

From:
To:
Subject: Planning application HPK/2023/0118
Date: 20 August 2025 09:23:57

Good morning,

Please see below the comments from Charlesworth Parish Council regarding this planning application HPK/2023/0118. The comments do not seem to have appeared on the website and therefore I am sending them directly to you.

Kind regards,

Clerk to Charlesworth Parish Council

HPK/2023/0118 Land at Holehouse Mill, Charlesworth Marple Road, Chisworth SK13 5DH:

Demolition of existing mill outbuildings and conversion/erection of 37 no. dwellings with associated car parking, landscaping and highways works.

Charlesworth Parish Council (the Parish Council) considered this amended application at its meeting on 15th July 2025. Two residents attended and made representations.

Charlesworth Parish Council remains disappointed that it had not been consulted on this amended application, notwithstanding that part of the application site is within the parish, and that the Parish Council objected to the application when it considered it at its meeting on 21st June 2023.

The Parish Council objects to this application on these grounds:

1. Loss of employment capacity, especially given the lack of employment opportunities locally.
2. The impact on education and other elements of social infrastructure, which are .

already under considerable pressure, especially because of developments in the area, notably at Glossop Road, Gamesley.

3. Inappropriateness of residential development in the Green Belt without proper justification.

4. Although noting the mix of house type is wider than previously proposed, the Parish Council is concerned that no social or affordable housing or housing for rent is proposed, whereas there is an overwhelming need for starter homes and affordable homes in this area.

5. A large part of the eastern area of the site lies within the Hole House Conservation Area, and the Parish Council questioned whether this is fully recognised in the proposal. The Parish Council noted archaeological concerns raised by a resident.

6. The proposed design of the housing units including their finish pays little respect to the local vernacular.

7. The access onto the A626 (Marple Road) is already dangerous; the scheme allows for 43 car parking spaces, together with garages in Blocks C and D accommodating a further 26 cars which with visitors, commercial deliveries, public and other services, will present a real traffic hazard. The lane connecting the development and the Marple Road access is single track.

8. The application states the access on to A626 is not to be altered; this cannot be right.

9. The former mill pond and surrounding woodland have environmental value.

Surrounding trees, some of which are protected, and hedgerows are important to wildlife.

10. The site could contain protected and priority species.

11. The applicants state there is no ground contamination (the site is a former dye works); this requires evidence.

12. The Parish Council is particularly concerned about flooding. The Flood Risk Assessment attached to the amended application makes no mention, for example, of the severe surface water flooding affecting many properties on Marple Road, which occurred at New Year 2025. In the opinion of the Parish Council, based on local knowledge, the risk of surface water flooding to the proposed development must be considered high. The Parish Council noted that surface water flows are expected to be reduced in the proposed scheme when compared with the present layout, despite the considerable number of hard

surfaces.