

From: planningcomments@highpeak.gov.uk
To: [Planning Comments \(HPBC\)](#)
Subject: Comment Received from Public Access
Date: 03 January 2025 15:47:10

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

From:
84
Brown Edge Road
Corbar
Buxton
Derbyshire
SK17 7AF

Submission: Objection

Comments: - [] I am aware that the field on which these properties are going to be built is important marshland and forms part of the corridor for wildlife. Both Lightwood reservoir and Hogshaw have had environmental surveys completed on them to catalogue the flora and fauna and I believe that the wildlife on them field will be very similar. I know that the plans include building trees to try and keep the area green, but trees are not native to this landscape and will not be in keeping and won't necessarily survive.

- [] The properties that are proposed are 4 bedrooms bungalows. This is not affordable housing and does not fit in with the housing plans for the county or country.

- [] The ground they are to be built on is marshland and therefore unstable. The housing will need deep piling to make the foundations of them safe and secure. I am concerned that the action of this could in fact damage the foundations of them safe and existing properties in Brown Edge Road making them unsafe.

- [] As the ground is marshland and unstable it is important to keep the type of plants there that already growing in order to keep the ground stable. Without these I understand that there is increased danger of landslides and also water run off. Landslides will not only affect the proposed housing, but also the current houses in Brown Edge Road. Water run off will cause problems for the railway. Water run off will only become an increasing problem with the effects of global warming and the increased rainfall we have seen in recent years. Despite these problems no drainage strategy has been included in the plans to mitigate these risks effectively.

- [] Because of the slope on this site there would need to be significant engineering works and re landscaping of the site. This would significantly change the characteristics of this moorland site forever and have a lasting negative impact. I would be better to build on brownfield sites.

- [] There is currently insufficient childcare in Buxton and the surrounding areas. I am a childminder and get multiple enquiries each week for childcare which I cannot fulfil. I know that the other childminders and nurseries in Buxton are also full, so building more homes intended for families, without increasing childcare provision, will increase this demand. It is likely to encourage people to take on more children than currently possibly causing a lowering of standards in the childcare delivered. I know that Dr's services in Buxton are also struggling.

- [] Having another property immediately joining my premises may affect the safety of the children and mean that I have to change the boundaries of my premises. It may mean that the wildlife that currently uses my garden including pheasants, newts, toads and frogs relocate to elsewhere, preventing the children to see and learn about them in this environment.

- [] As a childcare provider, looking after children under 5 I am concerned about the increase of traffic on the road. Where the existing Close joins Brown Edge Road it is already a blind junction and so unsafe for the road users coming out or pedestrians crossing. I am concerned that by adding 5 more properties this danger will be increased. The addition of 5-10 more wheelie bins at the end of the close on Brown Edge Road will also make it more difficult for pedestrians walking along. This is already difficult if you are pushing a double buggy here

or walking holding children's hands.

- [] I am concerned that the plans for sewerage are insufficient. The plans suggest the sewers will be connected to those in Brown Edge Close, but there will be a 2m drop to pump this up. If this is put in place, who would be responsible for the maintenance of the pump in the long term.

- [] I am in support of all the objections stated in the Brown Edge Residents Group report (to be submitted).

Do you really need to print out this Email? Be green - keep it on the screen.

This email is intended for the addressee(s) only and may contain sensitive, privileged or confidential information that could be protectively marked. If you are not the addressee please do not use the information in any way. If you have received this email in error please notify the sender immediately and delete it from your system. Thank you.

The Council may be required to disclose this email or any responses to it under the Freedom of Information Act 2000. The way in which we handle personal information is set out in our privacy notice and is available at <https://www.highpeak.gov.uk/YourData>
