

From: planningcomments@highpeak.gov.uk
To: [Planning Comments \(HPBC\)](#)
Subject: Comment Received from Public Access
Date: 05 January 2025 16:20:11

Application Reference No. : HPK/2024/0496
Site Address: Land Off Brown Edge Close Buxton Derbyshire
Comments by: Steven & Ros Beasley
From:
Land Owner Adjacent
to Proposed Development
Brown Edge Close
Buxton
Derbyshire

Submission: Objection

Comments: We object to the development due to the following points:-

Land which is to be developed is outside the built up boundary and classed as country side land as described in Policy 9 OC1 of adopted plan. Development will result in encroachment into the countryside and have a negative visual affect from the A6 and local area. The site is tranquil and has remained undisturbed and should be protected from development as stated by section 11 of the NPPF. Viable Brownfield sites should be developed in Buxton before developing on countryside as documented within the NPPF. The site is clearly not an infill site and as such it would be classed as urban sprawl into the countryside.

The proposed development site is visible throughout Winter and Summer from the A6 regardless of leaf coverage.

Development will leave a visual blot in the high peak countryside. Trees that presently shield the site will be lost when the A6 link road down to the new houses on Hogshaw are built,

Other brownfield sites should be considered before countryside as stated in the NPF and Policy 42, H4 of the adopted plan.

Development will not add to the quality of the area nor establish a strong sense of place as stated in section 11 and 7 of NPPF but instead will have a detrimental visual effect on the visual qualities of the local area.

Development will result in loss of amenity in the way of noise to existing residents along Brown Edge and Brown Edge Close especially

This will not respond to the local character of the area as stated by the NPPF. New houses, even bungalows, do not blend in with the 2 floor, semi-detached ribbon development of Brown Edge road which is clearly a highly visible part of the Peak District and nature of the town.

No satisfactory solution to where and how sewerage and surface run off will go if it cannot connect to Brown Edge Road or be deposited at the bottom of the slope adjacent to the railway line due to Network Rail comments.

We have concerns as to the size and access arrangements on Brown Edge close as stated in the cis guidelines and the manual for streets. We also have concerns regarding access onto Brown Edge Close due to poor visibility issues (parked cars on both sides of Brown Edge Road) We also believe traffic will be increased

during peak hours at the junction of Lightwood Road from this site and the care home is built lower down brown edge road. This will make the junction of Brown Edge Road/Lightwood Road unsafe especially when children are been dropped off/collected from nearby St Annes/St Thomas More School.

We appreciate that development must in some cases take place on viable sensible green sites but we feel that this site is not sustainable for development.

This land was sold to the Applicant with a commentary from the seller that they should try for 5 properties for planning and once that was achieved Two further Applications should be made for a further Ten properties., In other words get Five first and then no one can object to further houses

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