

## Gallacher, Hayley

---

**From:** planningcomments@highpeak.gov.uk  
**Sent:** 02 January 2016 17:37  
**To:** Planning Comments  
**Subject:** Comment Received from Public Access

Application Reference No. : HPK/2015/0471

Site Address: Land Off Brown Edge Close Buxton Derbyshire SK13 8DJ

Comments by: Robert

From: Harrison

84

Brown Edge road

Buxton

Derbyshire

SK17 7AF

Phone: 01293 5555

Email: [robert.gallacher@highpeak.gov.uk](mailto:robert.gallacher@highpeak.gov.uk)

Submission: Objection

Comments: Dear Sir/Madam

With the amendments made to the existing design and proposed development of 19 new dwellings to the land adjacent to Brown edge close, Buxton , Derbyshire, SK17 7AF.

Other Issues that I would like to raise on the amended drawings in addition to the items on my last objection letter are as follows.

1. Foul and surface water pumped drainage systems.

¿ A pumped surface water and foul system for this type of land is not a sustainable approach to removing this waste product and clearly demonstrates how unsuitable this land is for development to meet current environmental regulations and standards.

¿ I do not see a clear access on the plans for vehicle or pedestrian access to the pump station which is a requirement of the current regulations for maintenance and servicing before planning permission can be granted.

¿ Also the Surface water Sewer identified under Brown edge road which is going to have the water pumped decreases into a 150mm Dia drain lower down Brown edge road. I am very uncertain whether this drain is suitable for a significant increase in water volume. Have we had a detailed report from Severn Trent confirming the suitability of this drain to take the extra surface water. As I have not seen such a document and should be key issue before planning permission is granted.

¿ The ground subsoil survey also identifies clay beds an average of 0.3 -04m below the soil which creates poor drainage and percolation with fast water run off along with ground instability where water meets soil see details identified in the next section on Land Instability.

¿ I also feel the calculation for the surface water runoff is very conservative in the companies flood report for the rainfall we receive and the amount of proposed drain off area covered by the site. This calculation should include land above the site including existing buildings which will clearly drain from the clay beds around and under the existing building above as this is a sloping site ( but I see no allowance for this in the calculation). Has this been checked by the environmental officer as this affects land stability and drainage.

## 2. Land Instability

¿ The geological survey relating to LAND SLIDES identifies nearly all off the site in the grey area identifying ground instability and is described in the survey as follows: Slope instability problems are almost certainly present and may be active. An increase in moisture content as a result of infiltration may cause the slope to fail.

¿ There has been significant movement in some of the existing house built in the last 8 years on Brown edge close which have required expensive underpinning and foundation stabilisation.

¿ Have Network rail commented on the amendments to the proposed development.

Yours Faithfully

Mr Robert Harrison

