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To: [Planning Comments \(HPBC\)](#)
Subject: Comment Received from Public Access
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Application Reference No. : HPK/2024/0496
Site Address: Land Off Brown Edge Close Buxton Derbyshire
Comments by: Michelle Petronzi
From:
86
Brown Edge Road
High Peak
Buxton
Derbyshire
SK17 7AF

Submission: Objection

Comments: This site is just not suitable for building houses, plain and simple. The land is really steep, and it would be a nightmare to work on. It's hard to see how construction could be done safely or without costing a fortune. Plus, the steepness makes it clear this land isn't practical for building. It's just not worth the investment.

On top of that, the new houses wouldn't fit in with the ones already in the area. They'd stick out and ruin the look of the neighborhood. And the site is really hard to get to, which would make things tough not just for the builders but for anyone living there later. It could even make it harder for emergency vehicles to reach the homes if something went wrong.

Another big issue is water runoff. With the slope of the land, you'd get a lot of water running downhill, and that could cause flooding or other problems, especially for the railway line at the bottom of the field. Building here could lead to land movement that might damage the tracks and existing properties and put safety at risk.

There's already proof this area isn't stable. Some of the houses nearby have had damage from land movement in the past, and building more houses here will only make that worse. The idea of starting with just five houses feels like a way to get a foot in the door and it's pretty likely that if permission is given, more houses will follow.

This plan just doesn't make sense. The risks are too big, the land is too tricky, and it's not fair to put the neighborhood or the railway at risk for a project that's clearly a bad idea. This isn't the right place for development and the plans submitted don't address anything.

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