

From: planningcomments@highpeak.gov.uk
To: [Planning Comments \(HPBC\)](#)
Subject: Comment Received from Public Access
Date: 03 February 2024 14:22:35

Application Reference No. : HPK/2023/0488

Site Address: Land At Burlow Road And Heathfield Nook Road Burlow Road Harpur Hill Buxton Derbyshire

Comments by: Jess O'Dwyer

From:

18

HOLMFIELD

Burbage

Buxton

Derbyshire

SK17 9DF

Phone:

Email:

Submission: Objection

Comments: I am shocked although not entirely surprised that this planning application has been submitted, never mind is being seriously considered. (I am not surprised given the history of developers in the area recently trying to worm their way out of their obligations e.g. the developers of Beech View Drive promising a new play area for residents and actually building it all the way round on Trent Ave where it is locked up half the time - or the developers of Heritage View in Burbage providing two tiny bits of play equipment on the existing park at Green Lane which is a good half mile from the new houses!) I am shocked though because if the original deal was for a community centre and creche in return for being allowed to build 275 houses on a greenfield site, then since the developers have their 275 houses, they now need to get on and build the community centre! End of story.

Several other comments mention two marketing campaigns to find a third party contractor to construct the community centre and creche without success. Even HPBC's economic development statement points out that no explanation is given as to why a contractor could not be directly commissioned to design and build these community assets. It does make you wonder whether there really is lack of interest in the community part of the project or just lack of effort from developers in the bit that doesn't make them much money?

Whilst I agree with much of what HPBC economy and regeneration say in their consultation response, I do take issue with some of their economic statement. HPBC argue that 34% of household expenditure will be spent at District level or below i.e. householders of these 15 new dwellings will spend their income locally on services. I'd argue that they won't be able to if no local services exist. HPBC say that jobs will be created directly by house building. I'd argue that those same builders could build a community centre and a creche instead of houses. In fact, when said builders have packed up and gone home, more jobs will be created through running a community centre or creche. HPBC says jobs will be indirectly created when the 15 new households use local shops and services. I'd say that unless we create local shops and services, it will be difficult for jobs to be created within them, directly or indirectly. Most tellingly, HPBC argue that 15 houses will generate £2940 in Council tax on the area per annum. They don't say what that council tax generated will be spent on. But that's ok, let's just keep on building tons more houses and make sure there's absolutely nothing for people to do locally. That makes sense!

Lastly, I would like to say that if there genuinely is no interest in building a community centre or creche (and I there isn't I would like to see some evidence of the work done and the feedback received), why is the alternative just to plonk a load more houses in the gap? Why can't there be a car park for the football field? I'm sure residents of Burlow Road and Heathfield Nook Rd must get very fed up of all the on street parking, especially on match days or at training times. Why can't there be some basic changing facilities at the football pitch? Maybe just a changing room and a flushing toilet. My son's team plays people coming from Chesterfield and Sheffield. That's a long way to come without being able to use the loo! Please could we have a little more imagination and town planning when it comes to development, rather than just sticking the maximum number of houses on any given space. Thank you.

Do you really need to print out this Email? Be green - keep it on the screen.

This email is intended for the addressee(s) only and may contain sensitive, privileged or confidential information that could be protectively marked. If you are not the addressee please do not use the information in any way. If you have received this email in error please notify the sender immediately and delete it from your system. Thank you.

The Council may be required to disclose this email or any responses to it under the Freedom of Information Act 2000. The way in which we handle personal information is set out in our privacy notice and is available at <https://www.highpeak.gov.uk/YourData>
