
From: planningcomments@highpeak.gov.uk
Sent: 22 August 2024 19:15
To: Planning Comments (HPBC)
Subject: Comment Received from Public Access

Categories:

Application Reference No. : HPK/2023/0192 Site Address: Land at Hoghaw Fairfield Buxton Derbyshire Comments by: Susan WoltonMs

From:

58 Lightwood Road
BUXTON
barms
Buxton
Derbyshire
SK17 7BB

Phone:

Email:

Submission: Objection

Comments: I am re-asserting my original objection to the slightly revised Barratt's application to build on the Green Field Hogshaw site, on the following grounds:

1. INCREASED FLOOD RISK to those downstream of the development. Barratts have now, a year+ after their original submission, acknowledged that - obviously - since the development site is on higher ground, there will be an increased flood risk to those downstream. I live at the bottom of Lightwood Rd - in FLOOD RISK zone 3 which has been subject to 3 significant flood events in 1975, 1998 & 2019. AS the Lead Local Flood Authority noted in its S19 report of 2020, the HPBC appears NOT to have held any historical flood information prior to 2019. This is highly significant since the inclusion of this land in the 2016 Local Plan appears not to have factored in this information.

Given there have been 3 significant flood events in 44 years the assumption that this is a 1 in 100 year event appears overly optimistic, even allowing (in the modelling) for the recognition that such flood events are set to increase with climate change.

As an existing council tax payer and resident in this flood zone I strongly object to the Council knowingly increasing our risk. This is clearly not in line with the National Planning Framework which states that no new development should increase the risk elsewhere.

Barratt's have now included an attenuation basin and state that this will offer "slight flood alleviation downstream" which, it concludes, means it "no mitigation strategy is considered to be required". It all appears to be a bit of a token gesture by Barratts.

The flood risk plan details the various maintenance tasks required, including keeping the culvert clear. I believe failure to do so in 98 was a contributory factor to the flood then. In these times of increasing cuts, can residents really have any confidence in routine maintenance and who, exactly, will pick up the costs of any floods?. As it is, residents are stung with huge buildings insurance costs. I wouldn't want to see the Council having to bear increased costs in the future in order to facilitate this development.

2. CONTAMINANTS FROM THE FORMER TIP - The proposed site is classed as being "more vulnerable" because of the potential to disturb contaminants from the former tip. The Soiltechnics Report acknowledges that "the site is sensitive to the migration of contaminants". So, in the event of flooding, those contaminants may well end up in the homes of those flooded as well as in the River Wye. Again, further expensive consequences that will have to be sorted out by statutory authorities and not by Barratts. In addition, I believe that Japanese Knotweed is present on

the site and has, already, managed to migrate downstream. Nature has done a wonderful job in covering up our negligence in terms of dumping hazardous waste on this site in the past. We should be grateful and not look at disturbing the area.

3. AIR QUALITY on FAIRFIELD RD. This road is a serious problem area in terms of traffic passing through or entering Buxton. To our shame. But further, those who live on this blighted road have to face poor air quality, made worse at times of frequent traffic queues. This community is amongst the most disadvantaged in Buxton and it seems very unfair that their health and well being will be further compromised by the inevitable increase in traffic from the proposed development. The Barratt's argument that the "new" roundabout means it was intended for development does not justify agreeing to this proposal. Firstly, as previously indicated, the Local Plan probably didn't take into account the flooding issues, nor was the pollution probably at current levels, now making this one of 3 areas subject to specific air quality monitoring.

4. VITAL ACCESSIBLE GREEN SPACE and HABITAT. It is now widely accepted that towns need INTEGRATED green space for physical and mental well being. It is important that people are not, increasingly, pushed into car journeys to access green space. We have a moral, and pragmatic, duty to protect wildlife habitats and if this is not a planning issue, it should be! The site now provides unique habitats, including the protected Great Crested Newt. AS HPBC has declared a Climate Emergency it is incumbent on the Council to align its concerns with its decision making.

CONCLUSION: I am aware that the Labour Gov has committed to build 1.5 m homes. I sincerely hope that this does not generate automatic green light decisions, but that developers remain subject to the highest standards of development with recognition that "unintended consequences" are often more difficult to address in the future. I would also question some of the assumptions around incessant house building, eg the recent expose (The I Newspaper 2/8/24) highlighting the many more than 13,000 brand new affordable homes lying empty or the 676,304 recorded empty homes in England (House of Commons Library Oct 23) or maybe even think of addressing holiday/second homes issue and ensuring existing sites (eg Market St) are developed before destroying a precious wildlife / green space for ever.

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>
