

High Peak Borough Council,  
Buxton Town Hall,  
Market Place,  
Buxton,  
Derbyshire.  
SK17 6EL

86 Brown Edge Road,  
Buxton,  
Derbyshire,  
SK17 7AF.

30/06/2023

Dear John Copestake

**Planning Permission on Land adjacent to Fairfield Common. HPK/2023/0192**

In its current form we object to the building of 116 dwellings on land adjacent to Fairfield common due to the following reasons:

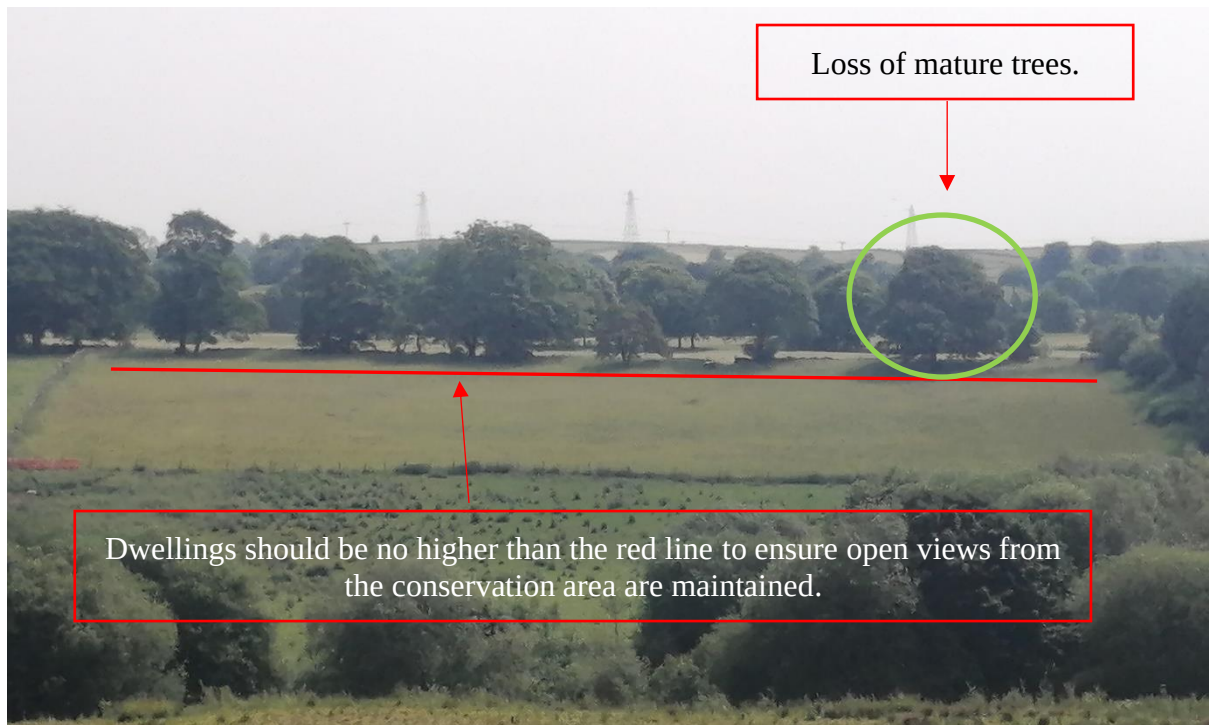
**Impact of open views from Fairfield Conservation Area;** Fairfield Common is part of a conservation area which lies adjacent the site. It is summarised by HPBC *"as a vast amount of open land. The land is predominantly flat, but undulates gently. There is a belt of green planting either side of the main road leading into Buxton"* It goes onto state that *"the loss of important open landscape, which is of great visual and amenity value to the population of Fairfield and surrounds would be regrettable"*

In its current guise we feel the plans will not be sympathetic to the conservation area. Although the site plan shows houses adjacent to Fairfield Common would be 2/2.5 storey in height there is very little mention as to how high these will be in relation to the already well-established tree line on Fairfield Common.

The picture below shows Fairfield Common and the proposed development site from Brown Edge Road.



Dwelling height should be no higher than tree root level to ensure open views from the conservation area are maintained. This is even more important during fall/winter when open views can be seen more due to the loss of leaf's during the winter months. The picture on the next page shows where the proposed dwelling roof height should be.



**Loss of countryside and mature trees;** In the applicants site plans it shows that trees that border Fairfield common would be removed. These are circled in green in the picture above and the applicants plans below. We question as to why fell trees when they maintain a variety of wildlife and help absorb water and reduce surface runoff?



**Policy 9 – 0C1 Countryside development** of the High Peak Local Plan clearly states that the “development will not detract from an area where the open character of the countryside is particularly vulnerable because of its prominence or the existence of a narrow gap between settlements; and the development will not generate significant numbers of people or traffic to the detriment of residential

*amenity, highway safety, landscape or air quality or otherwise have an unacceptable urbanising influence; and the development will not have a significant adverse impact on the character and distinctiveness of the countryside”*

Regardless of mitigation it is clearly evident that the development on the proposed site will have an unacceptable urbanising affect, detrimental affect on the current landscape, create significant numbers of traffic and have an adverse impact on the character and distinctiveness of the countryside.

**Section 11 of the NPPF states** that areas of land that are classed as tranquil and have remained relatively undisturbed by noise and are prized for their amenity should be protected and that existing development should be protected from unacceptable levels of soil, air, water or noise pollution which development on this site would bring.

Development of this site will bring extra noise in the form of cars and other vehicles (delivery lorries, refuge etc). This would have a detrimental effect for those living in the surrounding area.

**Traffic Levels on the A6;** Traffic along the A6 corridor into Buxton during rush hour is already at a standstill. Adding more traffic from this site and the proposed development at Fairfield which join the A6 at the new roundabout will only compound this issue even more.

**Flood Risk - Nun Brook;** With Network Rail using Nun Brook to drain water from its new infrastructure (Buxton Railway Sidings Extension) we question if Nun Brook can cope with more discharge running into it from the proposed site? We already know that residents at the bottom of Lightwood Road (by Stewarts Convenience Shop) have flooded on several occasions but with quicker discharge due to loss of open fields and more extreme weather events will this happen more regularly? Even with the proposed retention pond for surface runoff what happens in an extreme weather event if this was to overflow? Ultimately all water drains into the River Wye, the flooding of this has, on several occasions caused the main A6 road south of Buxton to be closed on several occasions, surely this proposal will just compound this issue.

We accept that there is a need for housing in the local area but we cannot accept development of this type in its current form in open countryside. We also urge you to question the flood assessments and the LIVA as they do not show the true impact development of this site will have on the surrounding area.

We thank you for taking time to listen to our views.

Kind regards,

Michelle and Joe Petronzi.