

Subject: Comment Received from Public Access
Date: 06 January 2025 17:27:47

Application Reference No. : HPK/2024/0496
Site Address: Land Off Brown Edge Close Buxton Derbyshire
Comments by: Jacqueline Morson
From:
68
Glenmoor Road
Opposite Brown Edge and Hogshaw.
Buxton
Derbyshire
SK@7 7DD

Submission: Objection
Comments: Topographical and Geohazard Risks:

The site is situated on a steep slope which is prone to surface water flooding thereby increasing landslide risks and poses a threat to residents' properties.

Ecological Survey Flaws:

The survey was completed in the winter when there is minimal wildlife activity, evidence suggests there are a number of species which were not identified in the original survey and does not incorporate the eastern part of the site which is included in the development area.

Sewerage and Drainage Concerns:

The application fails to address how the sewerage will connect with Brown Edge Close, which is 2 metres above the proposed site. Also surface water is expected to run into the lower part of the site, thereby increasing the risk of flooding and endangering the infrastructure of Network Rail. No drainage strategy has been submitted to address these risks.

Impact on Countryside Character:

Hard engineering would be required to develop the site, thereby altering the character of the countryside.

The development of these properties would permanently change the character of this moorland fringe.

Mitigation measures to address these changes are limited due to the site's proximity to Network Rail infrastructure and would further erode the existing character of Brown Edge and the surrounding moorland. We regularly walk our dog on the land adjacent to the railway land and enjoy the views and landscape from this area.

Failure to Meet National Planning Standards.

The proposed development fails to meet the National Planning Policy framework, thereby demonstrating that the site is unsuitable for development,

Impact on Local Residents and Infrastructure

The proposed development will affect the current residents of Brown Edge Road and Close, their outlook and the negative impact of increased traffic onto the current narrow access road to the Close off Brown Edge Road.

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