

APPENDIX TWO: LETTER TO COUNCILLORS

Cllr L. Grooby
11 Southcroft
Carlisle Road
Buxton
Derbyshire
SK17 6XE

4th May 2018

Dear Cllr Grooby

Land at the former Harpur Hill College Campus, Burlow Road

Persimmon Homes are currently preparing a planning application for a new residential development of circa 150 homes at the former Harpur Hill College Campus, Burlow Road (Site Plan enclosed).

Before finalising the application and submitting to High Peak Borough Council for consideration, the Company is keen to receive the views of local councillors, residents and other interested parties.

I duly attach a leaflet providing further information concerning our plans and would welcome any comments that you may have. We have also posted 2,000 leaflets to those residents in closest proximity to the site seeking their views.

We have also prepared a consultation website which provides further information and provides a consultation email address where comments can also be sent, details of which can be found below:-

Web: <https://sites.google.com/site/harpurhillbuxton/>
Email: event.consultation@persimmonhomes.com

We would welcome any comments that you may have which may inform any further revisions to the scheme prior to its submission, and look forward to receiving your comments. If you wish to discuss any matters further, please do not hesitate to contact me.

Yours sincerely



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APPENDIX THREE: SCREENSHOT OF WEBSITE

APPENDIX FOUR: CONSULTATION RESPONSES

Please please get on with it. Building on brownfield sites makes sense, but don't build little boxes with shared parking and condemn people to a miserable existence with a large mortgage. Because that's the end result.
There seems to be a large number of houses in a small area. How will the existing infrastructure cope with it?
Perhaps leaving or creating room for a Sainsbury or Waitrose type shops would be useful. Also, may be a bus stop in amongst the new buildings preferably near the shops/stores.
Fantastic, at last, an opportunity to get rid of this eye sore, monstrosity! As a Harpur Hill resident we have been hoping for this for years. A perfect plot for building essential homes on that can only improve the area and not taking away the beautiful green fields in the souring area. I fully support this development.
I think this is an excellent idea for the use of the old High Peak College Site.
Along with more housing maybe some kind of shopping centre/area would be advantageous as at the moment there is only one tiny shop and one farm shop. The nearest shops are in Buxton main town.
Having been a resident of Harpur Hill for many years I would personally welcome an application which would improve the site, which has become an eyesore over the last few years – good luck!
Reservations concern employment problems – there isn't an abundance of opportunity and could deter house buyers. However, the primary school capacity will be inadequate and the impact in my most important reservation.
<p>Thank you for the leaflet put through my door recently.</p> <p>I live within sight of the development. I have no objections to it but I would be grateful if the following would be taken into account:-</p> <ol style="list-style-type: none"> 1. Highways Access – due to the small scale of the indicative layout it is difficult to see the extent to which College Way, Trenchard Drive and Hillside are important access routes into the development. In my view, none are suitable. All three roads are narrow and, in practice, single track roads due to parking of cars by local residents. Some houses on those road do not have off street parking and on-street parking is inevitable. The roads are

already chicanes for the considerable amount of traffic that has access to existing houses. Large vehicles sometimes cannot get through.

2. The site has a wide variety of trees. It would be advantageous if as many could be retained within gardens where possible. In particular, bird life has found homes in hedges along Trenchard Drive.
3. The broadband speed in Harpur Hill is very poor. In Nettleton Lane I have a maximum speed of 3MB but this is only available during the working day and in the early hours of the morning. The rest of the time it drops to about 500 KB. The new development must have its own independent broadband connection and not be piggy-backed on existing inadequate Openreach services.
4. Public open spaces are excellent but some planning must go into how they are to be maintained. Otherwise, they become untidy places that start by receiving lawn clippings and finish up as full scale rubbish tips. High Peak Borough Council has no money to maintain these areas. A local residents' management company owned by the new residents could help.
5. Eco concerns. I hope much thought will be given to heat pumps, solar panels, insulation etc.
6. Snow and ice – at over 1200 ft above sea level please consider spaces for the siting of grit bins and the provision of high traction road surfaces on gradients. The likely hood of the roads ever being gritted by the Council is remote.

