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To: [Planning Comments \(HPBC\)](#)
Subject: Comment Received from Public Access
Date: 13 April 2017 16:12:50

Application Reference No. : HPK/2017/0110
Site Address: Land At Leek Road Buxton Derbyshire
Comments by: Anne Wood
From:

Phone:
Email:
Submission: Objection
Comments: Objections to Leek Rd development by Persimmons

I object to this planning application as this land is not included in the local plan adopted by the High Peak Borough Council in 2016. There are brownfield sites available which could be used. It is also outside the built up area boundary of Buxton and within 300metres of the Peak Park and protected moorland for endangered birds short eared owl, curlew, lapwing and Brown hare

It mentions the commercial centre of Burbage. This centre is a small newsagent selling some groceries and a garage shop with limited goods for sale. There are no other shops, post office, banks, doctors surgery, dentist or secondary schools within easy walking distance as they are more than two kilometres away and involve an ascent of eighty metres from Buxton centre to the development. This is more than many people would wish to do especially carrying shopping or pushing a pushchair.

Most people would not want to cycle this route either as it is frequented by many HGVs, quarry traffic and is very busy at weekends when many people visit Buxton.

The station is also over two and a half kilometres away and provides an hourly service to Manchester. There is an hourly bus service between Buxton and Macclesfield, not two buses an hour as stated in the application. This development is not sustainable from a transport point of view as there will be heavy reliance on car journeys for getting to work, school and shopping. The winter will make things difficult as the site is on a steep slope and the roads will not be gritted as it's not a bus route. People already park on Leek and Annecroft Rds in bad weather as they can't get out of Carr Rd. causing problems for the snow ploughs, gritters and buses.

The local school at Burbage is already oversubscribed and has no room for expansion unless there is major rebuilding of existing facilities. The school data provided is inaccurate and out of date.

The site is very wet in winter and springs well up when it's very wet. The little river Wye becomes a torrent after moderate rain so the run off from this development will cause huge problems.