

From: planningcomments@highpeak.gov.uk
To: [Planning Comments \(HPBC\)](#)
Subject: Comment Received from Public Access
Date: 31 July 2024 23:16:24

Application Reference No. : HPK/2023/0192
Site Address: Land at Hogshaw Fairfield Buxton Derbyshire
Comments by: Derek Bodey
From:
21
Hogshaw Drive
Buxton
Buxton

Phone:

Email:

Submission: Objection

Comments: We object to this planning application for the following reasons:

a) the absence of affordable housing, which is desperately needed in Buxton (ideally council housing would be better). The council has a policy of 30% affordable housing and must insist on this for this development, even if it means the builder has to accept a lower profit margin.

b) whilst we welcome the proposal to fit solar panels, this development should require both grey water collection and the use of air source heat pumps. Given the flooding issues below this site, grey water collection would reduce the amount of water entering the drainage system and, of itself, help to reduce flooding risk. It is also the one sustainable feature that is almost impossible to retrofit. We should also be building houses for the future and that means not fitting gas boilers. It is vital that the council insists on moving us forward and not being held ransom to obsolete policies - it has after all declared a climate emergency.

c) we do not pretend to be drainage experts but we find it difficult to believe that the one lagoon is sufficient to avoid an increased flooding risk for existing houses in the Lightwood Road area. This area is already assessed as high risk and, given climate change increasing the risks of more severe events, it is vital that full mitigation of increased run-off is required before any planning permission is granted.

d) the application requires land outside of the agreed local plan and should therefore be rejected on these grounds alone. It may only be a "small piece of land" but by agreeing an application that goes beyond the plan the council would set a dangerous precedent and severely undermine its own plan.

e) There seems to be confusion about the number of houses as the notification specifically states that the application is for 107 houses whereas other figures are mentioned in the various supporting documents. There should be consistency across the documents before any consideration of the application is made.

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