Thank you for considering the above.

Yours sincerely

The plans appear well laid out except for the open space which is on all extremities except for the north west side up Trenchard Drive. Here the development has 8 dwellings up the hill and a further 6 on the sharp corner bend. These appear to have drives and coming out onto a narrow road on a steep hill which also has a tight bend at the bottom and is dangerous in busy times when the college has students and also in winter when the snow and ice are on the ground. Tedder Avenue – the only way up is often full of parked cars. It would be less dangerous and congested if these homes – proposed for Trenchard Drive (up the hill and on the corner) were reversed and backed onto Trenchard Drive then they could access their properties by road down through the development onto Burlow Road directly. – An additional entrance could be placed onto College Way, where the original entry to the college was. Otherwise Tedder Avenue and the first part of Trenchard Drive will be blocked with parked cars and vehicles trying to gain access. The road currently

is frequently difficult to negotiate with delivery trucks or emergency vehicles.

We have been comparing your plans with the previous ones submitted by Barrats in 2007 and are please to see the following:

1. The retention of the open space and woodland to the south-east.
2. The addition of the play area next to the Sports Hall.
3. That you've made an allowance for the bad corner at the top of Trenchard Drive by having the access slightly to either side of it.

However there are points that if carried over to the main plans we would be disappointed to see:

1. The houses that will occupy the old boiler house site on Trenchard Drive will jar in character with the existing by being both too close together and in size.
2. Although you have made an allowance for the sharp corner at the top of Trenchard, it doesn't look enough for safety concerns.
3. The present road layout on your plan will lead to the estate being used as a 'rat run' by both Sports Hall users and residents on Trenchard Drive as it will be quicker, and easier, to drive into the estate off Burlow Road, through the estate past the entrance to the proposed Play Area and up Hillside. We would venture to say that this will be a concern for both the safety of children on the estate as well as bringing a road into use, Hillside, that is not fit for the amount of traffic that would be generated. At present, Tedder and Trenchard have parked cars and corners that operate as traffic calmers and the roads, mostly, work well.
4. With a view to the above, we would suggest the opening of the entrance, exit onto either Tedder Avenue or Kirkstone Road, College Way, to vehicles rather than just pedestrian use. This would allow traffic at peak periods to have the options of another entrance, exit from the estate, onto roads that are already 'calmed' as above.
5. Maintain Hillside as a pedestrian only access. This would help to keep children in the Play Area safe from 'rat run' traffic and help to keep the wooded open space separate from vehicles and noise.
6. Keep as many of the mature trees on the site as possible. There are many trees on the site that are a pleasure to see including ones on the old boiler house site, and it would be tragic to lose mature trees such as those when they could add so much character and flavour to the site.

Whilst it is appreciated that Persimmons are in the position of making the site pay through the sale of houses, could I also put in the same plea that we

made to both the Heathfield Nook site and Fox Low as well as the Council. When all the sites are developed, Harpur Hill's population will have more than doubled with subsequent rising not just of village population but also vastly increasing school requirements as well. There is an opportunity here, through the co-operation of all the sites and builders, to significantly add to the future community of Harpur Hill. As it is, there is a grave risk that the three sites will bring community utilities that will actually work to split the community. The college site is a natural centre point for the community. There are some shops already here on the main road but nowhere near enough for the proposed population increase. Would it be possible for the builders and the Council to work together to bring about developments that will actually bring the village community together rather than split it? That is very much our plea.

Thank you again for the opportunity to comment and we hope the above suggestions will not only be helpful to you but also be constructive in helping to enlarge and add to the village community here. Thank you again.

