
From: planningcomments@highpeak.gov.uk
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To: Planning Comments (HPBC)
Subject: Comment Received from Public Access

Categories:

Application Reference No. : HPK/2023/0192 Site Address: Land at Hoghaw Fairfield Buxton Derbyshire Comments by: Jane Reynolds

From:
16
Davenham Avenue
Buxton
Buxton

Submission: Objection
Comments: Flooding

Since I moved to Buxton 8 years ago, there have been two episodes of serious flooding in the area at the bottom of Lightwood Road. Many residents of that area now have problems getting full insurance cover against flood damage to their property and contents. This application is for housing that will be built on a slope at the head of a watercourse. There's no doubt that the current woodland and scrub mitigate the risk of flooding in the downstream housing.

The application acknowledges that building on this land will increase the run-off going directly into the Nunbrook, rather than being absorbed by surrounding woodland. There has been no consultation with residents of downstream properties and there appears to be no plan to mitigate the increased risk for the existing housing. Mitigation measures are restricted to the proposed development site, which on a slope about the stream.

Infrastructure

The development appears set to add further strain to Buxton's overloaded infrastructure. Medical and dental services in the town have not been increased in line with the increase of housing in recent years. Which schools will serve this development? Will it be possible for students to go to schools on foot or will we be seeing increased traffic on the already polluted and congested Fairfield Rd?

Sustainable housing and protection of nature

In 2019, High Peak Borough Council declared a climate and ecological emergency. What requirements are being put in place to ensure that this development does not contribute to carbon emissions and the destruction of nature?

If the development is permitted, will there be enforceable requirement for building housing that is fit for this century? Will enhanced energy efficiency performance be required? Will there be onsite renewable energy generation, green roofs, grey water recycling and rainwater capture?

Hogshaw is classified as a brownfield site, but after long abandonment, nature has regenerated on the site. It is more biodiverse than many greenfield sites. It provides space for nature in a densely populated part of the town, forming part of a wildlife corridor through Buxton. It is also a precious amenity for residents of nearby streets, many of whom do not have gardens.

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