



Mark Ollerenshaw
High Peak Borough Council
Buxton Town Hall
Market Place
Buxton, Derbyshire
SK17 6EL

37 Stafford Road
Sheffield S2 2SF

7th December 2016

Your ref: HPK/2016/0597

Dear Mr Ollerenshaw,

Planning Application: HPK/2016/0597: Outline planning permission with all matters reserved for seven detached bungalow style chalet dwellings with garages and gardens (resubmission of HPK/2016/0234) - Goslin Bar Farm Macclesfield Old Road Buxton Derbyshire SK17 6TT

Thank you for giving Friends of the Peak District the opportunity to comment on this planning application. We wish to object to the application, and in summary our reasons for objecting are set out below.

Our understanding is that High Peak currently has a five-year housing land supply, so the Local Plan policies carry full weight. However, even if High Peak were deemed not to have a five-year supply, it is clear that this is not a sustainable site for development, and the proposal would therefore, in any case, be contrary to NPPF.

The site lies outside the built-up area boundary of Buxton. Local Plan Policy H1 states:

The Council will give consideration to approving sustainable sites outside the defined built up area boundaries, taking into account other policies in this Local Plan, provided that:

- the development would adjoin the built up area boundary and be well related with the existing pattern of development and surrounding land uses and of an appropriate scale for the settlement; and*
- the development would not lead to prominent intrusion into the countryside or have a significant adverse impact on the character of the countryside; and*
- it would have reasonable access by foot, cycle or public transport to schools medical services, shops and other community facilities; and*
- the local and strategic infrastructure can meet the additional requirements arising from the development.*

This policy is crystal clear that all four of those tests must be fulfilled for a non-allocated site, outside the built-up area boundary, to be considered for development. By contrast, we can see that it fails the tests in a number of ways:

- loss of open countryside beyond the built-up area boundary of Buxton, and damage to the character and beauty of the countryside adjacent to the National Park;
- The proposed housing estate is on a high sloping site very close to the National Park boundary, and will be conspicuous when seen from the Park;

President: Dame Fiona Reynolds

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- The development would not be well connected to Buxton and therefore be lacking in essential services and frequent public transport, making the site unsustainable;
- It would be a clear encroachment into the countryside as the side of the road the development would be located on has only one existing building after the junction with Level Lane.

We also note that the application does not currently propose any provision for affordable housing. Although the site falls 0.04 hectares below the threshold for the affordable housing requirement, in our view the lack of opportunity to secure any affordable housing adds weight to the negative impact of the scheme, and its poor contribution to sustainable development.

I trust that you will give due consideration to Friends of the Peak District's comments, and ask you to refuse this application for the reasons we have outlined.

Yours sincerely,

Andrew Wood
Planning Officer

President: Dame Fiona Reynolds

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