

Subject: Comment Received from Public Access
Date: 04 January 2025 19:28:43

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

Granby Road
Fairfield
Buxton

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 between Hogshaw, Lightwood nature reserve and Waterswallows. They have all had environmental surveys completed on them to catalogue the flora and fauna and I believe that the wildlife on the field will be very similar. There has been a butterfly survey completed in these areas in 2024 which shows a decline, building on this land will only further the decline. I know that the plans include planting trees to try and keep the area green, but trees are not native to this landscape and won't necessarily survive.

* As the ground is marshland and unstable it is important to keep the type of plants that are already there growing, in order to keep the ground stable. Without these I understand that there is increased danger of landslides and also water run off. Water run off will cause problems for the railway, the only train line in and out of Buxton. 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.

* The housing that is proposed are 4 bedroom bungalows. This is not affordable housing and does not fit in with the National planning Standards. As someone on near to living wage, who has recently purchased their first house, I know the difficulty in obtaining affordable housing.

* There are no plans to increase the infrastructure to support these houses. They are family houses and as a Nursery Practitioner in Buxton I am very aware of the shortage of childcare locally, with all the nurseries and childminders in the area currently being full. 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. When I moved to Buxton I also struggled to find an NHS dentist as there are long waiting lists for dental care. It is also very difficult to book NHS GP appointments. Building more housing will only exacerbate both of these.

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