

From: planningcomments@highpeak.gov.uk
To: [Planning Comments \(HPBC\)](#)
Subject: Comment Received from Public Access
Date: 23 February 2025 21:31:12

Application Reference No. : HPK/2025/0007
Site Address: LAND ADJACENT Buxton Road Chinley Derbyshire
Comments by: Lucy & Mike Griffiths
From:
16
Pike View Close
CHinley
High Peak

SK23 6EF

Submission: Objection

Comments: We object to the planning on the basis it will not bring the 10% biodiversity as required by law. The Preliminary Ecological Appraisal of the area concludes the development will result in widespread clearance of trees, hedgerows and scrubland, with the potential to result in biodiversity loss. The habitat currently helps support a wide variety of wildlife, such as otters, numerous birds, butterflies, deer, squirrels and bats. The surrounding community to the site experiences and benefits from this wildlife. As outlined in the report, this will be lost with development. We do not believe that the 10% biodiversity gain will be achieved through the planning's current suggestions of vegetated private gardens, grassland frontages etc.

Reports state that the site does not have irreplaceable habitats. However, this area acts as a wildlife corridor, and as a corridor, it is irreplaceable. Therefore, it is not acceptable for the 10% biodiversity gain to be offset in a different area. The integrity of the corridor needs to be kept. Therefore, we believe the planning application must be updated to ensure the 10% biodiversity gain is achieved on site.

The planning application states the site is not within 20 metres of a watercourse. However, the boundary lines appear to be under 15 metres from the stream. The boundary lines need to be amended to be 20 metres.

There is no discussion on how the stream will be protected from run off during building works. The stream has already recently suffered pollution from building works on a nearby site on Buxton Rd. What measures will be put in place to ensure this does not happen again? Again, this stream is used as a corridor with animals such as deer, herons and otters being sighted on the stream.

Previous lapsed planning permission for this area had a commitment to maintain the current privacy of Pike View Close residents

We object to the current planning application on the grounds there is no mention of trees being kept, and planted, to ensure a screen of privacy. The application needs to be updated with a legal commitment to provide this.

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