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From: Nicholas Bostin [REDACTED]
Sent: 11 May 2026 12:15
To: Planning Comments (HPBC)
Subject: PLANNING APPLICATION HPK/2026/0141

Categories: [REDACTED]

I contacted you a week ago in connection with the above application, pointing out that your letter of 22 April took ten days to reach me. I asked for an extension to the 21 day period for comments but as I have not had a reply I am setting out my objections below:

1. At the public meeting I attended last year at Chapel Town Hall, problems requiring access and ownership of access to the site were highlighted. Have these been resolved?
2. As the land is adjacent to Miry Meadow, have proper investigations been made regarding flooding of the site and the persistent dampness likely to be experienced by properties constructed on the site? (As has happened at the houses constructed at Long Lane.)
3. How many "affordable homes" will be available for purchase at the site and can you please elaborate on how affordable these houses will be in terms of purchase price?
4. Are Mellor Homes proposing to provide any extra facilities for the residence of Chapel in return for authority being granted for Full Planning Permission?
5. Has a full investigation been carried out at the site with regard to rare or at risk flora and fauna species being present? If not, such an investigation must be carried out before Full Planning Permission is granted. Therefore, a further extension to the consultation period should be granted for this to take place.
6. Has consideration been given to the extremely large numbers of houses having been constructed locally before Full Planning Permission for this site can be authorised? Permission for the construction of 180 houses at a site less than half a mile away has recently been given. Therefore, why is it necessary for yet another 24 dwellings to be constructed on this site?

I shall be sending a separate request under the Freedom of Information Act 2000 for disclosure of precisely how many dwellings have been constructed in the Chapel and Chinley areas for the past decade and a half.

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