

**From:** [EHealth Consultation](#)  
**To:** [Planning \(HPBC\)](#)  
**Subject:** HPK/2024/0275 - LAND OFF, Waterswallows Lane, Green Fairfield, Buxton, Derbyshire,  
**Date:** 25 September 2024 16:02:49  
**Attachments:** [image002.png](#)

Dear Planning

|                           |                                                                       |                         |                                                                                                                                                                                                                                                                                                                             |
|---------------------------|-----------------------------------------------------------------------|-------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Application number</b> | HPK/2024/0275                                                         | <b>Application type</b> | Full Planning - Large scale MAJOR apps                                                                                                                                                                                                                                                                                      |
| <b>Site address</b>       | LAND OFF,<br>Waterswallows Lane, Green Fairfield, Buxton, Derbyshire, | <b>Proposal</b>         | Proposed change of use of agricultural land to B2 general industrial use, construction of a single building for storage and processing of sand and stone aggregate products, ancillary office space, vehicular access and turning space for HGV's, staff and visitor parking and associated hard and soft landscaping works |

In relation to the above application, further information is required before a recommendation can be made:

**Air Quality**

The proposal is in close proximity to the Fairfield Road Air Quality Management Road (AQMA) and the increased future vehicle capacity has the potential to impact on the AQMA.

An air quality impact assessment is therefore required prior to determination to ensure the proposal does not have a negative impact on the Fairfield Road AQMA.

**Noise**

24 hour operations have the potential to result in impacts due to noise at residential receptors within the vicinity.

A noise impact assessment is therefore required prior to determination to ensure that noise sensitive receptors are unlikely to be adversely impacted by noise.

Kind regards,

Christopher Humphreys

Pollution and Environment Officer

Environmental Heath

High Peak Borough Council and Staffordshire Moorlands District Council

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