

[REDACTED]

Sent: 03 January 2026 08:58

[REDACTED]

Subject: Re: Rev Plans General External Consultaion 21 Days - App ref HPK/2023/0118

Good morning,

Please see below the response from Charlesworth Parish Council.

Kind regards,

Lesley Bramwell

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 36 no. dwellings with
associated car parking, landscaping and highways works.**

Charlesworth Parish Council has been notified of amended documents attached to this long running application. The Parish Council has considered the revised Design and Access Statement, and the Hole House Mill FVA Final. The Parish Council has considered this additional information and offers these comments, over and above its previous objections, of 20th August 2025 and 13th July 2023.

Charlesworth Parish Council remained disappointed that it had not been consulted on this new information, 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. Following representation to High Peak Borough Council, the Parish Council has now been included in this round of consultations.

The Parish Council continues to object to this revised 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. The Parish Council notes with concern that the revised financial appraisal for the scheme, dated 21st November 2025, demonstrates that the scheme is wholly non-viable from a commercial perspective, and that certainly rules out the possibility of any contribution to off-site amenity, including education.
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. Whilst welcoming the retention of the original mill, the Parish Council understands that this building is now in a ruinous state, with windows removed (it is not possible to view the site from a public road or footpath), and it is possible the building will not survive in a state allowing its sustainable and sympathetic reuse.
7. The proposed design of the housing units including their finish pays little respect to the local vernacular, although changes are proposed in the latest iteration.
8. 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. The application states the access on to A626 is not to be altered; this cannot be right.

11. The former mill pond and surrounding woodland have environmental value. Surrounding trees, some of which are protected, and hedgerows are important to wildlife.

12. The site could contain protected and priority species.

13. The applicants state there is no ground contamination (the site is a former dye works); this requires evidence. The Financial Appraisal makes no allowance for this.

14. 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.

Charlesworth Parish Council

Sent: 16 December 2025 08:32

Subject: Rev Plans General External Consultaion 21 Days - App ref HPK/2023/0118

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