

[REDACTED]

From: M Bart [REDACTED]
Sent: 16 July 2026 19:58
To: Planning Comments (HPBC)
Subject: planning application HPK/2026/0141

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Hi,

My name is Montse Bartlett, and I live at Beresford Avenue. I would like to submit comments regarding planning application HPK/2026/0141.

I strongly object to this application and request that it be rejected for the following reasons:

1. Flood Risk

The area is known to flood during the winter months. If new properties are built, it is unclear where the floodwater will be redirected. There is a real concern that this could increase the risk of flooding to existing homes, including my own. If this development contributes to flooding, what provisions will be in place for compensation?

2. Road Conditions and Maintenance

Station Road is currently in very poor condition, with large potholes that are not being properly maintained. Increased traffic from construction vehicles, contractors, and additional residents will likely worsen the situation. It is unclear who is responsible for maintaining this road and addressing these issues. Will High Peak Borough Council take responsibility, particularly given the presence of a council car park at the end of the road?

3. Parking Issues

There is already a significant lack of parking for current residents, particularly in the evenings when the streets are full. Adding more housing with limited driveway and parking provision will place further strain on residents of Miry Meadow and surrounding areas.

4. Concerns About Ongoing Maintenance

Previous developments on Miry Meadow have experienced issues, including developers going out of business, leaving areas without proper maintenance. A similar situation has occurred in nearby Chinley. What assurances can be provided that this development will be completed and maintained to an appropriate standard? Who will be responsible for the long-term upkeep of roads and communal areas?

In addition, this area currently provides valuable green space with trees and wildlife. The proposed development would result in the loss of this natural environment in an already constrained area.

Kind regards,
Montse Bartlett