

From: planningcomments@highpeak.gov.uk
To: [Planning Comments \(HPBC\)](#)
Subject: Comment Received from Public Access
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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: Clare Dilks

From:

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Submission: Objection

Comments: My original submitted objection cut off the first paragraph about the environment, wildlife and nature and so it is resubmitted below:

Negative effect on the environment, wildlife habitats and nature conservation

¿ A commitment to plant a few indigenous shrubs does not create nor support biodiversity. It is precious grassland with some scrub around the edge. The application contains little information about what is being planted, where, how it is going to support existing wildlife or how it meets Policy EQ5 of the High Peak Local plan (Biodiversity).

¿ The application does not indicate that it has worked with local wildlife trusts.

¿ It is a sad indictment to our natural world if there really is not any wildlife as suggested by the updated Ecology Report and even more reason to protect this precious grassland. In fact, there is wildlife and therefore it is important to preserve this corridor for nature. We have regularly seen hares crossing the lane in the vicinity of the proposed development ¿ recent examples include Friday 16 December at 7.15 am, Monday 5 December at 5.30 pm, late September ¿ early evening.

¿ The Ecology Report does not provide information about birds, particularly ground-nesting birds and the potential impact to the nearby Local Wildlife Site.

¿ Over the last 10 months, we have seen lapwings on the fields adjacent to the proposed site and herons sat in the fields opposite the proposed site. We have occasionally heard a curlew crying further along the lane. We always see lots of native birds that are attracted to the hedgerows along the lane and House Martins return to nest under the eaves of Down Lea farm.

¿ We started working with Derbyshire Wildlife Trust in February 2022 and pledged our land on their Wild Peak map for rewilding, to create corridors to protect and restore wildlife. Wild Peak was launched to help communities improve the Derbyshire¿s landscape through a nature-led approach to Nature¿s recovery. The proposed application does not assist that vision.

¿ The proposed application does not protect the intrinsic character and distinctiveness of the countryside. The site is unduly prominent from the public footpath along Bankhall and the wider landscape from public vantage points, e.g. further along the lane towards Bank Hall, Eccles Pike.

¿ The application does not comply with Policy EQ2 of the High Peak Local Plan (Landscape Character) as it should protect, enhance and restore landscape character. The application shows no real regard or understanding for the biodiversity qualities of the existing landscape and seeks to minimise the existence of wildlife. You

cannot work with wildlife if you deny its existence.

Road access / safety

• The access road to the site is a private road that also has a public right of way along it for pedestrians only (not cyclists or horse riders).

• The proposed application will create unnecessary traffic generation on a private road.

• The application is misleading as it says 'a small amount of traffic using a well-maintained public road'. Bankhall is a private road with limited maintenance that provides access to 13 homes spaced along its 1-mile length. The proposed development will double the traffic using the bottom of the lane and it is impossible for the applicants to guarantee 1 car per unit. The increase in traffic is disproportionate to the lane's existing use. There are few passing places along its length and none between its entrance and the proposed glamping site.

• The private lane cannot support commercial vehicles, e.g. for waste disposal, and no council refuse collections are provided for Bankhall residents along the lane. Bankhall residents are required by DCC to leave rubbish on Long Lane for collection.

• It will be dangerous for a commercial vehicle to pass along the narrow public right of way. The access to Bankhall and the lane is long, narrow and bending.

• The sight of pedestrians ahead is limited, particularly during the summer months when the shrubbery at the entrance to the lane is at its fullest site and this is the time when the proposed site will be at its busiest.

• The applicants suggest the provision of a footpath adjacent to the site; it is not entirely clear if this is for residents or users of the public footpath. The applicants cannot provide a footpath along the entrance to the lane to their site as they do not own land.

• The glamping units will be rented out on a nightly basis and therefore there will inevitably be lots of comings and goings; this increases traffic and is a safety concern for the children attending high school.

• The nearest public road, Long Lane, is already extremely busy and is the main access to Chapel High School (1,000 year 7-11 pupils, age 11-16).

• The private lane is used biweekly by the High School cross country / athletics teams.

Overdevelopment / impact on local character / effect of development on its setting

• Contrary to comments in the planning application, there is already a campsite, Combs Valley Campsite / Peak Yurts, with glamping facilities just a few hundred yards away including a luxury glamping yurt, luxury off grid glamping yurt, private luxury glamping yurt and several glamping pods (and nearby campsites, Chapel Campsite, opposite the proposed site and Chinley Campsite, 1 ½ miles away).

