

From:
To:
Subject: Application Number HPK/2025/0047
Date: 29 April 2025 10:56:29

We are writing to ask that you formally consider our strong objections to this planning application which we feel is totally inappropriate for the site.

Chapel en le frith Neighbourhood Plan

I understand that the proposals include several elements which are contrary to the Chapel en le Frith Neighbourhood Plan recently voted in by the community:

The site is outside of the designated built up area.

The site is not within a 15 minute walk of local amenities, eg shops, doctors

The site is adjacent to designated Local Green Space LGS6, reason for designation being for protection of wildlife, walking/recreation, tranquillity, all of which would be impacted by the proximity of new housing.

The proposal completely ignores the requirement to minimise impact on conservation and biodiversity:

It is adjacent to one of four designated Site Of Special Scientific Interest in the area ie Combs Reservoir.

It is adjacent to the Golf Course which is a designated site of protection by High Peak Borough Council , reasons for designation being recreation, landscape and wildlife buffer, which would be eroded by development of new housing.

Road Safety

The proposed access road leads to Combs Road which is a busy narrow road, with restricted visibility. In addition it joins Manchester Road in the middle of a blind bend, therefore we feel there would be unacceptable road safety hazards.

Ecological Survey

We feel any ecological survey done must be adequate for the site in view of the close proximity to the above mentioned SSSI, local green space and designated protected area of the golf course.

This survey must not be a 2 hour snapshot survey as was completed for a previous application for this site, when “the main constraints of observing and identifying plants after the field had been mown...may have enabled some plants to go undetected”.

Bats have strong protection in law, sightings and calls were recorded even within this small window of time of the survey. We feel that the survey date and time was not adequate to show that bat roosts and nests will be kept safe.

In light of this we feel strongly that the real ecological impact of the proposed development has not been evidenced.

SFG and MJ Selby