

From: planningcomments@highpeak.gov.uk
To: [Planning Comments \(HPBC\)](#)
Subject: Comment Received from Public Access
Date: 12 February 2025 16:39:34

Application Reference No. : HPK/2025/0007
Site Address: LAND ADJACENT Buxton Road Chinley Derbyshire
Comments by: Anne Blears
From:
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Buxton Road
Chinley
High Peak
Derbyshire
SK236DJ

Submission: Objection
Comments: Access

A significant concern is the access to the site. This is on a bend and dip on Buxton Road giving very poor visibility for both vehicles and pedestrians exiting the proposed development. Buxton Road is very busy at certain times of the day and is used by heavy vehicles taking deliveries to both the village and nearby industrial estate. There is no footpath on the development side of the road. As the proposed properties are likely to be occupied by families with children the poor visibility at this point could pose a particular danger.

The proposed access requires at least part of the parish wall to be demolished. This is a significant feature at the entrance to the village and important to maintaining the appearance of the conservation area on the opposite side of the road

Environment/conservation

The plan excludes a strip of land along Otterbrook but does not explain or include any undertaking to maintain this as a wildlife corridor. Such an undertaking should be required in compliance with BNG regulations

Any planning consent should ensure the trees and bushes along Buxton Road are maintained to protect the appearance of the conservation area and biodiversity.

The planning application states that the development is not within 20m of a waterway, but the strip separating the development from the Otterbrook appears on the plans to be less than 20m. This should be amended

Whilst I believe the environmental concerns could be addressed in the terms of the final planning consent, I cannot see how the access concerns can be addressed, hence my objection to the plan.

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