



Ms. Jane Colley
Planning Applications Department
High Peak Borough Council
Buxton Town Hall
Market Place
Buxton SK17 6EL

12th May 2014

Dear Ms Colley

Planning Application
HPK/2014/0119

We oppose the above planning application on the following grounds:-

- 1) This major development would bring a substantial suburban development close to the boundary of The National Park. It would be very visible from the south east and the area below Ladder Hill, particularly when the trees are not in leaf. It would have a significant and permanent impact on the view from The Park. The views down into the surrounding towns and villages are one of the attractions of the area, with ribbon housing development on the roads leading to their centres. Such a large development would be out of keeping with the style of the area.
- 2) There would be a significant increase in traffic using the junction of Linglongs Road with Macclesfield Road, which is already a traffic hazard.
- 3) The small localised housing developments in the town in the last few years have already led to considerable traffic congestion on the main roads through the town due to the increase in on street parking. Emergency vehicles cannot always be given precedence due to vehicles being parked on both sides of the road. It would seem to be inappropriate to add to the volume of local traffic before the road infrastructure has been improved.
- 4) The Environment Agency recently held a public meeting in the town to highlight the danger of flash flooding in the area. Paving such a large area as is proposed would greatly reduce the landscape's ability to slow down the runoff from the surrounding hills, thus increasing the potential for flooding in the town.

Yours faithfully,

Robert Christopher Tonge

Elizabeth Gillian Tonge