

From: planningcomments@highpeak.gov.uk
Sent: 18 May 2026 08:39
To: Planning Comments (HPBC)
Subject: Comment Received from Public Access

Categories:

Application Reference No. : HPK/2026/0140 Site Address: Land Off Batemill Road New Mills Derbyshire SK22 4EW
Comments by: Anne ClarkeDerbyshire County Councillor
From:

County Hall
Smedley Street
Matlock
Derbyshire

Phone:
Email: Anne.clarke2@derbyshire.gov.uk
Submission: Neither
Comments: Planning Application [HPK/2026/0140] & Briefing Note for Councillor Submission

Submitted confidentially on behalf of a resident who cannot safely comment publicly

1. Future status of the remaining Green Belt land

- ¿ The proposal appears to rely on the existing stables to justify redevelopment of part of the site.
- ¿ Clarification is needed on the planning status of the remainder of the field once the stables are removed.
- ¿ Reassurance is sought that approval of a bungalow will not be used to argue that the wider field forms part of the built-up frontage or to support future infill development.
- ¿ The nearby new housing estate does not alter the Green Belt status of this site, which remains an open field.
- ¿ Conditions may be required to prevent future subdivision, curtilage expansion, or incremental residential development.
- ¿ Wider consultation may be appropriate given the long-term implications for the field and surrounding area.

2. Absence of provision for continued equestrian use

- ¿ The site is currently used for horses and sheep, yet the proposal includes no replacement stables or facilities.
- ¿ Clarification is needed on whether equestrian use will continue or whether this signals a change of use for the wider field.

3. Drainage, surface‑water flooding, and impact on nearby properties

- ¿ The field frequently becomes waterlogged and receives run‑off from higher ground.
- ¿ The adjacent road already suffers significant surface‑water flooding.
- ¿ A full drainage assessment, including groundwater analysis and a Sustainable Drainage Strategy, is required.
- ¿ Photographs and videos of flooding have been provided.
- ¿ The site’s proximity to the river may influence groundwater levels and flood behaviour.
- ¿ Reassurance is needed that development will not increase flood risk to the highway or neighbouring properties.
- ¿ Reassurance is also sought that future development or any change in land status will not worsen flood risk.

4. Tree Preservation Order (TPO)

- ¿ A TPO exists in the area.
- ¿ Confirmation is needed that no protected trees or root protection zones will be affected.
- ¿ Any tree loss could worsen drainage and increase run‑off.

5. Proximity to wildlife trust land and wet woodland habitat

- ¿ The wider field adjoins Wildlife Trust managed wet woodland habitats.
- ¿ Clarification is needed on whether these habitats were recognised in the Local Plan or ecological assessments.
- ¿ The council should consider the impact of altered drainage patterns on these habitats, especially if future development is proposed.

6. Heritage considerations, landscape setting, and implications for future development

- ¿ The site lies opposite a heritage cottage.
- ¿ No Heritage Impact Assessment has been submitted.
- ¿ The field contributes to the rural setting experienced by users of the Sett Valley Trail, a valued recreational route.
- ¿ The recently built estate has already altered the landscape; further development could cause cumulative harm.
- ¿ Reassurance is needed that approval of a bungalow will not be used to argue that the wider field forms part of the built-up frontage.

7. Control of domestic curtilage and prevention of future expansion

- ¿ If permission is granted, the domestic curtilage must be strictly limited to the area shown on the plans.

¿ Conditions should prevent future extension of garden area, fencing, outbuildings, or domestic structures onto the remaining Green Belt land.

8. Construction traffic and cumulative impact with existing commercial activity

¿ The site sits opposite a busy commercial garage, with frequent vehicle movements and parking that obstruct visibility.

¿ The road is also a through route between two industrial estates, with regular HGV movements.

¿ The PIP application provides no access details, no visibility splays, and no Construction Management Plan.

¿ Reassurance is needed that construction traffic will not worsen congestion or safety issues.

9. Condition and status of existing equestrian buildings

¿ The stables appear to be lightweight timber structures in poor condition.

¿ Clarification is needed on whether they qualify as permanent buildings for Green Belt policy purposes.

¿ Reassurance is sought that the wider field will not be reclassified as residential land as a result of this application.

10. Status of the ménage

¿ The ménage appears rarely used.

- ¿ Clarification is needed on whether it is being treated as previously developed land.
- ¿ Reassurance is needed that it will not be used to support future residential development.

11. Ground stability and historic mining activity

- ¿ Local mining searches have identified historic mining activity in the surrounding area.
- ¿ Even where workings are not directly beneath the site, the zone of influence can extend laterally and affect ground stability, drainage behaviour, and subsidence risk.
- ¿ No ground stability assessment, mining risk assessment, or geotechnical investigation has been submitted.
- ¿ Reassurance is needed that the council will require appropriate investigations before any principle of development is accepted.

Requested Actions

1. Submit a formal objection on behalf of the resident.
2. Call the application in to Planning Committee due to the sensitivity of the site and the number of unresolved issues.
3. Request that the planning officer provides:
 - ¿ Drainage and flood risk assessment
 - ¿ Heritage Impact Assessment
 - ¿ Green Belt justification
 - ¿ Transport/Access Assessment
 - ¿ Ecological Survey and Biodiversity Net Gain
 - ¿ Clarification on TPO status
 - ¿ Clarification on equestrian use and land classification
 - ¿ Clarification on wildlife trust land and wet woodland impacts
4. Ensure the resident's identity remains fully confidential.

END BRIEFING NOTE

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