

From: planningcomments@highpeak.gov.uk
To: [Planning Comments \(HPBC\)](#)
Subject: Comment Received from Public Access
Date: 15 June 2023 14:38:49

Application Reference No. : HPK/2023/0192
Site Address: Land at Hoghaw Fairfield Buxton Derbyshire
Comments by: Ian and Andrea Bailey
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Submission: Objection

Comments: 40 St Peters Road

Buxton

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Comments concerning the development on the land at Hogshaw, Fairfield.

Application Number: HPK/2024/0192

Submission: Objection

I would firstly like to make a few points about the process and facts that the general public have been given concerning this development.

1. We received a letter from High Peak Borough Council (dated 26 May 2023) stating that we had 21 days from the date of the letter to make comments about this development; the letter arrived on 1 June leaving us only (apparently) 15 days to make comments. Subsequently looking at the HPBC website, Planning Application Details page, it states that the 'End of Public Consultation period' is 6 Jul 2023. Furthermore, we have a leaflet from Mr Langan, the local MP, stating that the public consultation period is due to run until 23 May 2024.

Simple question; when does the public consultation period end?

2. Given the myriad of papers, notes, numbers given for the general public to look at, we would assume that you actually want the general public to make an informed and meaningful comment on this application. In the Transport Assessment document, it states (page 22, Table 5.1) that the nearest supermarket is Aldi at 600m distance; presumably 'as the crow flies', which is very misleading. On page 24, section 5.12, it states 'Buxton Bus Station is located directly opposite Buxton Railway Station'. This bus station hasn't been there since before 1999 when Aldi was built. Our point is that how can the general public have confidence in all the facts and figures presented to us when a fundamentally stupid mistake has been made about a 'fact' that is blatantly untrue?

We know that (supposedly) more housing is needed for this country, although there is no joined up thinking

about getting older, unused properties back into the market, just building more houses because the local plan says so is not the correct approach.

Who are these new houses for? As there has been no new industries in Buxton for many years, all the housing developments in and around Buxton are for commuters. Buxton does not have the job infrastructure to warrant this amount of housing.

If this development goes ahead, then HPBC is putting the views of people it doesn't know and has not consulted ahead of those that actually already live here and have been consulted.

We are against the development and our reasons are listed below.

1. In the Transport Assessment document, it states that each dwelling is required to have a minimum of parking spaces: 1.5 for a 1/2 bed, 2 for a 3 bed and 3 for a 4+ bed. As the number of each type of house is: 10x 2 bed, 81x 3 bed and 25x 4 bed, this makes a maximum total of an extra 252 vehicles that could potentially use this small development. If planning committees plan for that many car spaces per dwelling, then they expect that maximum number to be realised, otherwise why have so many designated spaces? In the same document in Table 7.3 it shows (but doesn't actually state) that 50% of trips will be up and down Fairfield Road. This represents an additional (potential) 125 cars using this road at peak times. Fairfield Road is already congested at peak times, although your assessment of peak times does not relate to when congestion starts to happen (4.30pm for you, 3.30pm for us users and on the day of writing this letter 14th Jun2023, traffic going into Buxton on Fairfield Road was backed up passed the roundabout at 3:10pm!) This extra amount of traffic will make the pollution on Fairfield Road much worse at peak times than it is already, let alone congestion.
2. If the houses proposed are so energy efficient and in the hope of mitigating the pollution on Fairfield Road, why are there no electric car points proposed for each house?
3. There is a ban on fitting gas boilers to new houses which starts in 2025. Why are these houses being allowed to have gas boilers? If their EPC rating which for new builds must be A or B, (but which isn't stated in any of the documentation) why aren't Air Source Heat Pumps being recommended by HPBC?
4. The provision of photo voltaic panels on the rooves shows that there is some thinking into helping with climate change, but nowhere (that we can see) does it mention that p.v. panels are at least 15% less efficient when they do not face south (from south west to south east) and virtually all of them on this development do not. This will have a detrimental effect on the households who think that these panels will be more efficient than they actually are.
5. To mitigate the very real risk of flooding to property further down from the development, why isn't rainwater harvesting being considered? Just having permeable driveways for each property will not negate the fact that there will be substantial water runoff due to the land being built on. We agree with those comments already given by residents as we have seen the effects of flooding at the junction of Nunsfield Road, Lightwood Road, Brooklands and Charles Street.
6. Buxton, supposedly, has enough spaces in schools for any incoming children, but what about dentists or doctors, surgeries? With the huge building works at Harpur Hill, the College site, Fairfield and now this, how is HPBC going to get more health professionals and services to come to Buxton to cover the increase in population? Even the big banks, knowing that major developments at Harpur, College and Fairfield were planned have all moved out of Buxton!
7. Buxton sewage works, although stating it has a capacity of 23,000 residents, had major overflow discharges in 2022 (not all of which were reported) which shows that it cannot handle the flow and amount of effluent produced by Buxton at this time. If more houses are built in Buxton, this serious matter is only likely to get worse. And we wonder who is going to have to pay for any upgrades to the sewage system? Not HPBC!
8. On the leaflet issued earlier in the year, it shows in very minute detail that there is a potential future link road, shown at the back of the development. To where? What are we not being told about any future development onto the Hogshaw Nature reserve or playing fields? We cannot see that a developer is going to make a link road without there being more house building involved. (We will be generous and say it is an oversight, but many of the maps given still show Hogshaw nature reserve and playing fields being in the

housing development area.)

HPBC should not be allowing developers to build 'bog standard' housing which does not meet the requirements of the future and yes, we do know what the future holds ' hotter summers, wetter winters and more flooding. HPBC has the opportunity to put Buxton on the map to be a place of environmentally friendly housing, which goes beyond the norm and allows future buyers to make real decisions about how they can help reduce their dependency on fossil fuels, potable water and petrol/diesel cars and lessen climate change. This development does none of that. It is building for building's sake.

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