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From: Alison Wibberley <[REDACTED]>
Sent: 08 July 2026 15:03
To: Planning Comments (HPBC)
Subject: Fwd: Objection to Planning Application HPK/2026/0141 – Land at Miry Meadow, Chapel-en-le-Frith

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From: Alison Wibberley <[REDACTED]>
Date: Wed, May 20, 2026 at 12:04 PM
Subject: Fwd: Objection to Planning Application HPK/2026/0141 – Land at Miry Meadow, Chapel-en-le-Frith
To: <[REDACTED]>

To Whom It May Concern

I wish to formally object to planning application HPK/2026/0141 for the proposed erection of 24 dwellings at Miry Meadow, Chapel-en-le-Frith.

My objection is based on the following material planning considerations:

Highway Concerns

The access road serving the site is an unadopted road with narrow access points that are already inadequate for existing traffic levels. The road is not suitable to accommodate the significant increase in construction traffic during development, nor the long-term increase in vehicle movements from an additional 24 dwellings. This raises serious concerns regarding highway safety, congestion, access for emergency vehicles, and disruption to existing residents. In addition to the road's unsuitability, there are concerns over the retaining wall that runs alongside the road next to the Miry Meadow development. I believe this would not be strong enough to withstand the increase in traffic and would cause concerns for the houses adjacent to it.

Unsuitable Access

As the road is unadopted, this can cause issues for people wanting to buy the houses as mortgage companies are unwilling to lend in such circumstances. Not only this but the additional cost of insurance for houses that are accessed by unadopted roads can take these houses out of affordability for a lot of people. One of the criteria for local housing is the affordability for local residents and first time buyers.

Flooding and Drainage Issues

The site is known locally to suffer from flooding and ongoing drainage problems. Development of this land risks exacerbating surface water flooding both on-site and to surrounding properties and roads. There is insufficient confidence that the existing drainage infrastructure can support a development of this scale without causing further environmental and residential harm, not to mention potential disruption of local graves due to flooding. Since the removal of a number of trees (without

permission) in the last 8 months, the area has become even more waterlogged than previously, and the flooding has been worse. To remove even more trees and build houses on this area, will result in more flooding and potentially uninsurable housing.

Loss of Wildlife Habitat and Biodiversity

The proposed development would cause unacceptable harm to an established natural habitat that supports a wide range of wildlife species. The area is home to hedgehogs, squirrels, bats, owls, birds of prey, herons (which I believe to be a protected species), and numerous bird species, in addition to many smaller micro-species that depend upon this environment for survival. This development would result in habitat destruction, disturbance, and fragmentation, contrary to biodiversity protection objectives and environmental sustainability principles. The ecological value of this area should be preserved and protected for future generations.

Overdevelopment and Lack of Need

Since 2015, over 900 houses have been approved in the town, with no improvement to the local amenities or infrastructure. Due to this, there is legitimate concern regarding the cumulative impact on local infrastructure, roads, drainage, schools, healthcare services, and the rural character of the area. Children from surrounding villages are already 'outside the catchment area' for the high school due to the recent multiple developments in the town already built, never mind the additional new one for over 180 more houses that has just been granted. There is insufficient justification for any further dwellings in this location, particularly on land with known environmental and infrastructure constraints.

Privacy concerns

The land in question is directly adjacent to my property, and given the raised position of my house in relation to the land, not only will the houses be able to see directly into my garden and ground floor main living area but I will be able to see directly into their gardens and both ground and first floors, which will significantly breach my privacy. I feel this overlooking will be substantial and overbearing.

Previous Refusals on the Site

This land has previously been subject to multiple planning applications. The concerns that led to those refusals remain relevant and should continue to carry significant weight in the determination of this application.

As the site is identified in the Chapel-en-le-frith Neighbourhood Plan, it is imperative that the policies within that plan are revisited and applied to this application during the decision making process, especially the site specific policies.

It says there should be accessibility for wheelchairs or those with impaired mobility – this suggests to me that bungalows and single level living should at least be considered in the plan.

It also states that proposals should demonstrate how they have taken into account the statutory requirements to preserve the setting of St Thomas's Church and to preserve or enhance the character or appearance of the Conservation Area, and that as a town centre site, the development should demonstrate how it contributes towards town centre improvements in accordance with Policy CNP1.

Policy CNP1: Provision of Infrastructure & Facilities and Developer Contributions

New residential development should, where applicable and where possible, provide appropriate and proportionate new facilities and infrastructure onsite, and make appropriate and proportionate contributions to related off-site facilities and infrastructure.

I fail to see how this Policy has been upheld with any of the other developments in the last 10 years, so what will be done to ensure this is upheld this time?

Another point is that access should be via Miry Meadow Car Park, and the approach route leading to the site from Eccles Road should be made up and adopted. At the previous consultation, the developer said they had no intention of adopting the road. As previously pointed out, this would be detrimental to the houses being affordable, which contravenes the Vision Statement within the plan. The Vision Statement also says that the parish should have access to and protect countryside recognised as special. This is the heart of our old town, within meters of our historic church, where there are remnants of an ancient orchard. There are far better ways that the Parish could have access to and protect this area, and enjoy it far more than yet more housing.

One final point is that it shows a car park to the right of the intended entrance to the development, that isn't actually a car park. Does this mean planning will be put in to develop that area into a car park? The previous application on this piece of land was suggested to be withdrawn under section 194 of the NPPF. Has this section been considered during this application?

For the reasons outlined above, I strongly urge the Council to refuse planning application HPK/2026/0141.

Yours faithfully,

Alison Boucher
The Barns, Pickford Place