

Subject: Comment Received from Public Access
Date: 10 November 2024 20:27:36

Application Reference No. : HPK/2024/0378

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

Comments by: Jenny Frost & Rhys Jones

From:

11
Golf Terrace
Foxes yard
Buxton
Derbyshire
SK177EH

Submission: Objection

Comments: 11 Golf Terrace

Buxton, SK177EH

10/11/24

Planning Department

High Peak Borough Council

Dear Planning Department,

I am writing to formally object to the proposed planning application submitted by the Mycocks for building properties on the field next to our home at 11 Golf Terrace. My family and I, as immediate neighbours, are deeply concerned about the potential impacts this development will have on the surrounding environment, infrastructure, and our quality of life. We strongly urge the council to take the following points into consideration when assessing this application:

1. Increased Noise Levels

The peaceful environment we currently enjoy is likely to be compromised by the construction process and subsequent increase in human activity. The noise generated during the construction phase alone, particularly from heavy machinery and frequent site traffic, would be disruptive. Post-construction, an influx of residents will contribute to ongoing noise, disturbing the tranquillity that residents, like ourselves, value.

2. Drainage Concerns

Adding properties with their associated paved surfaces and additional wastewater demands would put pressure on the drainage of this area, potentially leading to localized flooding. With climate change, the increased frequency of heavy rainfall events could make this issue even more severe. There will need to be measures to improve or expand the current drainage infrastructure to accommodate this new development.

3. Traffic Congestion and Parking Issues

The far road near our property (Queens Road) is already strained by existing traffic volumes, and parking is limited. Adding additional homes would intensify congestion on already narrow and restricted roads. This development would increase vehicle traffic not only from residents but also from visitors and service vehicles. This strain would significantly worsen local traffic flow and exacerbate parking shortages, particularly during peak hours and weekends, and potentially cause safety hazards for both pedestrians and drivers. With the amount of traffic coming out of Fairfield onto Fairfield road using the one way system (Dakin Ave) or Queen's Road leading onto Fairfield is already heavily congested in the morning, making a ten minute journey to work into a twenty to twenty five minute journey, adding more residents to an area so condensed will make this significantly worse.

4. Pressure on Water Supply

The local water pressure in our area is already relatively low, especially during peak hours. The addition of more households would only worsen this situation, potentially causing inconvenience to all current residents who rely on an adequate water supply for daily needs.

5. Impact on Local Wildlife

The field and surrounding area are home to a variety of wildlife, including protected species such as bats and owls, as well as other birds, foxes, and small mammals. The proposed development would destroy their habitat, forcing wildlife to relocate. This change could disrupt local biodiversity and affect the ecological balance in our community. As bats and owls are protected species, any disturbance to their roosting and feeding sites should be avoided. The impact of lighting, noise, and increased human activity would be detrimental to these nocturnal animals who live in the adjacent barn.

6. Loss of Green Space and Visual Impact

The field currently provides a valuable green space for local residents and contributes to the scenic, rural character of our area. Replacing it with housing will not only diminish this green space but also negatively impact the visual landscape, resulting in an increased sense of urban sprawl. Additionally, our property is directly adjacent to the proposed site, and we are deeply concerned about the potential for visual intrusion that would disrupt our privacy and peace.

7. Long-Term Environmental Impact

The proposed development would have lasting environmental impacts, from increased carbon emissions due to construction and subsequent vehicle traffic, to the reduction of permeable land that can absorb rainwater. The natural environment is not only important to us but is also part of the larger ecosystem that sustains our area's unique rural appeal. The field's development could have lasting consequences that go beyond what a simple cost-benefit analysis might reveal.

8. Potential Expansion Behind Our Home

A significant concern is the proximity of the Mycocks' barn, situated directly behind our property. We worry that, once the proposed development is completed, the Mycocks may target the barn for further development, potentially aiming to demolish it and construct new residences even closer to our home. Such an expansion

would be a significant intrusion into our privacy and would drastically reduce the space we have around our property, severely limiting our ability to enjoy our own outdoor area. Losing this space and the privacy it provides would be deeply distressing for our family and would irreparably alter the character and liveability of our home.

Given these points, we strongly urge the council to reconsider granting permission for this proposed development. The detrimental effects on our privacy, environment, community resources, and quality of life cannot be overstated. We hope the council will give these issues careful consideration and prioritize the interests of existing residents and the preservation of our local environment when making a decision.

Thank you for considering our concerns. We trust the council will weigh these issues carefully and prioritize the interests of the community and environment when making a decision on this application.

Yours sincerely,

Jenny Frost & Rhys Jones

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