

From: planningcomments@highpeak.gov.uk
To: [Planning Comments \(HPBC\)](#)
Subject: Comment Received from Public Access
Date: 02 September 2023 13:07:32

Application Reference No. : HPK/2023/0286
Site Address: Land At Forge Road Chinley Derbyshire
Comments by: Nicolas Raimo

From:

5
Blackbrook
Chinley
High Peak

sk236bf

Phone:

Email:

Submission: Objection

Comments: I am writing to formally object to the planning application referenced above on several grounds, as outlined below. I request that my objection be taken into consideration during the decision-making process.

Inadequate Parking Provision:

One of the primary concerns regarding this development is the inadequate provision for parking spaces. The proposal offers only one parking space per flat, which is grossly insufficient for the anticipated number of residents. This lack of parking spaces is a significant concern as it is likely to lead to overflow parking onto the main road, causing congestion and traffic hazards. This directly contravenes the principles of sustainable development outlined in the National Planning Policy Framework (NPPF), which aims to minimize traffic congestion and promote road safety.

Incompatibility with Surrounding Buildings:

The proposed three-story development is significantly out of keeping with the character of the surrounding buildings in the area. This incongruity with the existing architectural landscape raises concerns about the visual impact on the area and its potential to diminish the aesthetic appeal of the neighborhood. It is important to maintain the harmonious character of the locality as emphasized in the NPPF.

Flood Risk:

The site's current flood risk level is a matter of great concern. The increased development in the area may exacerbate this risk, and it is vital to address and mitigate these concerns effectively. The NPPF clearly emphasizes the importance of sustainable flood risk management and preventing inappropriate development in flood-prone areas. The proposal should be thoroughly scrutinized for its impact on flood risk and mitigation measures.

Strain on Local Services:

The existing strain on local services, including doctors and schools, is already a pressing issue. The addition of more residents through this development is likely to overwhelm these services, resulting in longer waiting times for medical appointments and increased pressure on schools, potentially affecting the quality of education. The NPPF stresses the importance of ensuring that development contributes positively to local communities and

services.

Poor Public Transport Services:

The poor public transport services in the area further exacerbate the problem. Residents in this development are likely to rely heavily on private cars for transportation, which will increase the strain on the local road network. This will not only contribute to traffic congestion but also negatively impact air quality and the overall sustainability of the area.

In light of the above concerns, I urge the local planning authority to reject the current planning application or, at the very least, subject it to a thorough and independent assessment. It is imperative that any development adheres to the principles of sustainable development, as outlined in the NPPF, and does not unduly burden the existing infrastructure and services.

I look forward to your prompt attention to this matter and hope that the local planning authority will prioritize the best interests of the community and the principles of sustainable development in reaching a decision.

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