

[REDACTED]

From: [REDACTED]
Sent: 14 August 2026 17:06
To: Planning Comments (HPBC)
Subject: Comment Received from Public Access

[REDACTED]

Application Reference No. : HPK/2026/0141 Site Address: Land At Miry Meadow Chapel-En-Le-Frith Derbyshire
SK23 9RU Comments by: Gill TurnerChapel-en-le-Frith Parish Council

From:
Town Hall
Market Street
High Peak
Chapel-en-le-Frith
Derbyshire
SK23 0HP

[REDACTED]

[REDACTED]

Submission: Objection

Comments: The Parish Council recognises that Pickford Meadow is an allocated housing site and our concerns are not about the principle of residential development.

Having gone through the application documents, however, there are a number of matters which we believe need to be clarified before the application is determined.

The most obvious is the proposed housing mix.

The application is for 24 dwellings, but the Planning Statement and the Design and Access Statement contradict each other with mix and quantities of house types differing between tables.

We note that the social landlord has not yet been determined, but we would hope that it meets the needs for the community as per HPBC Planning Policy H3.

Parking provision is a concern as it does not fully comply with the Parking Guidance contained within HPBC's Local Plan and is likely to result in on street parking, which is especially concerning as the roads will not be up to adoptable standard. Given the government's promotion of electric vehicle any new properties should now have the provision of infrastructure to facilitate electric charging.

The Council does not believe that the measure put in place to mitigation the increased flooding risk caused by the development are sufficient given the significant area of permeable surface lost.

There are several other matters covered in our attached representation, including the requirement for the approach route from Eccles Road to be made up and adopted, affordable housing and Registered Social Landlord involvement, the final S106 package, the applicant's apparently differing conclusions regarding heritage harm, surface-water drainage, protected trees, Biodiversity Net Gain and the capacity of an access which has deliberately been designed to allow potential future development of the northern paddock.

We are not suggesting that these matters necessarily make the development unacceptable. We are asking that they are properly answered before a decision is taken.

For that reason, we ask that the Parish Council's current position is recorded as a holding objection and that the application is not determined until the inconsistencies and outstanding matters set out in the attached representation have been addressed.

Due to the heritage of Chapel-en-le-Frith and the topography of the area the Parish Council would also ask that a visit to the site and surrounding area, that will be adversely affected by the development, is undertaken.

Please place both this letter and the representation sent via email on the planning file and bring them to the attention of the case officer and whoever ultimately determines the application.

Yours faithfully,

Chapel-en-le-Frith Parish Council

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