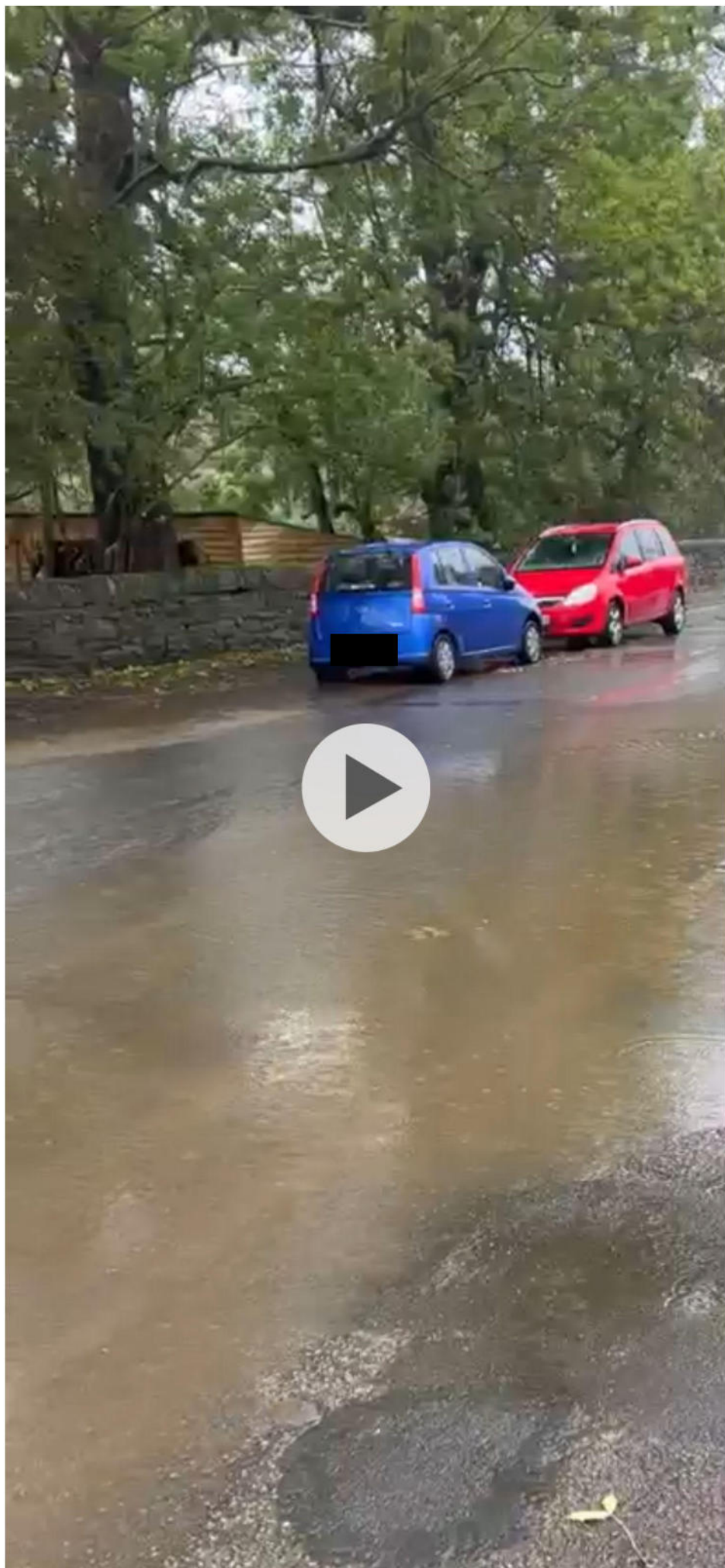








From: maureen spiers <[REDACTED]>
Sent: 07 May 2026 18:26
To: Planning Comments (HPBC)
Subject: Planning Application Reference: HPK/2026/0140 - Formal Objection
Attachments: Flood 1.png; Geese.png; Flood 2.png

Categories: [REDACTED]

Planning Application Reference: HPK/2026/0140

Location: Land Off, Batemill Road, New Mills, Derbyshire, SK22 4EW

Formal Objection

I am writing to formally object to planning application HPK/2026/0140 for the demolition of existing stables and the construction of a bungalow on land opposite our property on Batemill Road, New Mills.

My objection is based on the following material planning considerations:

1. Impact on Biodiversity and Protected Wildlife Habitat

The site is known to support a resident herd of geese, which regularly inhabit and utilise the land (*see attached image for the geese presence on site*). This is in addition to the site forming part of a wider green corridor connected to nearby habitats, including wet woodland areas associated with the river and the land around Watford Lodge.