Yours faithfully,

Could you ensure that the Harpur Primary/junior school will be extended. This school is full to capacity at present and the new housing estate could potentially mean another 200-300 children who need to attend.

Can we confirm that funding will be put towards the school to be able to accommodate for this.

Could we ensure that there will be shops (corner shop) nearby to facilitate the larger number of residents. If these two issues can be addressed then I'm all for the new housing estate.

Please consider my basic comment to your proposals:

There are plans to increase the number of houses in Harpur Hill by around 500. Whilst my wife and I have no objection to this in principle, we can advise that the local road network is inadequate even for the current level of traffic. None of the roads into the village are classified, but are subject to HGV traffic to / from the business park accessed from Grinlow Road. The latter is only 5.4m wide in places (less than the 6m minimum width for a residential estate, and certainly very substandard when compared to a 7.3m standard carriageway) and jams up on a daily basis.

I'm a chartered civil engineer and as such have an above average knowledge of such issues. The combination of substandard local road infrastructure, reduced highway policing, increased on road parking, and larger vehicles generally is making the local road network more dangerous, and more dysfunctional. I fully expect DCC Highways to advise similarly, and also object on the same basis.

Solutions such as more dedicated off-road parking must be considered prior to any further developments such as you propose primarily for reasons of your company profitability -

Dear Sir,

I have received a leaflet through my door about the above Development Proposal and would like to comment.

Whilst I am pleased to see this land being put to good use, I was taken aback by the scale (150 new homes! But I note that 105 homes is mentioned at another point on the same page so some clarification is required please).

I would like further information on the types of housing to be provided: proportions of flats, Affordable Housing, Schemes for first time buyers vs family housing (3 bedrooms and bigger). Will all houses have space for 2 cars to park off the road?

In particular, please provide further information about supporting infrastructure: how will additional demand for hospital and doctors appointments be provided, and especially, where will funding for additional school places come from? My children attend Harpur Hill Primary School and I do not think that there is space to take another, say, 25 children without further expansion of the buildings. What are the plans to fund this? I appreciate that these things are not the responsibility of Persimmon as the building company, but they must be considered as part of the Local Plan, and I would be pleased to see more details.

Thank you for considering my opinions.

Yours,

Afternoon,

What guarantee's can be made to the local residents of harpur hill that noise during construction will not be early in the morning or late at night? i know the noise hours are 7am-11pm but are we really expected to put up with angle grinders and jcb's at 0705 every morning for two years? Our bedroom window is opposite your proposed entrance to the housing estate. We need to address the housing crisis and im glad there are things being done to remedy it, however please plan some realistic noise hours into construction work.

Also, currently internet speeds in our area are horrendous, burlow road doesnt have any fibre or even fast ADSL speeds, they are hovering around 2-4mbps. Will you be providing better internet speeds for local residents as part of the building work? Can this be expanded to nearby local residents? We are living in the stone age for internet speed.

Will a local convenience store be built? There currently is one small shop down the road, that the owner has up for sale and the next nearest is tesco express 1.5 miles away. an extra thousand people moving into harpur hill and no amenities might be something to take a look at.

What other information can you provide to local residents. i know a few of them are concerned about noise.

Dear Sir/Madam,

With regard to the proposed development of land at the former Harpur Hill College Campus, Burlow Road, Buxton, we hereby present our comments:

The plans show the addition of eight houses on the hill leading to Trenchard Drive from Tedder Avenue, six houses on the bend leading onto Trenchard Drive and nine houses on the land at the top of the hill between Caronville Bungalow and 1 Trenchard Drive.

The current road access to Trenchard Drive is already under strain due to the volume of traffic accessing existing houses and the University of Derby sports facility and being poorly maintained by the council.

We acknowledge that the new houses have car parking spaces however modern families have multiple cars. A drive around any modern development will show vehicles having to park on the roads as well as driveways. The existing road is not wide enough for vehicles to park without causing existing residents difficulties with access. We also have serious concerns that any vehicles parking along the already busy Burlow Avenue, Tedder Avenue and Trenchard Drive could dangerously restrict access for emergency services. This is of particular concern during the winter months when access up the hill can already be treacherous (see pictures attached).

