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From: Ali Mackenzie <[REDACTED]>
Sent: 06 April 2026 09:53
To: Planning Comments (HPBC)
Subject: Subject: Formal Objection to Planning Application HPK/2026/0115 – Land off Leek Road

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Dear Sir/Madam,

I write to formally object to planning application **HPK/2026/0115** submitted by R & M Property Group in respect of the proposed development at land off Leek Road.

Having reviewed the proposal, I wish to raise strong objections on the grounds that the development conflicts with both national and local planning policy, in particular the National Planning Policy Framework (NPPF) and the adopted High Peak Local Plan (2016).

1. Harm to Landscape Character and Visual Amenity

The application site occupies a prominent and elevated position, and the proposed scale, massing, and layout would result in a visually intrusive and overbearing form of development. This would cause significant harm to the character and appearance of the area, contrary to NPPF Section on Achieving well-designed places, which requires developments to be sympathetic to local character and landscape setting.

Furthermore, the proposal conflicts with High Peak Local Plan Policy on Sustainable Development Principles and Landscape Character, both of which require development to conserve and enhance the distinctive landscape character of the Borough. The introduction of large-scale built form on this sensitive site would clearly fail to meet these requirements.

2. Adverse Impact on Residential Amenity

The proximity, scale, and positioning of the proposed development relative to existing dwellings will result in an unacceptable loss of residential amenity. In particular, there will be a material loss of natural light and an increased sense of enclosure, as well as overlooking and loss of privacy.

This is contrary to Policy on Design and Place Making of the High Peak Local Plan, which requires development to respect the amenity of neighbouring occupiers, and to NPPF, which seeks to ensure a high standard of amenity for existing and future users.

3. Loss of Biodiversity and Ecological Harm

The site currently supports a range of wildlife, including pheasants, grouse, rabbits, and a variety of nesting birds. The development would result in the loss and fragmentation of this habitat.

This is in direct conflict with NPPF Section on Conserving and enhancing the natural environment, particularly the requirement to minimise impacts on biodiversity and provide net gains where possible. It also conflicts with the policy on biodiversity of the High Peak Local Plan, which seeks to conserve, enhance, and restore biodiversity and geodiversity within the Borough.

4. Harm to Non-Designated Heritage Assets

The presence of a traditional hand-built stone wall running along the site represents a valuable example of local historic craftsmanship and contributes positively to the character of the area. Its loss or damage would be highly detrimental.

Under the NPPF non-designated heritage assets should be taken into account in determining planning applications, and any harm should require clear and convincing justification. The proposal fails to demonstrate such justification. This also conflicts with the section on Built and Historic Environment of the High Peak Local Plan.

5. Unsuitability of the Site and Deliverability Concerns

The site's steep gradient presents significant constraints in terms of engineering feasibility, land stability, and environmental impact. Previous attempts to develop this land were abandoned due to cost and complexity, leaving behind an unfinished and harmful visual legacy.

This raises serious concerns regarding the deliverability and sustainability of the current proposal, contrary to the Local Plan and the overarching presumption in favour of sustainable development within the NPPF.

6. Highway Safety and Infrastructure Impact

The development is likely to intensify use of Leek Road, leading to increased traffic movements, congestion, and potential safety risks. This must be carefully assessed in line with NPPF Section on Promoting sustainable transport and the section on Accessibility and Transport of the High Peak Local Plan. At present, it is not evident that the proposal can be accommodated without adverse impact.

Conclusion

In summary, the proposal represents an inappropriate and unsustainable form of development that fails to accord with key provisions of both the NPPF and the High Peak Local Plan. The harm identified—including landscape impact, loss of amenity, ecological damage, and heritage loss—significantly and demonstrably outweighs any perceived benefits.

I therefore respectfully request that High Peak Borough Council refuse planning permission for application **HPK/2026/0115**.

Yours faithfully,
Dr Alison Mackenzie

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