

From: planningcomments@highpeak.gov.uk
To: [Planning Comments \(HPBC\)](#)
Subject: Comment Received from Public Access
Date: 06 January 2025 11:30:25

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

57
Brown Edge Road
Brown Edge Road
Buxton
Derbyshire
SK17 7AG

Submission: Objection

Comments: The first issue that I wish to object to is lack of consultation. None of the houses on Brown Edge Road, opposite the (inadequate) junction with Brown Edge Close appear to have been consulted, despite being significantly impacted by this proposed development. I understand that it is not strictly necessary to write to us as we do not border the development, but we do border the junction and there have been no public signs displayed as is normally the case. Consequently, many of the houses on this side of the road will not have had adequate opportunity to make their views and concerns heard.

I have several specific issues with the proposed development; some of which Mr Petronzi details more fully in the forthcoming ¿Brown Edge Residents Group (BERG) Response Report to Housing Application HPK/2024/0496.¿

Access and Traffic Issues:

This is my main concern as I fear it will only be a matter of time before there is an accident. The BERG report referenced above, details how the junction of Brown Edge Close and Brown Edge Road is inadequate. The unadopted lane is too narrow and badly sited between two existing houses. Visibility of this junction is currently extremely poor as a consequence and the improvements to the junction proposed by the applicant do not effectively address the issues:

The junction is located just a few yards from a blind bend in the road. Due to the existing heavy traffic on this part of Brown Edge Road and the way that vehicles park on pavements and right up to both the junction and private drives, visibility of the junction is often non-existent:

Specifically, because it is not a properly laid out junction and in reality just a gap between two existing properties, vehicles frequently park right up to the junction on both sides. This means that traffic emerging from Brown Edge Close has very limited visibility as it emerges onto Brown Edge Road, compounded by traffic often travelling far too fast on the latter.

Additionally, my house is located right on the above-mentioned blind bend, which is to my right as I emerge from my drive. My view of the road to the left is usually affected by cars parked on the pavement. Brown Edge Close junction is completely obscured. This is evidenced by figs 32a, b and c in the BERG report, referenced above. Despite pulling very carefully on to the road, I have nearly been hit on several occasions and this development, and specifically the extra cars that it will bring, will make an already dangerous access even worse. This junction is too dangerous to cater for additional traffic, even with the proposed alterations. Extensive double yellows and speed humps would be needed as a minimum to address this. However, I fear Derbyshire County Council would be unwilling to take these measures.

Land Instability:

Further development of this site will require significant engineering works due to its situation. The land is steeply graded and unstable at this point and this has already resulted in substantial remedial work to one of the

new properties built on this site, shortly after its completion, including the occupants having to vacate the property for approximately 12 months.

Flooding Risks:

Additional housing and hard landscaping will further exacerbate the drainage problems on this site and there are no proposals in the application that adequately address this issue. There is often flooding to the base of the slope, abutting the boundary wall to the railway. My concern is railway.

Sewerage and Drainage:

The application fails to address how sewerage will connect with Brown Edge Close, which is situated two meters above the proposed development site.

Environmental Damage

This field is home to a variety of flora and fauna, bees, butterflies and we even have a couple of deer that like to call it and the adjoining land known as Hogshaw, home for a few months of the year.

I would also like to question where all these new people that have moved into the town into the hundreds of brand new houses that have and are still being built are going to go to school, to the doctors, dentists etc. There are no plans to increase the school places, the number of GPs and it seems to me that this should be considered when a planning application like this is made.

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