• It is not an essential edge of settlement development: it is 'development creep'.

• Bank Hall Drive is an historic, formal entrance to Bank Hall, a Grade II listed building. The stone posts at the entrance still exist on Long Lane. The proposed development is contrary to EQ7 of the High Peak Local Plan (Built and historic environment) as it impacts on the rural character of the Hall entrance and approach, particularly through the first railway tunnel where the rural view opens out (and would be blocked by the glamping site). See attached photograph taken in 2022 (cannot be attached on portal but available).

• The loss of open fields and view from the tunnel will have a significant impact on the character of the countryside.

• In relation to the Chapel-en-le-Frith Neighbourhood Development Plan 2013-2028, the proposed application does not meet several policies:

- o The TM (Tourism policies) express concern about sites that are 'development creep'.
- o TM2: Touring caravanning and Camping Sites. The proposed site (and the proposals within the application) are insufficient for it to be well-screened including from the popular public footpath or surrounding landscape. (In any event, screening would alter the rural view and character as shown by the photo). The site does not have appropriate access to the road network as it is along a private lane. The site will adversely affect the living conditions of neighbours, both those in close proximity and those who require access along the lane.
- o C1 Local Green Spaces. 'These spaces, in close proximity to the people they serve, are demonstrably special and hold particular local significance'; Development of these sites will not be allowed'; 14. Bank Hall Drive entrance. Reason for protection: trees, ecology, rural oasis between new development and access to popular walks. The integrity of this protect green space will be jeopardised through additional traffic and loss of the view from the entrance through the railway tunnel.
- o CM3 Walking, footpaths and public rights of way. These should be protected by development. Local people will be put off from using the public right of way along Bankhall as the glamping site will make the public right of way busier and detract from the surroundings.
- ' Contrary to Policy EQ3 (Rural development) of the High Peak Local Plan, the proposed application does not protect the landscape's intrinsic character or distinctiveness, including the character, appearance and integrity to historic and environmental setting. It is not a re-use of a previous site or an essential local need. Tourist requirements are already met by existing facilities.
- ' Contrary to Policy EQ6 (Design and Placemaking), the proposed site is out of keeping with the character and identity of the landscape. As an 'edge of development' settlement, it should be of a high-quality design that protects, enhances and/or restores the landscape character. Erecting wooden huts and some shrubbery does not achieve this. The development does not contribute positively to the Bankhall's character, history and identity. By moving creeping development yet further up the lane, the proposed site damages the distinctiveness and significance of Bankhall and its hamlet.

Negative effects on amenity (neighbours and community)

- ' The glamping facility will produce noise, disturbance and nuisance including 'out of hours' due to the nature of 'outdoor' living.
- ' The increase in traffic will interfere with Bankhall residents' ability to get to and from their homes ' congestion, no passing places.
- ' There will be a detrimental effect on very busy public right of way used by lots of walkers and dog walkers ' the entrance to Bankhall is narrow and it is difficult for pedestrians to find somewhere safe to stand, even worse if cars meet and are reversing to find a passing place (the road and adjacent land before the proposed glamping site is not owned by the applicants so they cannot improve this situation).
- ' The proposed site does not provide for local needs and there is no evidence it will benefit local businesses.
- ' The proposed bins at the entry to the glamping site will be unsightly for passing Bankhall residents and those pedestrians using the public right of way in area of natural beauty.
- ' Contrary to Policy EQ6 (Design and Placemaking), the development will cause unacceptable visual intrusion. It will have an overbearing effect on noise, further light pollution and other adverse impact on local character and amenity.

Other

6 The proposed site has no access to public water supply and no private supply.

6 Glamping units were erected on the land in 2021 at a time when no planning permission had been granted: planning permission was applied for that year, but withdrawn.

6 We understand it is agricultural land. Horses can only be on agricultural land for the primary purpose of grazing. As these horses are given supplemental feed, covered with rugs and provided with a field shelter, the land may no longer be regarded as agricultural (and requires a change of use). The applicants make lots of promises in the planning application, but not do not appear to respect existing conditions of the land / the lack of planning permission / or the nature on it in any meaningful way. The introduction of the horses in the past year appears to have had the effect of reducing the botanical diversity.

[Photo]

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