

**From:** [planningcomments@highpeak.gov.uk](mailto:planningcomments@highpeak.gov.uk)  
**To:** [Planning Comments \(HPBC\)](#)  
**Subject:** Comment Received from Public Access  
**Date:** 21 December 2022 19:15:41

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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: Peter and Lesley Brown

From:

Stable House  
Bank Hall  
Bank Hall Drive  
Chapel-en-le-Frith  
High Peak  
SK23 9UB

Phone:

Email:

Submission: Objection

Comments: Firstly- during last year's consultation period a representative of the applicant stated to the Buxton Advertiser:"with the population ever increasing ...housebuilders will always be looking for new sites.People don't want it in their back yards but people need housing."

So this makes it very clear that the true intention is to eventually obtain permission for a housing estate.

In this respect, a site of only 10 units seems designed to fail.

Also their prospectus quotes: "temporary nature of the units will allow the site to be reverted to its original use at the end of the glamping facility's lifetime" - another telling phrase - why temporary if it is supposed to be a significant Tourist attraction?

And its original use is agricultural only - previously grazed by sheep - with Covenants in place to protect this.

Last year there was a change of use by the applicants into a camp site and is currently in equine use.

There is a Child Safeguarding issue since the High School is clearly visible from the site which last year did have some undesirable patrons - plus the children are taken cross country running along Bank Hall Drive. Long Lane is very congested with children walking along and into the road - so any extra traffic would be an extra risk

There are already 2 large, new housing estates on Long Lane either side of Bank Hall Drive in addition to the pre-existing estates opposite and throughout Chapel - Chapel does not need any more housing developments to place further loading on GP,Dental and Schooling services and to further erode the natural environment and loss of more natural pasture and countryside.

Highway Concerns:

Long Lane is already a hazardous road to negotiate so extra traffic from 10 pod users plus staff poses extra risk

Bank Hall Drive is single track with no passing places and already difficult to negotiate for 13 residents, their visitors, delivery drivers and also the numerous pedestrians, dog-walkers - the road is narrow, bordered by hedging+trees, privately owned so impossible to create passing places without major damage and lack of owner permission

Issues occur when there is need to reverse for on-coming vehicles

Last year with only 2 huts there was conflict between valid road users and those unfamiliar with the access difficulties.

Bank Hall Drive is PRIVATELY owned - NOT a public road, bridle way or cycle path. It is Public Right of Way only.

Thus there are NO cycle networks nearby as quoted in the prospectus - unless they mean Long Lane.

It is maintained by the residents but not to a highways standard, not constructed to take extra wear and tear.

The amount of extra vehicular traffic during site construction and after presents risk to residents and pedestrians.

Public Rights of way WILL be affected during construction and after completion.

Noise pollution IS an issue - sound travels in this location - we are located a mile further up the drive and could clearly hear the parties held on the camp site last year

Light pollution will also be an issue for residents adjacent to the site on lower Bank Hall Drive and wild-life.

Where will site signage be positioned and what will be the impact on the visual landscape ?

The Flood risk statement as to the site being "very low risk" is inaccurate - the field often becomes waterlogged during periods of high rainfall and surface water pools - there is photographic evidence to support this. Flocks of birds gather on these pools!

The name Marsh Hall Farm as an adjacent property is a clue!

"There is a duty to minimise risk of the site drainage having a detrimental effect on the Public Sewer Network"

Long Lane has already suffered 2 major pipework issues with significant flooding - so how is the proposed site going to minimise this?

Bank Hall Drive also floods in at least 2 locations adjacent to the applicant's field - with water draining into the

field.

They state that pipework will be run to create a water supply to site-this could be a significant project if it impacts the existing network - and there is NO spring water in that field

It will mean significant excavation of both Long Lane and Bank Hall Drive

The location of the development will encroach onto green land and the rural landscape that separates the existing residential areas and so increase the "sprawl" effect and diminish the open countryside.

Development in open countryside is normally unacceptable unless it can be shown to be essential to local needs and the rural economy

The applicant's claim that 10 huts will boost the Chapel economy is disingenuous - even assuming maximum capacity throughout its operating season - that volume is very small scale compared to the huge volume from the existing residents.

Camp residents will "stock up in Morrisons" for their barbecues - they will NOT be WALKING 2 miles into Chapel and back in order to frequent the local restaurants and bars - they will be DRIVING!

There are concerns regarding site occupants behaviours/safeguarding and Emergency /Health and Safety Procedures- will there be 24 hour site management and security?

"An efficient waste management and re-cycling strategy will be carried out by the operator as required by HPBC ..waste and re-cycling bins next to the entrance area" - this is commercial waste - how is HPBC going to manage this?

Because: last year the site owners were dumping their site refuse illegally at the junction of Long Lane where Bank Hall residents are forced to leave their refuse/re-cycling as HPBC will not take their collection vehicles up Bank Hall Drive.

The Principle of Development: High Peak Local Plan.

The proposed site sits within open countryside and does NOT have an essential need to be located in the countryside

Policy EQ2 seeks to protect the character of the landscape for its own intrinsic beauty so the proposal is not in accordance because it would cause landscape harm and loss of visual enjoyment

Policy E6 considers promoting Peak District Tourism - there are already sufficient camp-sites in the surrounding area - 1 directly opposite the proposed site and a superior site in Combs with Glamong pods, shepherds huts, tents and superior facilities.

Policy E7 considers adverse impact on the appearance of immediate/wider landscape - and there would be.

It considers well screened visual impact - there wouldn't be - it would take many years for the so-called shrub and tree screening to reach maturity

Any permanent structures would not be visible during winter months from areas outside the site to which the public have access - the proposed site will not comply.

OC4 - development must contribute to- not erode character/sense of place to a settled valley pasture.

Ecology/Wildlife considerations - a survey is suggesting no evidence of significant wildlife presence which is very hard to believe.

There is certainly varied birdlife in adjoining fields and bats have been seen close to the site location.

The current policy of the Derbyshire Wildlife Trust is that of re-wilding and maintaining areas NOT destroying habitat.

Accreditation from the Greener Camping Club was applied for last year and was denied - that says it all!!

Thank you for reading this

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