

From: planningcomments@highpeak.gov.uk
To: [Planning Comments \(HPBC\)](#)
Subject: Comment Received from Public Access
Date: 30 June 2023 07:26:05

Application Reference No. : HPK/2023/0192
Site Address: Land at Hogshaw Fairfield Buxton Derbyshire
Comments by: William Drake
From:

Clifton Bank
Fairfield
Buxton

Phone:

Email:

Submission: Objection

Comments: I am writing to oppose the development of the land at Hogshaw for building. Given the already constructed roundabout with a exit for this development I feel the council may have already made up their minds to go ahead with the project regardless of any opposition but I still believe there are issues. I believe the development contradicts several of your own strategic planning objectives and will be detrimental to other properties in the area, particularly at the bottom of lightwood road where there is already significant flood risk.

Your own strategic planning documents state a requirement to be identifying local ecological networks and supporting their establishment and protection ... preferably creating biodiversity sites where they have potential to develop corridors between habitats. This development entirely contradict this, the area to be developed on is immediately adjacent to Hogshaw, one of the few wild and biodiverse spaces remaining between the housing developments in this area of town. Hogshaw is the key connection and refuge allowing wildlife to move between Corbar woods, Lightwood and Fairfield common. The development will sever this connection across to Fairfield common. I've sure the developers will argument that they will that increase biodiversity and maintain the networks with hedgehog lanes etc, but a housing estate will be detrimental to wildlife compared to a green space. The developers will also argue that wildlife can just go around, but firstly this does not have potential to develop corridors between habitats.

The financial viability of the project is questionable at best. You own assessment from 2015 states that the development won't be producing much affordable housing (max 10% to be financially viable). Given that this area is generally a less affluent part of town this estate will be taking away a valuable community recreation space to build housing that local residents can't even afford. It is not in the best interest of the communities it is directly affecting. Since 2015 the cost of building has increased significantly, due to global inflation pressures and also building regulations have rightly increased with regards to building energy efficiency which has only increased cost and will further worsen the viability of the development. This steep slope and associated water run off requirements due to the proximity of the Wye river also further increase cost vs a site further out of town on flatter ground, just across the A6.

I also don't believe that you have properly considered the effect on flooding. Whilst the site itself may be set up higher and be at a low flood risk it is undeniable that this development will decrease ground soak away. This in turn will push more water more quickly in the the waterways and drains which will increase the risk, frequency and severity of flooding in the communities immediately downstream. I have read the developers report regarding flooding and am concerned that it is inadequate and in places inaccurate. Firstly I believe the report to be outdated, written in 2019 and considering a larger site incorporating the Hogshaw Tip area. Since then extreme weather events have increased dramatically faster than climate change models had predicted, with the met office now predicting that in 80 years time, 1 in 100 year events will be happening every 30 years

(<https://www.metoffice.gov.uk/about-us/press-office/news/weather-and-climate/2021/record-breaking-rainfall-more-likely-due-to-climate-change>). The flood report states that existing mature trees will be kept, however the planing application is to remove them which will worsen flooding. This will particularly affect the around lightwood road, an area already identified by the environment agency as being a Level 2 flood risk.

This could in part be offset by building the houses with green (living) roofs, which have some significant other benefits too, however this again will reduce the financial viability of the development. The report states that they are unsuitable for the development due to the pitch of the roofs. This is ridiculous, green roofs can be successfully used at any pitch (even vertically), and if they still believe it's an issue then why not reduce the pitch in the design? The green roofs would reduce flooding, increase biodiversity for pollinators and make the development blend in to the natural surrounds more.

I also don't believe that Buxton has the healthcare and educational infrastructure to support this development in addition to several other developments around town. From my own personal experience it is extremely difficult to get an NHS dentist, or a timely appointment with a GP. Schools and nurseries are at capacity, with waiting lists for nurseries, and my daughters school being oversubscribed with 36 pupils in a class that should be capped at 30. As a result they are having to split the class next year moving several children in to the older class.

Finally, the past few years have shown how vitally important it is to have open and accessible space for people to use within our towns in cities. Particularly in areas where housing is denser with small or no private outdoor space, such as this part of Buxton. The negative impact of not having access to open space is profound, for both mental and physical health. The area currently being considered for development does not include the Hogshaw tip area, whereas this was originally considered in the development plan. If this current development is permitted then the Hogshaw Tip area should be protected, with binding commitments that it should never be built on.

In summary this development will destroy a key natural corridor connecting several of Buxton's green spaces in order to build a fairly small number of houses, which largely can't even be afforded by the communities that the development will negatively impact. It will worsen flooding for other residents in Buxton with its designed flood reduction measures inadequate to cope with the pace and scale of climate change. The council are elected by the people to best protect and enhance life for the communities that they serve but this development clearly is not in the best interest of the communities that surround it.

Sincerely,

Will Drake

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