

From: planningcomments@highpeak.gov.uk
To: [Planning Comments \(HPBC\)](#)
Subject: Comment Received from Public Access
Date: 02 January 2025 19:06:15

Application Reference No. : HPK/2024/0496
Site Address: Land Off Brown Edge Close Buxton Derbyshire
Comments by: Catherine Johnson
From:
100
Brown Edge Road

Buxton
Derbyshire
sk17 7af

Submission: Objection

Comments: Thank you for inviting comments on the planning application to build no5 single storey dwellings with associated works on land off Brown Edge Close, application number HPK/2024/0496.

Please may I first point out that although the letter is dated 16th December 2024, it didn't actually arrive until Saturday 21st December 2024. This is in effect nearly 7 days into the 21-day period that is open for comments. Will there be an extension?

I would also like to point out that no planning notices have been displayed on or around Brown Edge Close or Brown Edge Road.

Having read the planning application and associated reports I can only object to the plans on the following grounds:

Environment:

It is vital that we keep our green spaces for future generations and free from development. Buxton is already seeing a greatly increased amounts of house building in Harpur Hill and on the Ashbourne Road.

The field in question has an abundance of wildlife in it and an ecology report carried out during the spring and summer months would have concluded that. The actual ecology report that was carried out in January (mid hibernation season) would not show the true amounts of animal and birdlife that the field is home too throughout the seasons. I would request completing the ecology report again in the summer months for a more accurate representation of the local flora and fauna. I would also like to ask whether a bat survey has been carried out?

Additionally, has an Asbestos survey been carried out due to the close proximity of a current known and surveyed asbestos site in Hogshaw Woods?

Utilities:

There hasn't been any investment in upgrading the current sewerage system to accommodate the increased

load.

Pumping sewerage up to the main sewer on Brown Edge Road will use electricity. Who will pay for this?

If we see a power cut on Brown Edge Road & Close, what will happen to the pumping system? What safeguards are in place to ensure that it doesn't become a health hazard if it fails? Who maintains it? How loud is it?

In addition to the extra demand on the sewerage system, has a survey been conducted to assess the demand on the other utilities systems (i.e. electricity and gas) to ensure the current infrastructure is capable of supporting this extra demand?

Gabion Basket Retaining Walls:

Gabion baskets are a cheaper method of building retaining walls. Would a proper retaining wall be better to build than a cheaper alternative?

Gabion baskets also have a limited lifespan. This can be extended if they are routinely inspected and maintained. Whose responsibility will this be?

On the drawing titled 'Site Plan As Proposed', part of the gabion basket retaining wall is shown to fall outside the red line boundary. Can a new plan be drawn up to show the gabion basket retaining walls within it?

Topography:

The development site is extremely steep and to build on it will involve huge amounts of excavating.

Excavating the land 3m down to install gabion basket retaining walls in addition to the building's foundations, may reduce the stability of the current houses directly impacted by the development.

The adjoining railway lines:

Have Network Rail been consulted regarding this development to ensure any building and groundworks will not affect the stability of not just the main passenger line to Manchester but also the cargo lines which are vital for transport of goods to and from several of the local quarries?

Thank you for taking the time to read these objections. I hope that when read with the other objections that will be received and those already received, that the Planning Officers make the decision to reject this planning application once and for all.

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