
From:
Sent: 05 December 2022 16:40
To: Planning Comments (HPBC)
Subject: Comment Received from Public Access

Categories:

Application Reference No. : HPK/2022/0484 Site Address: Land off Long Lane South of Chapel-en-le-Frith High School Chapel-En-Le-Frith Derbyshire SK23 0TQ Comments by: M. GAULDRetired

From:

Chapel Barn
Marsh Hall Lane
Near proposed site
Chapel-en-le-Frith
Derbyshire
SK23 9UQ

Phone:

Email:

Submission: Objection

Comments: Chapel Barn, Marsh Hall Lane

Chapel-en-le-Frith

My objections are the same as they were for the previous application (HPK/2021/0388). They are as follows:

- 1) There are at least 3 campsites in the area and they are never fully occupied. Also there are a number of campsites in the surrounding areas.
- 2) The proposed location next to the secondary school is not appropriate for obvious reasons.
- 3) This site, off Bank Hall Lane, is not appropriate due to access, drainage, the need for services and waste disposal.
- 4) Access is by a single track lane which is a private lane with access to this field for agricultural purposes. Extra vehicles would cause congestion for residents.
- 5) The proposed site is too near the camp site off Station Road adding to unnecessary pollution.
- 6) The previous application included a report on Flood Risk and Drainage which clearly stated there was a risk of contamination as they could not confirm the suitability of discharge.

The following is with reference to THE Neighbourhood Plan, 2013 to 2028:

pg.7) The historic character and village feel should be preserved. A contained community, set in open countryside.

pg.17) Policy EP2 Development must not exacerbate flooding and must deal satisfactorily with waste emissions and effluent. Please note that flooding in the area is already a great concern with particular reference to listed buildings that are experiencing problems. Any use of the proposed field other than for agricultural purposes would add to this problem. I have photographic evidence if required.

pg.23) Policy TM1 "Development Creep". It is clear that developments like this can be seen in this light due to a previous application for the development of 250 residential homes on this site.

pg.24) Policy TM2 Sites should have appropriate access to the road network and not adversely affect conditions of neighbours (notes 2, 3 & 4 above). Site is off Bank Hall lane and not Long Lane.

pg.34) Policy C1 The landform and natural patterns of drainage have already been compromised. Any further development, whether permanent or semi-permanent, would have a detrimental effect on local, historical buildings. There would be an impact on access routes and wildlife habitats, there is potential for noise from campers and other environmental pollution. Photo. evidence is available.

pg.39) Designated countryside.

pg.40) Policy C4 Footpaths and Public Rights of Way should be protected from development. This policy may not be effected but the definition of Rights of Way should always be considered in order to maintain the historical nature of Chapel-en-le-Frith.

Additional Note:

The applicant's field slopes west and borders on the western side onto the historical Marsh Hall Farm and barns. The two streams bordering the northern and southern sides of the field flow towards this farm complex (grade 11 listed). The stream on the southern side flows into a marshy field that is frequently flooded causing damage to buildings and gardens. The natural flood plain has already been altered and the local Flooding Authority have been consulted. The previous report on risks stated that the proposed site would result in an increase of surface water runoff, rates and volumes and fluvial flooding could increase. Any drainage and treated effluent into these watercourses would also flow past grazing animals and into Combs Reservoir.

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