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To: [Planning Comments \(HPBC\)](#)
Subject: Comment Received from Public Access
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Application Reference No. : HPK/2017/0110
Site Address: Land At Leek Road Buxton Derbyshire
Comments by: Gary Roper
From:

Phone:
Email:
Submission: Objection

Comments: This application does not support the local plan, in fact it actually is disregarding it. This land is not designated for the building of homes and if the local authority wish to keep the appearance of Buxton as the leading spa town and a popular destination for tourist, it needs to preserve the open aspect on the boundaries and a welcoming entrance to the rural area. Building such an estate on its boundary with Cheshire and South Staffordshire is letting the outskirts further merge into a suburban sprawl.

The need for housing and especially 'affordable' housing is clear, there are many more sites within the town that allow for such housing which is more sustainable than building on green pastures that give a beautiful aspect to our town.

What is "affordable housing"? It isn't building houses on the outskirts of the town with little amenities and limited infrastructure, hence requiring people to drive into the town and find sparse parking to carry out their daily tasks. It isn't being part of a scheme that will be selling houses at an above average selling price (expected cost of the houses to be circa £320,000). Affordable housing is "social rented, affordable rented and intermediate housing provided to specified eligible persons whose needs are not met by the market". Despite the application HAVING TO provide a number of "affordable housing", these will be build and marketed to the applicants specification and not the locality requirements to be able to maximise their profits. If Persimmons cared about sustainability and affordable housing; sites such as the old Buxton Water site would be perfect for a social housing development. It is in easy reach of all the town amenities without the need of vehicles, the land is currently derelict and an eyesore on the approach to Buxton by rail. Taxpayers fund affordable housing along with the housing industry, being a taxpayer I expect my politician's (this includes local authority councilors) to manage and police this scheme to its very best use of our monies and not be subsidizing the house builders costs when building such schemes. In this instance building on the Leek Road land allows Persimmons to charge a premium for the housing stock hence subsidizing the cost of the requirement of HAVING TO build the 'affordable' stock (that will be for purchase and not rent by the way)!

Currently the land is used by local farmers to graze sheep, birdlife such as Peewits, Curlews, Lapwings and Buzzards are regular visitors to this land, we cannot and in fact should not keep taking away our green land from flora, fauna and humans to enjoy.

The land is regular subject to flood waters arising from underground springs, presently this is 'guided' into an escape ditch to prevent the flooding of local houses on Carr Road (it barely works efficiently). The current plan by the applicant proposes to use SuDS to manage the surface water, rather than building the infrastructure to channel the water away from the surrounding area into the local river. This is an obvious scheme to minimize the building costs, but will be detrimental to the already excessive flow of water from the surrounding hillside down into the current housing stock within this proposed development. Further development to prove the worth of this SuDS scheme and a guarantee of a service agreement in place to monitor and manage the scheme should be required.

Lastly, the residents on the Carr Road and surrounding estate have put up with the last 18 months (so far) of the disruption and poor relations with the current development by Copperleaf in building just 11 houses. Despite complaints to the LA and councilors of the mess left on the local paths and road, this company has carried on with their poor practices with total disregard the locality and its residents. So if this Persimmons development is allowed, a further 5 years of disruption is expected. This is based on conversations with the developer who states that the houses will be built to order and is expecting to sell between 25 to 35 per year.