

**Gallacher, Hayley**

**From:** planningcomments@highpeak.gov.uk  
**Sent:** 12 October 2015 17:35  
**To:** Planning Comments  
**Subject:** Comment Received from Public Access

Application Reference No. : HPK/2015/0471  
Site Address: Land Off Brown Edge Close Buxton Derbyshire  
Comments by: Robert  
From: Harrison  
84  
Brown edge road

Buxton  
Derbyshire  
SK17 7AF

Phone: [REDACTED]  
Email: [REDACTED]  
Submission: Objection  
Comments: Dear Sir/Madam

I would like to object in the strongest terms to the proposed outline planning application for the construction of 19 new dwellings to the land adjacent to Brown edge close, Buxton , Derbyshire, SK17 7AF.

Reasons for my objection to this development are discussed in the five points that follow:

1. Increase in traffic to Brown Edge road

Brown edge road is a cul de sac which already services well over 200 houses and has only one access point onto lightwood road. I have lived on Brown edge road since 1995 and I have noticed this access point to Brown edge road getting very constricted as people own more cars and also with the addition of new and proposed developments . One cause of recent expansion and traffic congestion in the last ten years was the development of a large block of flats at the bottom of Brown edge road which provided parking, but obviously not enough as constant visitors and residents in the flats park on both sides of the road adjacent to the flats creating single lane traffic at a crucial point in the road through the day. This also creates a hazard to drivers turning into Brown edge road and also pedestrians crossing the road near the junction. This Junction is also used by parents dropping off their children at St Anne's school in a morning and late afternoon when they park all around junction on every side and also use it as a turning area. Planning officers should come and see for them how serious this congestion is at peak times. Buses also come up Brown edge road at these busy times and are seriously restricted by the traffic at this junction. In addition to this the planning for a large Alzheimer's home has now been approved just up the road from the junction opposite Ladycroft this will also inflame the problems on the road itself and junction with a further increase in traffic.

This proposed development of 19 homes further up the road with onsite parking for 67 cars a lot of whom will be travelling to work in a morning and evening will also create further traffic congestion and unsafe conditions for school children, pedestrians and drivers on the road and at the junction.

Noise at the Junction of Brown edge close and Brown edge will give a lack of amenity for local residents.

2. The development lacks important information relating to ground water, land stability and information on network rail proposals to extend their sidings..

I am also concerned about land stability as my property boundary borders onto the west boundary of the proposed site. I have been informed that network rail will not allow any surface water from the development to run off/drain onto their land. A good portion of the development will be hardstanding or non-permeable surfaces which will create water run off changing the natural environmental conditions of that land. If soakaways are not acceptable as the water will run into networks rails property. How is this to be dealt with? With only a combined sewer running under brown edge road where is this water going to go? particularly during heavy rain as soakaways and tanks have certain capacities. I do not feel the proposal deals with this issue in enough depth.

Over the past few years there have been land stability issues due to a steep site to some of properties on Brown edge close adjacent to this site.

3. I am very concerned about the ridge heights of Plots 1-8 and the height of the proposed house facades particularly when viewed from the A6 road.

I feel a lot of these plots have excessively high ridge heights particularly house type H1.1 when viewed from the A6 they are totally out of character and proportion with the buildings that are on Brown edge road itself and will match only the two very poorly designed houses recently built on Brown edge close which have huge facades to the east elevations overlooking the A6 road and stand out like a sore thumb when viewed from the A6. Is the same mistake going to be made again? They are not in character with the local area does one poor development set precedence for the next? I also feel the west elevations to the property's overlooking my own are too high and the visual impact could be reduced dramatically by better design factors being incorporated into the houses themselves.

Brown edge road I feel is a unique ribbon development surrounded by prime countryside land This proposed development would be visually intrusive in the landscape and fails to respect local landscape character as adopted High Peak Local Plan Saved Policies. Why not build on Brown field sites such as High peak college, Hogshaw identified in the local plan before ruining are local character and landscape?

4. The proposal states that Brown edge close and the new service road to the proposed development will not be adopted by the local authority.



Is it true to say that the council has no liability on un adopted roads, I am not sure of the legal issues but should this be looked into at the planning stage. As a local resident I am concerned about refuse collection if the council cannot collect the refuse this would have environmental and health issues. The highway width on Brown edge close does not meet the overall corridor width of 7.5m at certain points for this number of proposed dwellings. Has this been checked I do not see any dimensions on the drawing identifying it's corridor. Does this not have an impact on pedestrian safety?

5. Adverse winter weather

This has a huge impact on our road when in winter traffic cannot get up the road creating massive congestion at the junction where Brown edge meets lightwood road. Preventing Including access for local amenities. Further traffic will make this a lot worse.

Yours Faithfully

Mr Robert Harrison

