

Planning Inspector Ref. APP/H1033/W/24/3348508

OBJECTION TO THE PROPOSED GLAMPING SITE. January 2024

I am representing families at Marsh Hall Lane. Due to limited time I will concentrate on Flooding & Drainage.

In all the reports I have read there is a FAILURE to recognise that flooding already takes place as water flows down the southern edge of the proposed field.

During heavy rainfall the flood occurs in the marshy field next to Marsh Hall Farm and barns. Water floods the Right of Way and seeps into outbuildings and across gardens. Any disturbance, drainage or hard standing would exacerbate the flood water level and be detrimental to the farm buildings.

The marshy field is the triangular shaped field directly below the south west corner of the proposed site. The stream on the southern edge flows directly into the marshy field.

Richard Ward from the Councils Flood & Drainage Dept. is aware of this problem and John Vilas has visited the flood area. There is photographic evidence.

'The Waterco Report states that 66% of the site area would drain towards the southern water course, that the increase in hard standing would result in an increase in water runoff, rates & volumes and fluvial flooding could increase with the recent heavy, prolonged rain falls. Drainage from the proposed hard standings, roads and treated effluent would be discharged into the northern and southern watercourses.' Please note passages headed 'Surface Water' and 'Groundwater Data' and the risk of contamination in the Waterco Report.

The current washroom block is situated next to the southern stream.

Apart from the detrimental effect on historical buildings, the increased flow of water and possible contamination will affect the natural environment, wildlife, farm animals and our water supply in Combs Reservoir.

There are numerous guidelines, frameworks & regulations to support this objection including Policies EP2 and C1 in the Neighbourhood Plan which states development should not exacerbate flooding, must deal satisfactorily with waste emissions & effluent and landform and natural patterns of drainage must not be compromised.

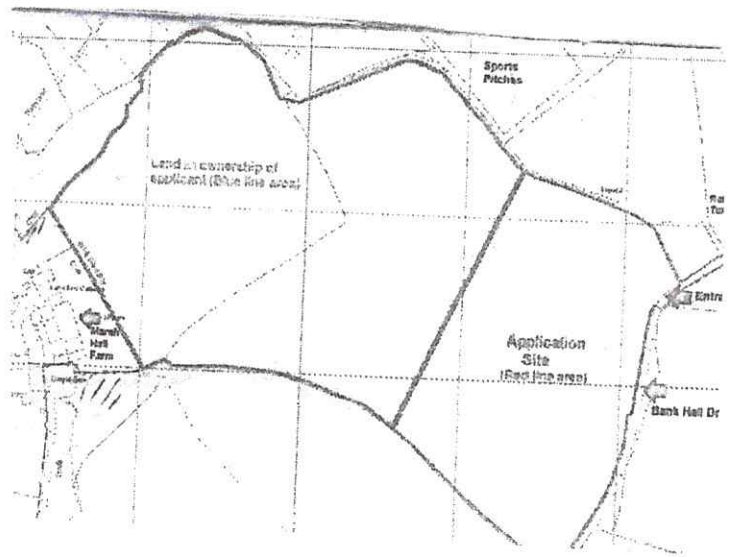
EPR states a person must not cause or knowingly permit a water discharge activity.

BAP aims to protect wetlands which include ditches, bogs and streams. THERE ARE MANY MORE!

Plus several points were raised in the 'Policy & Materials Considerations.

This is a copy of my 5 minute talk at the council appeal.

Marilyn Gaud





Dear Mr. James Burnett,

Please find the enclosed copies of my concerns/objections to the planning application for a Glamping site at Bank lane (a private lane), ref. APP/H1033/W/24/3348508.

I was disappointed to note that I had not received a copy of the current appeal after I had submitted my concerns over the last three applications and after I was allowed 5 minutes to express those concerns at the appeal meeting with the board of councillors.

The surname Gauld is not a common name, I have two email addresses and I did not receive a notification of this appeal on either.

Mrs M. Gauld,

Chapel Barn,

Marsh Hall Lane,

Chapel-en-le-Frith,

Derbyshire

SK23 9UQ

Date 24th September '24

334 8508

Case officer

DEB SMITH

Case team

NORTH 2

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