

From:
To:
Subject: Comment Received from Public Access
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Application Reference No. : HPK/2024/0496
Site Address: Land Off Brown Edge Close Buxton Derbyshire
Comments by: Simon Buxton Civic Association
From:

Poole's Cavern Visitor Centre
Green Lane
Temple
Buxton
Derbyshire
SK179DH

Submission: Objection

Comments: HPK/2024/0496 Land Off Brown Edge Close, Buxton, Derbyshire: Construction of 5 single-storey dwellings and associated works.

Buxton Civic Association objects to the application for the erection of five dwellings on land adjacent to Brown Edge Close, Buxton, SK17 7AF. We have reviewed the application and the supporting documents, together with Planning Inspector's decision letter in July 2017, in which an appeal against the Borough Council's refusal of a larger scheme was dismissed.

We acknowledge that the current application is a relatively significant revision to the scheme previously dismissed on appeal, with few houses, a smaller site area and a lower building form. However, we still have concerns about the development and its potential intrusion into the landscape on the edge of Buxton, particularly in this elevated and prominent location.

The conclusions of the Planning Inspector in 2017 are still highly relevant to the consideration of the current application. The key parts of her decision are as follows:

11. The site is located on the flank of a steeply sided valley. Whilst I agree with the appellant that it is not the focus of any specific views, when viewed from the valley bottom and a number of viewpoints on the public footpaths on the western and northern sides of the valley, the site is clearly visible and appears as part of the moorland/countryside setting that provides the context for the ribbon development that characterises the upper part of Brown Edge Road and the wider setting for Buxton.

17. In conclusion I consider that due to the significant engineering works and quantum of development proposed the scheme would result in the urbanisation of the site. It would lead to the introduction of a different layout and urban grain to the established pattern of development which, given the site's location, would be prominent and out of character with the surrounding area. Furthermore, it would erode the moorland/countryside setting of Brown Edge Road and would be visually dominant in views of this side of the valley.

18. Under a District wide assessment the site is included within Moorland Fringe Landscape Character Type which is, amongst a number of things, characterised by its moderate to steep upland slopes fringing the open moors; distinct absence of trees and open and exposed landscape with expansive views elements of which are present at the appeal site.

22. Policy H 1 of the Local Plan states that, subject to a number of criteria, the Council will consider approving sustainable sites outside the defined built up area boundaries. Although the proposal would meet a number of these criteria, for the reasons I have outlined above I do not consider that it would be well related to the existing pattern of development (criteria 1) and believe that it would have a significant adverse impact on the character of the countryside (criteria 2). I therefore conclude that the proposal would fail to comply with the requirements

of this policy.

23. Policy EQ 3 also accepts new residential development outside of settlement boundaries. However, this is subject to compliance with policy H 1. Given that I have already found that the proposal would be contrary to that policy it follows that it cannot accord with policy EQ 3. Due to the harm that I have identified I consider that the proposal would also be contrary to policy EQ 2, which resists development which would be detrimental to the character of the local and wider landscape and policy S7 which seeks to protect and enhance the unique character of Buxton's townscape and natural environment.

32. In conclusion due to the topography of the site and the amount of reworking of levels and retaining structures that would be required I consider that the proposed development would be visually prominent and out of character with the prevailing pattern of development to the detriment of the character and appearance of Brown Edge Road and the wider setting of Buxton and the countryside around the town. Consequently, I conclude that the proposal is contrary to the Local Plan as a whole, specifically policies H 1, S 7, EQ 2, EQ 3 and EQ 6, and the guidance contained within the Framework.

These conclusions relate to the earlier, larger development, but the Inspector's assessment of the relationship of the site to the existing built form of Buxton and the wider landscape setting is still pertinent. The site is elevated and prominent, so any development will inevitably be prominent. The relationship of the site to existing development is poor as it is a backland site which drops down the hillside below Brown Edge. The historic development along Brown Edge is an example of a poorly planned development at a time when planning control was weaker, being an intrusive 'finger' of development up the hillside. Any further housing adjacent to this would add to this inappropriate and intrusive development. Consequently we consider that the development is still open to the objections set out by the Inspector in her decision letter, and quoted above, notwithstanding the smaller scale of development.

We therefore ask the Borough Council to refuse the application on these grounds.

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