

From: [Planning Comments \(HPBC\)](#) Comment
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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: C. Gregg

From:

Bank Hall Drive
Bank Hall
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Phone:

Email:

Submission: Objection

Comments: Habitat survey

Section 4.2 of the survey states, 'The marshy grassland on site is species poor and offers little ecological value.'

30% of the earth's carbon is stored in grassland. Grassland, species-poor or not, is every bit as important as forests and other ecosystems in the fight against climate change.

Rushy pastures are rich in insect larvae and the scattered rushes are beneficial for wildlife. Rushy pasture is used by amphibians, mammals and insects which make use of the damp conditions and shelter. The wet pasture provides feeding and breeding habitat for wading birds such as Lapwing and Curlews. These birds are visitors to a site 200m away from the proposed glamping site. Indeed, lapwing were spotted feeding on the site on 9th March 2023.

Section 4.10 of the survey states, 'The site does not support suitable habitat for Brown Hare. The tall sward of the marshy grassland is unfavourable for feeding and the location of forms, as these areas provide cover for potential predators.' 'The lack of arable crops in the locality reduces the suitability of the site as these habitats can form part of the Brown Hare diet.'

The tall sward of rush pasture gives somewhere for hares to hide from predators. Brown Hares are frequently seen in the locality and are regular visitors to a field approximately 200m from the site where they breed.

The vegetation and wildlife on this site has adapted to the growing conditions over decades (maybe centuries) and has evolved into the optimum habitat for this site. It is a part of the wide variety of habitats that are in the area. The glamping site plan shows various patches of 'wildlife friendly planting'. Time will tell if this survives on this marshy ground. The endemic wildlife, however, will be obliterated.

Landscape

The Local Plan states, 'There is an extensive network of footpaths and fine walks throughout the Parish, many of which are readily accessible by walkers from the town. The character of the local landscape within easy reach of the town is one of the main reasons many local residents give for choosing to live in the parish.'

Bank Hall drive public footpath must be one of the most popular walks in the Parish. The glamping site screening, while removing the site from public view, will cause an increased feeling of enclosure and disrupt the panoramic views into and across the area.

From the Local Plan, '83% of local people indicated that they wanted to protect the whole of the area outside the

built-up area from development. The glamping site lies outside the settlement boundary of Chapel-en-le-Frith. The glamping site comprises development creep as the structures on the site will be permanent for 8 months of the year. It will not have the ephemeral nature of a camping site with tents and visiting camper vans. The yurts, shepherds huts etc. will be visible even when empty. There will also be permanent structures used for storage visible in winter when the leaves have fallen from the trees. The loss of this open field would have a significant impact on the character of the countryside in this area of Chapel-en-le-Frith.

High Peak Retreat is promoting cycling. However, Bank Hall Drive (PRoW Chapel-en-le-Frith 57) and the footpaths leading off it (footpaths 44 and 56 to and from the station and footpath 56 the cinder path to Combs) are Public Footpaths only. They are meant for pedestrians only. There is no right to cycle on a public footpath and to do so may constitute an act of trespass against the landowner. Cycling on these paths could cause confrontation not only with the landowners but with residents of Bank Hall Drive who wish to access their properties and members of the public out to enjoy a quiet walk.

Highways Statement

The photograph 1-4 supporting the highways statement appear to have been taken in winter when the vegetative growth was low and there were no leaves on the trees. Visibility in the summer months is severely restricted when the vegetation is in full leaf. Frequent users of Bank Hall Drive are fully aware of the restrictions caused by this and act accordingly. Visitors to the glamping site will not be aware of this and will create a hazard for other road users.

Section 1 between Long Lane and the railway bridge states, It is proposed to reinforce the verge on the southern side of the route to facilitate passing. As far as I am aware the applicant does not own the relevant land, which is a designated green space, and is unlikely to be able to achieve this.

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