

Subject: Comment Received from Public Access
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Application Reference No. : HPK/2024/0496
Site Address: Land Off Brown Edge Close Buxton Derbyshire
Comments by: David Smith
From:
84
Brown Edge Road
Corbar
Buxton
Derbyshire
SK17 7AF

Submission: Objection

Comments: I am writing to object to the proposed development on land to the east of Brown Edge Road. I understand that the site lies outside the built-up area boundary and is classified as countryside development, and I think this raises significant planning and environmental concerns.

One of my main concerns is the hazards posed by the plans and how these hazards have not been addressed by the proposer. Specifically, the potential for flood water to affect both the railway line at the bottom of the slopes and to the stability of the slope itself, which could then have a knock-on effect in creating subsidence in the existing houses. From what I have read the plans make no mention of how the drainage of surface water might be addressed.

I also understand that the use of a soakaway to manage this has been ruled out by Network rail in their response to previous applications on this site.

Also, the plans suggest that the sewage pipes from the new properties will be connected to those currently working in Brown Edge Road. Since living on this road, Severn Trent Water have often been out to address issues with the water and waste services on the road. But more importantly, the new pipes will be below the level of the existing sewage system and no mention has been made of how that issue will be overcome.

The proposal seems to suggest that the area of the site is a field of wasteland and has an ecological survey that seems inaccurate from my experience and from what I understand is the experience of other residents of Brown Edge Road. We often get a pheasant in our garden and we have also seen newts and tadpoles in our pond. Which supports the idea that the field is in fact marshland and thus might not be suitable for building upon, but also has a wide range of wildlife and botanical life already in situ.

Finally, one of my main concerns is the type of housing proposed. While the idea of bungalows might seem to minimise the impact of the development on the surrounding countryside, those proposed are not in any way meeting the affordable housing needs of families from Buxton and High Peak.

That none of the development is aimed at this group is just another example of how this development fails to meet the National Planning Policy Framework. In addition, there is no mention of how those making the proposal are contributing to any infrastructure improvements in Buxton. The new properties will add to the need for better health services, and transport infrastructure. They could also have an impact on the availability of childcare, education and care services. None of these will be improved by this development.

In fact, the existing entrance to Brown Edge Close has two houses either side of it which may well be much more affordable than the properties in the proposal, but both will be impacted by the need to widen the road significantly to allow for traffic to enter the site. Again, the plans show no detail of how the expansion of the existing road will be undertaken, and I can imagine it could involve the loss of either one or both of these properties.

Ultimately, I think that this proposal poses a number of potential threats to the existing properties on Brown

Edge Road and brings no benefits to the people of Buxton and High Peak. I sometimes worry that when objecting to a proposal for new housing I could be acting as a NIMBY without realising my bias. However, on this occasion, I think the threats outweigh the benefits and, in my mind, have a negative impact upon the town in a way that the proposed housing on the other side of the valley did not.

In addition, I am in support of all the objections stated in the Brown Edge Residents Group report (to be submitted).

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