

23 Buxton Road,
Chinley,
SK23 6DJ
16th December 2025

Dear James Stannard,

I am one of the High Peak Borough Councillors for Blackbrook Ward. The agricultural green field land at Crossings Road, Chapel-en-le-Frith to which planning application HPK/2025/0447 refers is in my ward.

I am writing to express my agreement with the many objections to this planning application expressed on the public portal by Chapel residents.

1) It is inappropriate to build on a green field site when brown field and grey field sites are available and their use would be less damaging to the landscape's intrinsic character and distinctiveness.

Eccles Pike is a beauty spot with extensive views, owned and protected by the National Trust. The narrow single track historic turnpike carriageway, Eccles Road, borders the Land upon which it is proposed to build up to 180 new dwellings. Despite a concession by the developers not to build up to Eccles Road, the character, appearance and integrity of the landscape, the visual amenity and the historic and cultural environment of the Higher Crossings area will inevitably be affected by the buildings and the increase of traffic entering and exiting the development via a less than ideally located access road. There will also be a significant increase in traffic entering and leaving Crossings Road onto Manchester Road. Concerns regarding increased pollution, speeding vehicles and road collisions in this rural environment are acute.

I suggest that it would seriously damage the character of Chapel-en-le-Frith -The Capital of The Peak- if a further large development of up to 180 houses were allowed to creep up the valley towards Eccles Pike.

2) It is clear from the Betts Hydro consulting engineers' report that there would be significant drainage and sewage issues involved in building up to 180 dwellings on this land at Crossings Road. Residents at the Town Hall public meeting about this planning application said that poor drainage was already evident in Chapel and has yet to be corrected. Building 180 houses on agricultural land will decrease permeable surfaces. External hard standing will increase water run. Increasingly frequent extreme rainfall events could threaten the development itself as well as Manchester Road and Chapel golf course with flooding. An onsite stormwater storage unit could be installed but a better solution for the whole environment might be to recognise that this agricultural land is a valuable natural resource for biodiversity with its mature trees, ancient hedgerows, wild flowers and wildlife and needs to remain.

I suggest that this land at Crossings Road serves the community better as a green space.

3) Serious concerns about the lack of adequate infrastructure to support the occupants of up to 180 new dwellings on Crossings Road is a key objection to this planning application. One resident refers to primary school classes having to increase from the high number 30 pupils per class to the even higher 35 pupils per class. Another resident's secondary school child has to commute to another town because Chapel High is full.

The strain on utilities, water pressure levels, broadband connections as well as a lack of local employment opportunities is also mentioned by residents. An even greater difficulty in getting nursery places, GP and dentist appointments if the population of the area rapidly increases worries residents. It worries me, too. There is a lack of sound infrastructure to support the proposed large development.

I object to planning application HPK/2025/0447 on the grounds given above.

I do not believe that the building of up to 180 houses on the Land at Crossings Road is in the best interest of the people of Chapel-en-le-Frith and would ask that the Development and Control Committee refuse the application.

Yours sincerely,

Angela Benham – Councillor for Blackbrook Ward