

From: planningcomments@highpeak.gov.uk
To: [Planning Comments \(HPBC\)](#)
Subject: Comment Received from Public Access
Date: 22 December 2022 11:54:07

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: Hugh Barton

From:

Downlee Close
Chapel-en-le-Frith
High Peak

Phone:

Email:

Submission: Objection

Comments:

I strongly OBJECT to this planning application on the following basis:

1. HISTORY: The site has significant planning history and this application is a 'trojan horse' for housing. The applicant gave away their end-game by quoting in the context of this site, "With the population ever increasing house-builders will always be looking for new sites...." (Buxton Advertiser, 23-Sept-2021)

2. LOCAL PLAN: The plan violates High Peak local plan policy EQ2, being on designated agricultural land outside the built-up area boundary. Also note the proposed access via Bank Hall Drive is through a protected area Local Green Space 14 in the Neighbourhood Plan.

3. LOCATION: Unsuitable location given existing dwellings and overlooking Chapel High School which may raise safeguarding issues. The applicant has already caused significant noise and litter nuisance in 2021. This site is not suitably located for events, being close to a large number of houses.

4. ACCESS: The applicant's Design and Access Statement has a major flaw as it states Bank Hall drive is a public road whereas it is a single track private access to properties. There is insufficient scope of passing vehicles, and Local Green Space 14 should not be used for such.

5. WILDLIFE: The Wildlife survey is worthless, having been conducted in October. The corresponding survey for the previous application HPK/2021/0388 (withdrawn) was done in December - again, no accident.

6. DRAINAGE: The land in question is very badly drained and is unsuitable for development.

Accordingly, please REJECT this planning application.

Please also enforce the return of the land to its designated agricultural use.

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