Development of this site would likely:

- Disturb or displace the resident geese population
- Disrupt established wildlife patterns and habitat use
- Reduce the ecological value of the site
- Impact the wider connected habitat network

The presence of a consistent population of geese is a clear indicator that the land functions as an active wildlife habitat. The application does not include sufficient ecological assessment or mitigation measures to demonstrate that biodiversity will be protected.

In the absence of robust ecological surveys and safeguards, the proposal fails to meet expectations for biodiversity protection and should be refused.

2. Drainage and Flood Risk

The field is known locally to become waterlogged, with surface water draining from higher ground onto the site. The adjacent section of Batemill Road already experiences surface-water flooding (*see attached images for evidence of flooding at multiple points along the road and site boundary*).

Development of the site risks:

- Reducing natural infiltration capacity
- Increasing surface water runoff
- Displacing water toward the highway and neighbouring properties
- Exacerbating existing flooding issues

Given the site's proximity to a river and existing drainage constraints, a comprehensive drainage strategy, including sustainable drainage systems and groundwater assessment, is essential.

In the absence of clear and convincing evidence that flood risk will not be increased, the proposal should be refused.

3. Inappropriate Development in the Green Belt (Conflict with National Policy)

The application site lies within designated Green Belt. Under the National Planning Policy Framework (NPPF), the construction of new buildings in the Green Belt is, by definition, inappropriate unless it falls within specific exceptions or very special circumstances can be demonstrated.

A new residential dwelling does not fall within these exceptions. The proposal would:

- Introduce permanent built form into open Green Belt land
- Reduce the openness of the site
- Conflict with the fundamental aim of Green Belt policy, which is to prevent urban sprawl

No very special circumstances have been demonstrated that would clearly outweigh the harm caused. As such, the proposal conflicts with national planning policy and should be refused.

4. Harm to Openness and Rural Character

The existing site contributes positively to the open, semi-rural character of this part of New Mills. The equestrian use is low intensity and appropriate to the setting.

The introduction of a bungalow, together with associated domestic curtilage, boundary treatments, parking, lighting, and general residential activity, would suburbanise the site and erode its rural character. This would be harmful to the visual amenity of the area and inconsistent with the established pattern of development.

5. Loss of Appropriate Green Belt Use and Change in Land Character

The current equestrian use is consistent with Green Belt purposes. The removal of the stables and lack of any meaningful replacement equestrian facilities strongly indicates a shift toward residential use of the wider site.

This represents a fundamental change in the character and function of the land, moving away from an appropriate rural use toward urbanisation.

6. Precedent and Risk of Incremental Development

Approval of this application would create a clear and harmful precedent for further development within the Green Belt.

There is a significant risk of:

- Expansion of domestic curtilage into the remaining field
- Erection of outbuildings, fencing, and other domestic structures
- Future applications for additional dwellings
- Gradual erosion of the Green Belt through incremental change

Without strict and enforceable conditions, the proposal could lead to the progressive suburbanisation of the entire site.

7. Lack of Clarity on the Future Status of the Remaining Land

The application does not adequately address the future planning status or intended use of the remaining field once the stables are removed.

The existing buildings currently provide the only developed element of the site. Their removal raises serious concerns that the remaining land could become vulnerable to future development pressure or reclassification.

Robust safeguards would be required to ensure that the remaining land remains protected as open Green Belt and is not subject to further encroachment.

8. Highway Safety and Cumulative Traffic Impact

Batemill Road is already constrained and experiences:

- On-street parking associated with a nearby commercial garage
- Frequent HGV traffic due to surrounding industrial estates
- Reduced visibility and congestion

The addition of construction traffic, along with ongoing residential vehicle movements, would exacerbate these issues and increase highway safety risks. The cumulative impact has not been adequately addressed within the application.

9. Construction Management Concerns

The application lacks sufficient detail regarding construction traffic management, delivery access, and site logistics.

Given existing road constraints, this raises concerns about safety, access to properties, and further congestion during the construction phase.

10. Tree Protection and Landscape Impact

There are Tree Preservation Orders within the vicinity of the site. Development has the potential to impact root protection zones and existing tree cover.

Loss or damage to trees would further harm the character of the area and may worsen drainage issues by reducing natural water absorption.

Conclusion

The proposed development constitutes inappropriate development within the Green Belt and conflicts with the principles set out in the National Planning Policy Framework. It would harm biodiversity, increase flood risk, reduce the openness and rural character of the area, and create a precedent for further encroachment.

In addition, the proposal raises significant and unresolved concerns regarding drainage, ecology, and highway safety.

For these reasons, I respectfully request that planning application HPK/2026/0140 be refused.