
From: planningcomments@highpeak.gov.uk
Sent: 12 July 2023 15:04
To: Planning Comments (HPBC)
Subject: Comment Received from Public Access

Application Reference No. : HPK/2023/0192 Site Address: Land at Hoghaw Fairfield Buxton Derbyshire Comments by: Dave Green CEO Buxton Civic Association

From:
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Submission: Objection

Comments: Buxton Civic Association Planning Group comments on Barratts Housing Manchester's proposed development of 116 dwellings

1 Buxton Civic Association (BCA) expresses concern regarding the proposed development's potential to significantly increase flood risk for properties downstream, particularly those already located within Zone 3 Flood Risk zone. The BCA acknowledges that the council has the authority to demand further investigation into this matter, along with the inclusion of appropriate mitigation measures beyond the immediate development area. While Barratt Homes (Manchester) has implemented measures to protect the site they are working on, it is crucial to also consider the impact on neighbouring properties, especially in light of past instances of flooding in 1975, 1998, 2011, and 2019. Barratt Homes (Manchester) should include rainwater harvesting and grey water recycling as measures to reduce the impact of flooding. The BCA urges High Peak Council to recognize that the Local Plan may not have adequately addressed the flood risk downstream of this development.

2 BCA observes that this development appears to disregard High Peak Borough Council's policy of requiring 30% of housing units in a development to be affordable. There is no mention of this in the housing mix statement that we can find. Therefore, we kindly request clarification on whether this non-compliance aligns with the relevant policy.

3 If there are exceptions to the affordable housing policy, BCA expects to see significant public benefits integrated into the project through Section 106 agreements. As of now, these benefits do not seem readily identifiable. We would like to know what public benefits have been offered. Considering the size of the development, it is reasonable to expect High Peak Council to enforce public benefits. Potential benefits could encompass not only broader natural flood mitigation but also enhanced biodiversity landscaping in the adjacent areas.

4 BCA expresses concern about potential environmental risks posed to workers involved in the development and neighbouring residents due to the works on the former tip site. We would appreciate an explanation detailing how

these risks will be managed in both the short and long term. Measures should be taken to minimize any nutrient impact on the water course from these works.

¿ BCA is aware of the presence of a Roman road and other archaeological points of interest in close proximity to the development. We seek assurance that an appropriate and comprehensive archaeological impact assessment has been conducted, and that a watching brief will be maintained throughout the construction process to monitor any potential impacts.

Dave Green

For and on behalf of BCA

12th July 2023

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