a third parties land. Combs Road will remain a narrow country lane despite the applicant's amended drawings showing new entrance layout that complies with highways guidance. Traffic will emerge from the site at a point on the road with a blind bend and change in gradient which is also the location of the golf course crossing point.

The Amended application does not change the location of local services, which are beyond the approved travel distance for walking or cycling, the trips to use the local services will result in a significant increase in traffic movements and associated pollution.

We would refer you to a local planning application HPK/2015/0351 for six house also adjacent to LGS6 this application refusal was supported by the planning inspectorate on the grounds of environmental & its visual impact on the open country side. The proposal for Land off Combs Road from Lakefield developments will have a significantly greater impact on both the environment, visual amenity & local wildlife.

We have many Brownfield & infill sites within Chapel where developers should build homes suitable to local needs that meet with all the Neighborhood plans Guidance . Please refuse this application to further urbanize our country side.

Once the land is built on we have lost what makes Chapel and its satellite villages unique and creates the picturesque countryside tourists come to visit.

Yours Sincerely

Mr & Mrs T Bramwell