

Subject: Objection to HPK/2024/0496
Date: 06 January 2025 12:39:44

Good afternoon,

Please see my personal reasons for my objection against planning application HPK/2024/0496.

Kindest regards,

Mario Petronzi

For many years, the council has staunchly opposed any development on this site. The key issues surrounding the character, topography, drainage, and access remain unchanged. Evidence presented by the Brown Edge Residents Group (BERG) highlights several significant concerns:

1. Topographical and Geohazard Risks

The site is located on a steep slope susceptible to surface water flooding, which heightens the risk of landslides and geohazards. These issues pose serious threats to both nearby residential properties and essential Network Rail infrastructure. Despite these risks, no comprehensive drainage strategy has been proposed to mitigate them.

2. Issues with the Ecological Survey

The ecological survey is deeply flawed, having been conducted during the winter when wildlife activity is minimal. Evidence indicates the presence of various species not accounted for in the survey. Additionally, the survey overlooks the eastern section of the site, which is part of the development proposal, further questioning its accuracy.

3. Concerns About Sewerage and Drainage

The application fails to explain how sewerage will connect to Brown Edge Close, which sits two meters higher than the proposed site. The plan also relies on surface water being absorbed into the lower part of the site, exacerbating flooding risks and jeopardizing critical infrastructure, particularly for Network Rail.

4. Impact on the Countryside's Character

Developing this site would require extensive hard engineering, drastically altering the area's natural character. The urbanization of this moorland fringe would result in permanent, adverse changes. Efforts to mitigate these impacts are limited due to constraints posed by the site's proximity to Network Rail infrastructure, which would further diminish the unique character of Brown Edge and the surrounding moorland.

5. **Failure to Meet National Planning Standards**

The proposed development does not satisfy any of the five "golden rules" set out in the National Planning Policy Framework (NPPF), demonstrating that the site is unsuitable and unsustainable for development.

6. **Effects on Local Residents and Infrastructure**

Current residents of Brown Edge Road and Close would face increased challenges, including worsened visibility when accessing their properties. The proposal also fails to clarify whether the road will be adopted or unadopted and who will be responsible for upgrading the infrastructure on Brown Edge Close to meet highway standards.

These points underscore the unsuitability of the site for development and the significant risks it poses to both the environment and the community.

Furthermore evidence given by **Robert White of White Peak Planning** in the appeal of **HPK/2015/0471** stated that issues (entrance and steepness) with the site cannot be overcome by reducing dwelling sizes or quantity.

Due to it's contentious nature I also kindly request that the decision is made via planning committee (as previous applications have) and not as a delegated matter.