Your leaflet states that you will be providing *a high quality residential development in keeping with the character of the local area*. The nine properties planned on Trenchard Drive between Caronville Bungalow and 1 Trenchard Drive are not in keeping with the existing properties on the street. Trenchard Drive is a quiet cul-de-sac comprising of thirteen substantial detached properties on large plots of land. The addition of nine houses on this piece of land are significantly smaller, will nearly double the number of homes on the street and will look out of place alongside the existing buildings.

There are many beautiful mature trees lining the hill up to Trenchard Drive. We would prefer to see the area of open space planned for the south-east corner of the development relocated to the north-west side, and the houses planned for the hill moved to the south-east corner. This will protect the existing trees lining the hill, limit the extra volume of traffic accessing Trenchard Drive and the open space will be easily accessible to both existing and new residents.

Addressing the development in the wider context of Harpur Hill, we have concerns about the number of vehicles travelling into the village. The main road through Harpur Hill (Harpur Hill Road/Burlow Road) is very busy with many vehicles (including quarry wagons) both moving and stationary. Travelling through the village can be slow at times especially around the primary school and the junction by The Parks Inn. Traffic management would be necessary to avoid gridlock situations. The plans also show a play area being incorporated into the new development. There is only one existing safe place for children to cross the main road in Harpur Hill and that is by the primary school. Are there any plans for a crossing to be included to allow local children to access the park safely?

According to your leaflet there are no additional amenities planned for the local area. The local primary school is currently under-performing and at capacity having recently built two additional classrooms to accommodate reception children. There is one small shop with a limited range of goods, a fish and chip shop and a pub. Are there any plans to add additional services/facilities?

Lastly, we would like to hear how you plan to manage the proposed development. We are particularly interested to know how you intend to keep disruption to existing residents to a minimum.

We look forward to receiving your reply.

Regards,

Many thanks for your hand delivered leaflet concerning the above and your request for comments.

By means of introduction I would like to make two initial points:-

1. The Indicative Layout in the leaflet is really too small to aid full understanding, even with a bright light and a magnifying glass I cannot make out the key and much of the smaller detail. It happens I have an A3 printer here, if you would be able to supply by e-mail a copy of this layout which would

print out A3 it would be of great help and I could supply copies to any of my neighbours who may be interested.

2. Our local climate can be very severe and Buxton weather history does not do justice either to Harpur Hill or indeed to Trenchard Drive which is possibly the highest residential road in Harpur Hill – our village is significantly higher than Buxton town centre. Trenchard Drive and Nettleton Lane only have one means of access, this is along the very steep hill (Marked 1 to 5 on the attached scan) and so winter snow is a serious concern for all residents both in terms of their own access but also that of the emergency services. I am sure they would find a means of getting here but would be delayed. I guess the average age of residents on Trenchard Drive will be in the region of 70 years old and there is always concern due to the winter snow.

