

From: planningcomments@highpeak.gov.uk
To: [Planning Comments \(HPBC\)](#)
Subject: Comment Received from Public Access
Date: 20 June 2023 17:17:17

Application Reference No. : HPK/2023/0192
Site Address: Land at Hoghaw Fairfield Buxton Derbyshire
Comments by: Rachel & David Purchase

From:
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Submission: Objection

Comments: I object to this development for the following reasons:

The application only makes provision for flood mitigation within the proposed new development and does not do this for areas further downstream such as parts of Lightwood Road, Lightwood Avenue, Brooklands, Charles Street, Ash and Holmwood Terraces and parts of Hogshaw Avenue and Villas, despite this being an area which already floods. I believe this is contrary to planning requirements. In addition, the planning application claims, falsely, that the planned development will not increase flood risk elsewhere, and gives no answer to the question of how surface water will be disposed of. It also says that foul sewage will connect to mains sewage and existing drainage systems which may well therefore become overloaded as a result.

The proposed development has no affordable homes allocation. Is this contrary to planning guidelines and quotas within High Peak?

In terms of the impact on the environment and biodiversity the application has used an out-dated metric - 3.1 instead of 4.0 and may therefore give incorrect valuations for BNG. Furthermore, while BNG guidelines refer to a 30 year responsibility by the landowner, the Biodiversity Enhancement Management Plan only gives a 5 year plan and provides no information of how the remaining 25 years will be managed, paid for and implemented, making the BNG claims meaningless.

While the BEMP makes mention of bird and bat boxes there is no mention of the inclusion of swift bricks in the proposed new houses - a simple and cheap action to encourage biodiversity.

Lastly, the site has both Japanese Knotweed and Himalayan Balsam, both prescribed invasive species where it is an offence to knowingly aid their spread or not to make adequate arrangements for their removal. The BEMP suggests using glyphosate to tackle the Japanese Knotweed - both sprayed and injected. This again, bearing in mind that glyphosate is highly toxic to a range of species, makes a mockery of claims to be biodiversity-friendly.

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