

Subject: Comment Received from Public Access
Date: 03 November 2024 17:26:35

Application Reference No. : HPK/2024/0378

Site Address: LAND REAR OF 74 AND 76 Queens Road Fairfield Buxton Derbyshire

Comments by: J Shadforth

From:

Queens Road
Fairfield
Buxton

Submission: Objection

Comments: The application states that 5 of the 6 houses will use the access to the left of 70 Queens Road. With the current residents using the access that will take it up to around 15 cars using a narrow (width of 1 vehicle) access point. From the road if the driver is coming from the direction of Bench Road (as most traffic will be) it is impossible to see if anyone is driving to come out of the driveway until you start to turn in. This is dangerous as it will lead to vehicles having to reverse back onto Queens Road which is busy with buses, HGVs and general residential traffic.

The narrow access ways will also be the only pedestrian routes into the new homes and existing homes. Increasing vehicular traffic poses safety concerns for pedestrians, especially in the winter months when it is dark so early.

The application states that the refuse collection will take place close to the houses, as stated already by Alliance Environmental Services they do not collect from unadopted roads. Currently 68, 68A, 68B, 70 and 72 Queens Road all line their bins up for collection to the left of 70 Queens Road. On weeks with recycling and garden waste this will mean 20 bins being lined up in a small area on the narrow access point where they will not fit.

The proposed building plot is not a discrete parcel of land that can be accessed away from homes. It is bordered by homes which include children and pets. This is a safety concern that a child may get injured or killed by construction traffic or equipment.

The application states that the field is currently vacant and has always been so. This is incorrect, on multiples occasions starting on December 3rd 2020, there have been horses grazing in the field. Prior to the horses grazing, the field was also cut and baled each year forming a part of the agriculture in and around Buxton.

Whilst the land is not at a flooding risk from proximity to a water course, the field often becomes boggy and waterlogged in the winter, as do the surrounding access road. Removing the natural grasslands and laying asphalt on the ground will make this situation worse as the ability for rainwater to soak away has been removed.

The field in its natural state is home to numerous field mice. Digging it up will lead to the mice scattering and

trying to enter surrounding buildings causing a pest nuisance and damage to property.

Although the proposed building plot itself is not in the Fairfield conservation zone it can be seen from the plan on the Buxton Civic Association website that the barn which links with the field is, therefore by removing the field as grazing land it will also change the use of this barn from agriculture as part of Green Fairfield to unusable in its current form and unchangeable due to being in the conservation zone.

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