Turning now to the Indicative Layout, I would make a number of comments:-

- a. Trenchard Drive makes an end-on junction with Tedder Avenue, both roads being very narrow. Tedder Avenue is effectively single track due to parked cars. The steep part of the hill runs down to Tedder Avenue, we often say that in times of snow, getting out is possible if somewhat exciting, getting back up the hill is impossible. At present this is just about manageable because locals have the sense not to park on the steep hill and, for those sliding down the hill, they only have to contend with traffic coming along Tedder Avenue. It is not clear from the plan but are you intending to make an end-on junction with Tedder Avenue? If so I contend turning the sharp bend at the bottom of Trenchard Drive into a “T junction” would be down right dangerous. I hope my assumption is wrong.
- b. I further note your intention to build houses along the steep part of the hill, I realise they will have parking spaces but there will be visitors parking on the road, I repeat my safety concerns in a. above.
- c. In times gone by we had a completely informal arrangement with High Peak College, during periods of heavy snow they would leave the gate at the end of Hillside open so we could drive through the college grounds from the junction of College Way and Kirkstone Road (2 on the attachment) to Hillside (4 on the attachment) when we could not climb the hill on Trenchard Drive. This still involved driving uphill but the gradients were less severe. From the Indicative Layout, it appears you have closed the old entrance at 2 and have not made an end-on connection with Hillside at 5. This may well be for legal or planning reasons but I would ask you to explain the rationale for this as it is potentially of benefit to the residents of Trenchard Drive and even to those on Nettleton Lane.
- d. There are a number of hatched areas on the roads within the development, (e.g. 3 on the attachment) what are they? I guess they are some kind of paved area, please provide some details.
- e. Finally some general points, your leaflet refers to 150 new homes but then quotes the Local Plan allocation of 105 homes – which is it? One of the mooted benefits is increased council tax revenue; I suspect this will be almost entirely off-set by the increased funding needed for additional school places and healthcare services, increased damage to local roads and so on.

I believe that development of the old College site is to be welcomed, at present it is an eye sore. However a lower density of housing, preservation of as many trees as possible and some consideration to existing residents would be much appreciated.

I look forward to your response; if you need anything else from me do please let me know.

Thank you in anticipation,

I am aware that Buxton needs more housing and the plan looks well thought out. My only concern is the support infrastructure to cope with such an influx of population.

As I understand it the only schools in the area are pretty full, no doctors surgery at this end of town, and a bus service which is half hourly and doesn't exist between about 5.30 until 10.30 and that being the last.

I would not oppose the application provided the council makes provisions for such services

Thank you for the leaflet concerning the above that was recently dropped through my letter box. It asked for residents' comments and I give mine below together with some background information about Harpur Hill.

Site plan and access

The plan shown in your leaflet being preliminary, not to scale and rather small it is difficult to make any detailed comment but there is one matter that falls outside that limitation, namely:-

Trenchard Drive includes a steep hill section with difficult right-angled corners at both its bottom and its top. In winter, frost and snow make the hill hazardous. Your plan shows vehicular access to / from houses via the hill thus making accidents and blockages on it more likely than now. Further, inevitably there will be overspill parking from the new driveways onto the hill, reducing road width and increasing the likelihood of the road becoming impassable in bad winter weather. This is a serious matter since the ONLY vehicular access to and from houses on Nettleton Lane and Trenchard Drive is via the hill and blockages will prevent, or at best seriously delay, emergency services gaining access to properties and residents if and when that is necessary.

Trees

Trees on the old college campus do help soften an otherwise rather stark landscape in this part of the world so anything that can be done to retain as many of them as possible would be appreciated.

There are two mature sycamore trees with tree preservation orders on them located on the plot of land next to my house (1 Trenchard Drive) and I presume that these will be left untouched at all times. This matters to me and my wife so please confirm that if at any time a change to that situation is contemplated or under discussion we will be told early on.

Naming of new roads

In the 1960s the High Peak College moved its campus from Buxton town to the RAF site in Harpur Hill village when the RAF moved out and its buildings, land and housing were sold off (see section “Harpur Hill village” below).

With:

- 2018 being the 100th anniversary of the creation of the Royal Air Force;
- the proposed new housing to be built on what was a key section of an RAF estate;
- nearby roads already being named in honour of famous air force personnel (Harris, Tedder, Nettleton, Trenchard);

it would seem fitting that new roads in the development be named after respected RAF personnel / places / aircraft rather than having names “themed” in a less connected way and hope that it will prove possible to do this.

