
From: Steve Baker (Place)
Sent: 13 February 2023 10:26
To: Simpkin, Rachael.
Cc: Planning (HPBC)
Subject: RE: HPK/2022/0484 - Glamping off Long Lane, Chapel-en-le-Frith
Attachments: RE: Pre application query

Categories:

Hi Rachael,

I attach the pre-application comments we made in relation to these proposals in 2018, albeit in . Note that NPPF para 189 is now para 194 and para 199 is now para 205. Otherwise this advice is still relevant.

The applicant does not seem to have addressed this previous advice and the application lacks any sort of heritage impact assessment in relation to the archaeological interest and settings impacts previously noted.

The current proposal area has been reduced and the information requirement under NPPF para 194 is consequently lower, but the applicant should provide a correspondingly brief summary of the heritage baseline for the site, in terms of the findings of the archaeological desk-based assessment and geophysical survey already carried out in 2015 (though never submitted to Derbyshire HER), any proposed impacts to the undesignated railway underbridge Derbyshire HER MDR23019 along the access road, and an assessment of setting impacts to designated heritage assets as per previous advice.

Without this the application does not currently meet the requirements at NPPF para 194.

Best wishes

Steve Baker MA MCIFA | **Archaeologist** | Conservation, Heritage and Design | Place | Derbyshire County Council | direct dial:
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From: Simpkin, Rachael. **Sent:** 10 February 2023 16:41
To: Steve Baker (Place)
Subject: HPK/2022/0484 - Glamping off Long Lane, Chapel-en-le-Frith

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Hi Steve,

I am not sure whether the outstanding consultee response for this scheme was affected by the glitch – we are seeking comments ASAP please.

Kind regards,

Rachael Simpkin
Senior Planning Officer (Majors & Commercial)
Development Services

High Peak Borough Council and Staffordshire Moorlands District Council

T:

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