

Mr & Mrs D Fearn  
Owl Barn  
Manchester Road  
Chapel en Le Frith  
SK23 9UH  
21<sup>st</sup> April 2025.



**LETTER OF OBJECTION TO PLANNING APPLICATION HPK|2025|0047**

Certificate of lawfulness for existing use 14 no holiday units & 2 detached Houses & Warden Accommodation.

Dear Sirs

We have received correspondence from High Peak Borough Council advising of a new planning Application HPK/2025/0047 regarding a development on farmland to the rear of our property. On land that has previously been proposed for protection due to its significance as a wildlife buffer and amenity space, any development has detrimental impact on local wildlife and the visual amenity.

This planning application and the consultant's submission has no merit against local needs or requirements and the whole endeavour is an attempt to undertake the building of houses within the open countryside.

Chapel en le frith & the surrounding area is well served with holiday accommodation of all types we do not want to see the very thing that makes the area attractive to visitors & holiday makers, the glorious open countryside and small hamlets decimated with inappropriately located housing developments.

Policy H1clear sets out that there should be no developments on farmland outside the boundaries of the built-up areas instead directing large scale developments are built with in the built-up areas on brownfield sites.

The new Access Road connects to Combs Road an already busy narrow country lane by crossing an area of local green space LGS6. The development of the local green spaces is rigorously opposed within the neighbourhood plan. The site is only accessible by car with all services a significant distance away.

Policy H2 is noticeable clear on not allowing developments within the countryside of any size. The council have previously classed this as a major development within the planning department.

There are no local amenities or services within a 15-minute walk of the site and connectivity is only available by Motor Vehicle. Any Pedestrian access is along a narrow busy unlight country lane without pavements.

The area is situated to the rear of the Golf course forming a section of the corridor of open countryside running between the built up areas of Chapel en le frith & Whaley Bridge this corridor is of importance to the movement of wildlife around the area this has been emphasised by the councils own reference to the area as being important buffer zone to the SSSI of Combs Reservoir. The area regularly sees Barn Owls hunting as well as Red & Roe Deer moving around the area. They are home to Toads, Bats, & are regularly traversed by Foxes.

Should the council see fit to give this application approval they are not supporting the Neighbourhood Plan or their own rules for local development. If approved this is yet another nail in the aspects of what makes Chapel en le Frith unique as one of the towns & villages of the High Peak.

Yours Sincerely,

Mr & Mrs D Fearn