From: karen cotterill
To: Planning (HPBC)
Subject: HPK/2024/0496 Planning Application
Date: 03 January 2025 12:32:22

Karen Cotterill
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Before I begin my objection letter I would like to say that the notification letter for the proposed 5 dwellings on Brown Edge Close off Brown Edge Road was dated 16th December it arrived at my house on 24th December that's 8 days out of the 21 we have to raise our concerns and objections to the proposed development Christmas and New Year leaves 12 days. Also there are notifications anywhere on lamp posts etc.

The road layout down Brown Edge Close taking gardens off 72 and 74 Brown Edge Road narrows to a pinch point on a bend which will give no visibility to oncoming or outgoing traffic, also the proposal intends to alter the footpaths to achieve this. This road is an unadopted road so how can this be possible ? The new proposed entrance would mean that traffic leaving Brown Edge Close would have restricted visibility up and down Brown Edge Road and would cause major road safety issues. There have been some near misses on this stretch of the road already without extra traffic on this accident hotspot especially as cars park on both sides of the road.

The land has been proven to be very unstable and Major work had to be done on one of the existing houses on Brown Edge Close. The residents of this house had to be evacuated as the land surrounding the house was slipping away. The field of the proposed site is very steep and there is also a lot of surface water, What is going to be put in place to address even more water from the 5 dwellings?
Network Rail have stipulated deep concerns that any more surface water will de-stabilize the ground around the line and cause Major disruption.
The field is and always has been a GREENFIELD SITE and is NOT on the local plan for building. This field is home to a lot of WILDLIFE too many to list but there is a lot of photographic evidence even deer on the land and a pond that has newts, frogs and toads. We CANNOT keep building on their NATURAL HABITAT. Nature is in decline and once the land is gone it's gone!! There's NO TURNING BACK. WE HAVE TO PROTECT IT AT ALL COST

What will happen to the existing houses on Brown Edge Road when the earth is moved from behind our backyards to accommodate new builds? This will destabilise the land which will cause the land to subside. It's already happened from the newbuilds further down the road from me photographic evidence of this aswell.

In 2017 an appeal decision by J. Dowling BA(HONS)MPhil MRTPI Appointed by the Secretary of State for Communities and Local Government. The decision appeal was dismissed

outright.
One of the decisions was that Brown Edge Road was a RIBBON DEVELOPMENT which is a rare sight and is in keeping with the contours of the land .Brown Edge Road stands out and is visible from different approaches coming into Buxton. Brown Edge Itself appears to be a corridor of countryside and is part of the Natural Landscape.

There are a lot of EMPTY properties in Buxton these include, The Halls of Residence, The Bedford, The Portland Hotel, The Buckingham Hotel and The Grove Hotel. ALL of which could be made into housing .
I hope you will consider all areas of the points I have made seriously before making your decision
Thankyou
Regards Karen Cotterill