

From: planningcomments@highpeak.gov.uk
To: [Planning Comments \(HPBC\)](#)
Subject: Comment Received from Public Access
Date: 02 January 2025 14:23:32

Application Reference No. : HPK/2024/0496
Site Address: Land Off Brown Edge Close Buxton Derbyshire
Comments by: Laura Macdonald
From:

106
Brown Edge Road
Buxton
Buxton
Derbyshire
SK17 7AF

Submission: Objection

Comments: Firstly, I would like to complain that no planning consultation notices have been posted in the vicinity of the proposed area and neither did I receive the planning letter until 23rd December which is a week after the public consultation commenced. Considering the time of year that the planning has been submitted which includes 3 bank holidays I would request that the public consultation be put back by at least a week.

I strongly object to the development off Brown Edge Close due to the following reasons:

Extensive hard engineering work will be required to the site which would require a large amount of land being removed to construct the proposed dwellings and the road to service these, the site is already on a significant slope down to the main Buxton to Manchester railway line, taking the land away to build the dwellings will only increase the risk of instability to the houses on Brown Edge Road due to these being located directly behind the site. According to the British Geographical Survey the proposed land could be at significant risk to a landslide as the ground is already unstable, removing the land and forming dwellings will only increase this risk. This will not only affect the houses on Brown Edge Road but will also pose a large risk to the railway line located at the foot of the site and further down the cargo line.

Due to the current climate and the substantial rainfall that has been experienced in the UK in the last few years, the site already has a natural soakaway that forms frequently close to the railway line. To build dwellings on the site will only increase the risk of more water accumulating and possible flooding close to the railway line, which in turn would make the main line to Manchester become unstable and require work.

Having lived behind the proposed site for over 5 years I have experienced a large number of wildlife species including deer, kestrel's hunting for field mice, pheasants, foxes, rabbits and numerous other species on the site. In the summer months I frequently sit out in the garden & watch the bats fly around. Developing the site would remove all wildlife from what is currently a corridor between larger green spaces. The ecological survey was done in January 2024 which does not give a realistic view of nature on the proposed site due to most species in hibernation.

Access to the proposed site is off Brown Edge Close, the access is already on busy section of Brown Edge Road with numerous cars parked on and around the junction, widening the access to the site will not make any difference as it would still not allow 2 cars/emergency vehicles to pass at this point. The development is set

down from brown Edge Close and I can only assume that any vehicles from the proposed site will accumulate on Brown Edge in the winter months/ icy snowy conditions due to not being able to access the site, thus adding more congestion to an already tricky section of the highway in snow and ice.

Having looked over the plans in great detail, the measurements seem incorrect, the bungalow furthest away from the access point is too close to the boundary line, to propose a bungalow and also a retaining wall here would be incorrect as it would encroach onto the private lane down to the houses on Lowcroft and possibly into their garden.

The proposed site was subject to planning in 2015 under reference HPK/2015/0471 and this was rejected by the council due to a number of issues and concerns. Having looked back at the application, not a lot has changed and the issues and concerns are still valid, I would suggest that the council reject this proposal again once and for all. Building on this land is an accident waiting to happen!

I am in full support of the objections raised (and to be submitted) by Mario Petronzi on behalf of the Brown Edge Residents Group.

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