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Sent: 10 January 2024 16:33
To: Planning Comments (HPBC)
Subject: Comment Received from Public Access

Categories:

Application Reference No. : HPK/2023/0488 Site Address: Land At Burlow Road And Heathfield Nook Road Burlow Road Harpur Hill Buxton Derbyshire Comments by: Lucy Wilson
From:

Submission: Objection

Comments: The revised major planning application which has been submitted for the Barrett Homes Development at Heathfield Nook raises two distinct issues: what is not going to be completed and secondly what is suggested in its place.

Firstly, the changes that are being suggested to the accepted proposal, which is almost 90% completed, involves abolishing all the additional social elements provided within the original footprint of the development.

There is no consideration given to a ‘partial reduction’ in the scope of facilities offered with both the Community Centre and Creche immediately obliterated from the plans. When the original scheme was passed it would be assumed that these provisions were integral to its acceptance.

The current layout of the site is also thoughtfully integrated into the surroundings forming an arc around the Haslin Sports Field and a road layout which complements this. The development remains set back from both Burlow Road and Heathfield Nook Road. At the south east corner of the site the development was to be unobtrusive comprising two single storey buildings to serve as a Community Centre and a Creche. The new plan is effectively two distinct developments corresponding to the footprints of the Creche and Community Centre with their associated car parking. This revised plan also substitutes two storey homes in place of former single storey buildings and creeps closer to Heathfield Nook Road.

It is my opinion that land which has previously been allocated for an alternative use should be protected for a far longer time period before even considering a housing application. It is difficult to see how community facilities will otherwise get built. If at least part of the available land can be protected from development this would enable the new residents to consider future funding options for social facilities.

If this planning application for change of use of the land is accepted the proposed new development of 15 additional homes represents around a 10% increase in total housing on the Heathfield Nook site. Firstly, the proposed build is entirely two storey which spoils the original proposed gradation from lower to higher build as you head uphill. Secondly, the nature of the type of houses being proposed certainly requires further close scrutiny.

The proposed development of fifteen homes is to be split between the two approximately equal areas corresponding to the Community Hall and Creche sites in a ratio of 2:1. (10 and 5 homes respectively).

The five detached/semi-detached houses are of a similar design to other properties on the Heathfield Nook site and have a natural alignment with the railway embankment, equivalent to some of the housing already built.

In contrast, the 10 remaining very high-density homes proposed for the second area are a complete departure from either any existing layout or design and incorporate no significant green space.

The current plan proposes two blocks of back-to-back dwellings of 4 and 6 houses respectively, of a type not previously seen on this development. Of the two blocks the block of six houses is particularly unsuitable as this includes two central terraced back-to-back homes with windows provided on only one wall!

One solution would be to restrict this part of the development to two equal blocks of four homes. This would provide better spacing of the blocks with increased light in all the remaining homes and permit green space to be incorporated within the car parking area (16 compared to twenty spaces now required). This is especially important as there is already a swathe of tarmac from north to south in this area from the established car parking for the 12 flats.

The proposed loss of two of the ten properties from this area could be accommodated by increasing the proportion of semi-detached properties running parallel to the railway embankment. The overall density of homes across the two areas would then benefit by being more even. Nevertheless, this application does seem to be an experiment in the provision of very high-density housing at the margin of the open countryside.