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From: planningcomments@highpeak.gov.uk
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To: Planning Comments (HPBC)
Subject: Comment Received from Public Access

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Application Reference No. : HPK/2026/0180 Site Address: LAND AT ELNOR LANE WHALEY BRIDGE DERBYSHIRE SK23 7EU HIGH PEAK Comments by: Rebecca Askwith

From:
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Elnor Lane
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Submission: Objection

Comments: To the Planning Officer,

I wish to register my strongest objection to planning application HPK/2026/0180 relating to the proposed development at Elnor Lane.

I believe this application should be refused due to the significant and unacceptable harm it would cause to the character of the area, local infrastructure, environmental assets, residential amenity and highway safety.

Elnor Lane and its surrounding area form an important part of the local landscape and community. The proposal represents an overdevelopment of the site and would result in the erosion of the rural and semi-rural character that residents value and which contributes significantly to the identity of the area. Once this character is lost, it cannot be recovered.

The proposal would place additional pressure on already stretched local infrastructure, including roads, drainage systems, healthcare services and community facilities. There is insufficient evidence that the existing infrastructure has the capacity to accommodate the impacts arising from the development. The cumulative effect of ongoing development across the area must also be taken into account rather than assessing this application in isolation.

There are serious concerns regarding highway safety. Elnor Lane is not suitable for significant increases in traffic generation. Additional vehicle movements would increase congestion, create hazards for pedestrians and cyclists and adversely affect road safety. The applicant has failed to demonstrate that the local highway network can safely and sustainably accommodate the development without causing unacceptable impacts.

A further significant concern relates to the practical delivery and servicing of the development. The application does not appear to adequately explain how essential utility infrastructure, including gas, water, electricity, telecommunications and drainage connections, will be installed without causing substantial disruption to existing residents and the local highway network.

The installation of these services will inevitably require excavation works, road closures, traffic management measures and prolonged construction activity. The Council should require detailed information demonstrating how these works will be undertaken safely and with minimal impact on neighbouring properties. At present, it is unclear whether sufficient consideration has been given to the inconvenience, noise, dust, traffic disruption and potential damage that such works may cause.

There are also serious concerns regarding parking arrangements during both the construction phase and after completion of the development. Many existing residents in the area do not have private driveways and rely on available on-street parking. Construction vehicles, contractors' vehicles, utility works and associated traffic are likely to place considerable pressure on already limited parking provision. This could result in residents being displaced from established parking areas, increased congestion, obstruction of access routes and reduced highway safety.

The application fails to demonstrate how adequate parking will be maintained for existing residents throughout the construction period or how the development itself will avoid exacerbating existing parking problems. Without a comprehensive Construction Management Plan and robust parking strategy, the Council cannot be satisfied that the proposal would not have an unacceptable impact on the amenity of neighbouring residents and the safe operation of the local highway network.

I am also concerned about the environmental consequences of the proposal. Any loss of mature trees, hedgerows, vegetation or wildlife habitat would be highly damaging and contrary to the principles of sustainable development. Existing green spaces and ecological corridors are increasingly important in responding to biodiversity decline and climate change. The Council should require robust ecological surveys and should refuse the application where environmental harm cannot be fully mitigated.

Furthermore, there are concerns regarding drainage and flood risk. The removal of natural ground cover and any increase in hard surfacing can significantly increase surface water runoff. Given the increasing frequency of extreme weather events, the Council must be fully satisfied that the proposal will not increase flood risk either on the site itself or elsewhere in the surrounding area. In the absence of clear and comprehensive evidence, a precautionary approach should be adopted.

The proposal would also have a detrimental impact on neighbouring residents through increased noise, disturbance, traffic, visual intrusion and loss of amenity. Existing residents should not be expected to bear the burden of inappropriate development that fundamentally alters the character and enjoyment of their homes and surroundings.

There is also concern that approval of this application would establish an undesirable precedent for further development in the area. Incremental development can gradually erode the character, environmental value and openness of a locality, even where individual applications are presented as limited in scale. The cumulative impact of such decisions must be carefully considered.

The application appears inconsistent with the objectives of local and national planning policy which seek to protect the natural environment, ensure sustainable development, preserve local character and safeguard the wellbeing of existing communities. The public benefits claimed by the applicant do not outweigh the substantial and long-term harm that would result from this proposal.

For all of these reasons, I respectfully urge High Peak Borough Council to refuse planning application HPK/2026/0180.

The Council has a responsibility to protect the environmental quality, character and sustainability of Elnor Lane and the wider area for current and future generations. This application fails to demonstrate that those objectives would be achieved and should therefore be rejected.

Yours faithfully,

Rebecca

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