

From: planningcomments@highpeak.gov.uk
To: [Planning Comments \(HPBC\)](#)
Subject: Comment Received from Public Access
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Application Reference No. : HPK/2023/0488

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

Comments by: C Linton

From:

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Submission: Neither

Comments: We all know that there is a housing shortage in the UK, however I do not believe the current proposal takes into account other important factors, especially the living conditions of the people near the proposed site. Already parking is a problem around the football pitch. The proposed development does not seem to include any much needed additional parking and will build on land currently used for parking, so, the parking situation will be worsened. An altered layout incorporating public parking spaces would help reduce the effect on current residents.

The local community is resource poor and was offered a community resource during the first application process which did not materialise. People purchased houses based on the expectation of this resource. Therefore building more houses without providing a benefit for the living conditions of the locals should not be permitted. There are a number of options which could be explored and integrated to an additional build which could improve the quality of life of the local residents and mitigate the inevitable ongoing disruption and increased population. For example There is great need for a play area and exercise machines for all ages, there is a need for allotments/community gardens, benches and a meeting area. Dentists and medical services are pushed for capacity. Furthermore, the developer has said it currently plans to situate site offices on the area of wildlife and tree planting currently used frequently by residents. Permitting the development at this scale will mean that this amenity area will be out of use to residents and in need of repair afterwards and it will be detrimental to the ecosystem currently developed. An alternative area for the site offices should be found.

There is already considerable traffic and no continuous pedestrian walkway or safe means to cross with lights on either of the main roads. More building will contribute more noise and more traffic. Any granted proposal should include the development of a safe and continuous walkway for pedestrians on Burlow Road. This will ensure safe travel by foot (contributing to lower carbon emissions and increased health as well as community cohesion between different housing areas) to other locations and businesses already situated at Harpur Hill from the Heathfield Nook Estate.

Heathfield Nook is a rural development and the proposed design is too high density (I have been told that it includes back to back houses) to be in keeping with the rural nature of the area and the current development. The visual impact of the design both density and height is not in keeping with what was first proposed and is more suited to an urban environment. A lower density development considering the needs of those already living in the area would be better.

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