Harpur Hill village

To the best of my knowledge, the village came into being 150 to 200 years ago consequent on the opening up of a quarry, now known as Hoffman quarry, which, together with its spoil heap, stands overlooking the south / south west side of the village. The quarry has long been closed. The village is centred round the old quarrymen’s cottages along Burlow Road and Grinlow Road. Apart from the establishment of an RAF estate on Burlow Farm land in the late 1940s / early 1950s, housing development in the village over the past century has been of the nature of a few dwellings added here and there as time went on until the village reached its current size. The RAF estate, which was established to service the very substantial bomb dumps nearby, was sold off in the 1960s, the RAF administrative buildings and their environs becoming the High Peak College campus. The RAF housing for its service personnel was also sold off, this being on Harris Road, Tedder Avenue, Nettleton Lane and Trenchard Drive.

The Parks Inn on the corner of Burlow Road and Grinlow Road goes back many years, it owning land opposite it on Burlow Road (now a small children's playground) which was used, I am told, to hold animals being driven to market while the drovers quenched their thirst at the pub. St. James church, across from the pub, was built around 1911 with local subscriptions. The grade II listed war memorial on Burlow Road opposite the Methodist chapel was erected by quarrymen to commemorate villagers and workers who died in the First World War.

Until several years ago there was an excellent crown bowls green next to the war memorial. The green was lost when permission was given to rip it up and build houses on it. That decision angered very many residents of the village and the wider area. (Ask people about the loss of the green and you'll find it still rankles greatly).

The village is, and has long been, a very stable environment where many people stay for decades and some for the greater part or all of their lives. For my wife and me it has been an excellent place to raise our family. An influx of the many people that can be expected with the proposed erection of some 100 houses will change the nature of the village. Time will tell whether that be for the better or for the worse; we sincerely hope the former. Perhaps the provision along with the housing of extensive and good play area(s) and facilities for children will help by keeping Harpur Hill a good family village.

The weather in Harpur Hill village

The village is situated at approx. 1200 feet (370 metres) above sea level with temperatures in the summer normally 3°C below those in Greater Manchester and 3°C to 5°C lower in winter (it can be bleak here at that time of year). It has a growing season cooler, wetter and about six weeks shorter than found in Cheshire. The weather in the village is rarely if ever better than it is in Buxton town and often, from October to March, worse. This, presumably, is because the village is more exposed than Buxton town to prevailing winds and weather and "in direct line of fire" of Axe Edge moor to its west. Persimmon may wish to take account of this with regard to the planning of building work and which building materials it is best to use etc.

I look forward to hearing from you and being able to look at plans and proposals as and when these become available to the public.

Yours sincerely

I live at Kirkstone road, over the whole site it only affects a handful of peoples boundaries with mine being included. Even when the collage was there my property never had a building right up to its boundary wall like your plans are showing. The site has got plenty of room, and plenty of areas of open space to not have to put the two houses at the end of my boundary wall, I would be very concerned that you are devaluing my property, especially as you said you

were keen to keep wooded areas which this is.

I am very concerned as with everyone else regarding traffic. Burlow Road is a nightmare as it is, with many wagons cutting through. I have a job to turn out of collage way as cars park on the pavements obscuring your view and many times you have to pull out blind onto the road, another possible 300 cars adding to this hazard is ludicrous. Burlow road further down towards the shop and chippy gets jammed at certain times and further down towards the school also, which could be a serious hazard. The proposed houses running off Trenchard way, is crazy, it's all pretty much single track across there and Tedder Avenue, at the min you have to weave in and out of cars to go round, add another 10-15 houses so potential 30 more car movements, it would be impossible, not to mention access for the fire brigade and other services.

The whole one access to the site too is not feasible especially coming out onto where it is, there is a park further down the road and I would be seriously concerned letting my children anywhere near the road to get the park with the potential increase in traffic.

Regarding the planned application for the Former Harpur Hill College Campus, we have a few issues.

Access roads. The flyer sent to residents is a little small to read & we can not make out where all the access roads are apart from the main one off Burlow Road.

