

From: planningcomments@highpeak.gov.uk
To: [Planning Comments \(HPBC\)](#)
Subject: Comment Received from Public Access
Date: 20 January 2025 11:49:57

Application Reference No. : HPK/2024/0496
Site Address: Land Off Brown Edge Close Buxton Derbyshire
Comments by: Angela Stokes
From:
98 Brown Edge Road
brown edge road
Buxton
Buxton
Derbyshire
SK17 7AF
Phone:
Email:
Submission: Objection
Comments: Ref HPK/2024/0496

Dear Council

Please accept this email as my objection to the above referenced planning proposal.

Please also note that 98 brown edge road has not received ¿Any¿ written correspondence about this matter despite the consultation claiming to have written to us. Could this matter be investigated as none of our neighbours have received anything.

I wish to object to the development on various grounds including but not limited to.

Access to the development will be severely limited due to the width of Brown edge close, I already feel that the bend just before brown edge close is a disaster waiting to happen.

The parking on the bend is already out of control and to have then construction traffic, followed by what will inevitably be resident and visitor parking. Could pose a real danger to life as it will make it impossible for service vehicles to get through. This needs to be viewed and evaluated at appropriate times when you can see fully the amount of cars already parking here.

1. Topographical and Geohazard Risks

¿ The site sits on a steep slope prone to surface water flooding, which exacerbates known landslide risks and geohazards.

¿ This poses threats to both residential properties and Network Rail infrastructure our already poor train transport system could be severely affected.

2. Ecological Survey

It is understood that the the ecological survey is fundamentally flawed, as it was conducted during winter, a period of minimal wildlife activity. This needs to be done again during the spring time when the nature is clearly visible.

It would be suggested that the site is active with a number of species not identified within the ecological survey.

3. Sewerage and Drainage Concerns

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

¿ Surface water is expected to soak away into the lower part of the site, intensifying surface water flooding risks.

4. Impact on Countryside Character

¿ Significant hard engineering would be required to develop this site, fundamentally altering the character of the countryside.

¿ The introduction of urbanisation into this area would permanently change the character of the moorland fringe, creating a lasting negative impact. With already have proposals to houses on the opposite side of the railway track. We really are at risk of taking away what makes the town such a beautiful place to live,

Thank you for considering the objection

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