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To: [Planning \(HPBC\)](#)
Subject: Planning Application HPK/2024/0496
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SK17 7AF.

Planning Application HPK/2024/0496

May I start by saying the letter for the proposed building of 5 dwellings off Brown Edge Close which is dated the 16th December 2024 we did not receive ours 9 days later on the 24th December. Given its the Christmas Period that's leaves only 12days to the closing date the 6th January 2025. Also there has been NO notice up around and about notifying of the proposed application.

There are a few concerns about the application at the entrance with the proposed widening of the road the Main Stop Taps for 5 existing houses on Brown Edge Close would be in the road plus 5 more to the new build because its an Unadopted road.

Also there would be another 5 wheelie bins one week and 10 wheelie bins the next to add to the ones already.

That would make 10 black bins
20 with the Green and Brown bins

So again, making the entrance in and out difficult knowing how the bin men return the bins after emptying.

If the new entrance were to go ahead this would mean if a new drive was put at the front of 74 Brown Edge Road this would inhibit the view of cars coming out of the Close looking up hill, but if they parked their car on the road outside the houses on each side this again would cause major safety concerns.

We only make this point now because there have been some near misses people coming out of the Close and with cars parked on the road outside their houses.

The road and the surrounding ground on the existing close only made of substandard materials as shown on the photograph.

This has caused land slip in the past and major work and evacuation of one on the Close so as to stabilize the house. This causes concern because looking at the amount of engineering and materials brought in to the site there is going to be an enormous amount of traffic to achieve this development.

What type of materials are going to fetch on site to make up the ground.

How many Thousand Tonnes.

Lorry Sizes :- 8-Wheeler Carry 20 Tonnes

31' 7" (9-63M) Long

6-Wheeler Carry 15 Tonnes

27' 0-5" (8-23M) Long

4-Wheeler Carry 10 Tonnes

22' 7-5" (6-88M) Long

Once they've removed the backside of the land to reduce the height how do they propose to get the waste water up to main sewers.

Looking at the dwellings there would be an extra,

20 Toilets

15 Showers

20 Bathroom Sinks

5 Kitchen Sinks

on this development not to mention the rain water off 5 Large roofs of the Bungalows,

2 Large roofs of the Double Garages,

3 Roofs of the Single Garages.

Not to mention the surface water off the patio area, Driveways

and the New Road.

How do they propose to remove all this extra water when Network Rail, have stipulated about the concerns of any extra water destabilizing the ground around the Main railway.

Drainage for the runoff water at the bottom of the slope

Also they stipulated a 1-8 Meter fence along the perimeter the length of the Railway to Stop people trespassing on to their property.

Planning Inspectorate.

Appeal Decision. 2017.

by J Dowling BA (Hons) MPhil MRTPI.

Inspector appointed by the Secretary of State for Communities and Local Government.

Decision :- Appeal Dismissed.

It was one of the reasons for the dismissal was that Brown Edge Road was a Ribbon Road a single road following the contours of the land.

Something that is not very common and it fitted in with the surrounding area.

Brown Edge Road stands out and can be seen from different approaches coming into Buxton.

Looking at Brown Edge Road it appears to be part of the Moorland/Countryside that characterizes the upper part of Brown Edge Road and wider setting for Buxton.

Regards Robert Cotterill.

We should be Proud of BUXTON and it's surrounding area it is a BEUTIFUL HISTORIC TOWN .

Proud we have one of the few RIBON ROADS in the country.

Plus Visitors Notice that as they approach our Town from all different directions .