Any more traffic using Trenchard Drive, Teddar Avenue, Burlow Avenue & Kirkstone Road would be totally unacceptable. These roads are currently, in most residents opinions, already dangerous. The volume of traffic has gone up considerably over the last few years & parking is horrendous. Most houses now have 2 or more vehicles & it is common knowledge that parking issues have caused a number of arguments between the residents!! Pavements are taken up with parked vehicles & things like the refuse trucks struggle to get round. There have been a number of very near misses from vehicles trying to turn out of Burlow Avenue onto Burlow Road as they cannot see for parked vehicles. Burlow Road is supposed to be 30mph but most vehicles are travelling alot faster. We personally have lived on Kirkstone Road for 30 years & are seriously considering moving.

We have no objection to building on the old college site, it would be nice to see it used, but the extra traffic is very worrying. If all access could be directed to Burlow Road the issue wouldn't be as bad, but speed restrictions would also be needed. These issues may not seem a problem but you have to live there to see how bad the problem already is. We would appreciate a response to this email & a copy will be forwarded to High Peak Borough Council.

Many thanks for your time.

It will make the area look much better when complete.

I hope there will be some appropriate space between the houses, gardens and not just rammed in like other local developments where cars are parked on pavements as the road width is narrow.

Any chance you could send a list of the types of housing you are going to build as on the website we can't read them clearly as the text is so small?

We live across the road and would be interested in buying.

My overall opinion is is about time this needs to take place for the ground has laid vacant for well over 10 years, successive councils have tried to get them to do this. However there is one small issue that does require addressing that is infrastructure - there is none or very little - In the local plan there is not provision for additional services or infrastructure so in light of this I would be interested to know where the services and shopping are. In the area there is one farm shop - the nearest school 2 miles away. For recreation the rugby club and the parks Inn. And the Sunday bus service is being withdrawn - that's about it. Otherwise there is Buxton some 2.8 miles away with clogged road traffic at commuter times. How soon would this start if all was agreed?

About the new housing development site I agree the site does need something doing with it. Housing would be OK if you also built a hospital, dentist a new doctors surgery make sure there would be enough school places for the extra children that would move in the area. You can't just keep building houses without any consideration to other amenities.

I have just received a leaflet through my door re this new proposed development.

I cannot make out the table in the corner of the leaflet re the viability layout, even with a magnifying glass it is impossible to read (I am only 50 not 100 by the way) please can you email me this so I can tell what kind of houses are on the plan .

Can I also say that I hope there are smaller houses and retirement bungalows would be fabulous, there never seems to be enough new builds of this size, we and a lot of our friends are at the age where their families have moved on and we need to down size from a 4 bedroom property and to stay in Buxton is nearly impossible , all ever seems to be built are 3/4 bedroom family homes - Buxton needs more smaller properties and bungalows would be brilliant, we could then down size and families can have our homes ?!?

The housing plan in theory looks good but...

Will it have a poor and dangerous road layout like 'Beechview Drive also homes built by you in Harpur Hill?

Will the new estate actually get a Play Area just as one is promised, but again on Beechview Drive a Play Area was also promised but was never delivered?

Harpur Hill road is already a difficult road to pass on and with a upto 300 more cars from the estate do you have any proposals to ease congestion on Harpur Hill rd?
I have just read your leaflet for planned homes at Harper hill and wondered if you have looked into the infrastructure for such a large amount of housing eg schools doctors and the recent closure of a ward at the local hospital. My personal opinion is it would be wrong to build such a large amount of housing affordable or not.
As our local school is already full. Also the doctors. Can someone show me our local shops. There is no jobs only low paid. Domestic type and the roads are over crowded now. And as regard to open spaces we have less now than years ago.
The site needs building on but two entrances to the site are essential as ambulance and fire services can block access for some time. Also houses on Trenchard Drive hill with only access onto the hill will create a problem when parking on the hill and will be an accident prone area.

Responses received via Post