From: planningcomments@highpeak.gov.uk
To: Planning Comments (HPBC)
Subject: Comment Received from Public Access
Date: 02 January 2025 12:05:12

Application Reference No. : HPK/2024/0496
Site Address: Land Off Brown Edge Close Buxton Derbyshire
Comments by: Chris Davis
From:
64, Brown Edge Rd

Buxton
Derbyshire
SK17 7AG

Submission: Objection
Comments: 1. Topographical and Geohazard Risks

The site sits on a steep slope prone to surface water flooding, which exacerbates known landslide risks and geohazards.

This poses threats to both residential properties and critical Network Rail infrastructure.

Despite these challenges, no drainage strategy has been submitted to address or mitigate these risks effectively.

2. Ecological Survey Flaws

The ecological survey is fundamentally flawed, as it was conducted during winter, a period of minimal wildlife activity.

Evidence suggests that the site is active with a number of spices not identified within the ecological survey.

The survey also neglects the eastern portion of the site, which is included in the proposed development area, further undermining its validity.

3. Sewerage and Drainage Concerns

The application fails to address how sewerage will connect with Brown Edge Close, which is situated two meters above the proposed development site.

Surface water is expected to soak away into the lower part of the site, intensifying surface water flooding risks and endangering critical infrastructure, particularly Network Rail assets.

4. Impact on Countryside Character

Significant hard engineering would be required to develop this site, fundamentally altering the character of the countryside.

The introduction of urbanization into this area would permanently change the character of the moorland fringe, creating a lasting negative impact.

Mitigation measures to address these changes are limited due to constraints imposed by the proximity to Network Rail infrastructure and would further erode the character of Brown Edge and the surrounding moorland.

5. Failure to Meet National Planning Standards

The proposed development fails to meet any of the five ¿golden rules¿ outlined in the National Planning Policy Framework (NPPF), clearly demonstrating that the site is unsustainable for development.

6. Impact on Local Residents and Infrastructure

The development will negatively affect current residents on Brown Edge Road and Close, who already face challenges such as restricted visibility when accessing their properties.

No clarity is provided on whether the road will be adopted or unadopted, nor on who will bear responsibility for upgrading the infrastructure on Brown Edge Close to meet highway standards.

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