
From: planningcomments@highpeak.gov.uk
Sent: 06 July 2023 15:18
To: Planning Comments (HPBC)
Subject: Comment Received from Public Access

Categories:

Application Reference No. : HPK/2023/0192 Site Address: Land at Hogshaw Fairfield Buxton Derbyshire Comments by: Chris Hallam

From:
11
The Glade
Corbar Ward
Buxton
Derbyshire(county)
SK17 6SL

Submission: Objection

Comments: The Hogshaw/Lower Lightwood Rd area has been subjected to flooding 4 times in the past 50 years (1973, 1998, 2011, 2019), causing damage to properties on each occasion, with the ongoing impact of climate change, even with no further developments, the frequency and severity of flooding is expected to increase. Despite proposing a quite extensive system of surface water drainage, retention, detention and mitigated outflow to greenfield rates, no drainage system is 100% effective in collecting all the rainfall in a given area. As a result, only mitigation of the detention basins to the predicted average greenfield rate will result in a higher volume of water entering Hogshaw Brook at times of high precipitation, from the detention basins and surface water not collected by the drainage system. This will consequently result in a higher volume of water being added to the watercourse than is currently predicted to occur, resulting in a greater risk of flooding.

Whilst HPBC is aware of the possible increased chance of flooding as a result of the proposed development, wouldn't any flooding that occurs once the proposed development is complete make HPBC liable for any damage caused to homes or property as a result? Any risk of financial liability like that would need consultation a much greater number of Buxton residents than has been currently undertaken. The possibility of becoming financially liable for damaged caused by flooding could not be covered by HPBC budgets and would need council tax increases or cuts to services to cover it.

I therefore suggest that a much wider comprehensive consultation needs to be undertaken with the Environment Agency and those who have properties which may be liable to flooding.

Finally, although DCC has been contacted and has been given a response regarding school places and access to libraries, no one has been consulted with regards to capacity at General Practices or Dentists which any new residents would need to use. Whilst there is no overarching body that controls GP surgeries within Buxton, consultation with each to determine spare capacity would have been appropriate when looking into service provision for the new homeowners of the development.

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