

From: planningcomments@highpeak.gov.uk
To: [Planning Comments \(HPBC\)](#)
Subject: Comment Received from Public Access
Date: 27 February 2025 13:29:39

Application Reference No. : HPK/2025/0007
Site Address: LAND ADJACENT Buxton Road Chinley Derbyshire
Comments by: Russell Broome
From:

Princes Rd
Chinley
Chinley

Submission: Neither

Comments: Following documents are not accessible and cannot be reviewed/commented on:

- Buxton Road BNG calculation December 2024
- Buxton Road Chinley PEA December 2024
- Buxton Road Chinley BNG summary December 2024

Access

- Can safe access in / out of the proposed site be achieved for all vehicles, including large vehicles, eg: refuse trucks?

Flooding

- The site sits higher than some surrounding properties, what measures are there that this development will not lead to water running off into surrounding properties
- The site sits next to a watercourse, what measures are there that run off will not increase into the brook, causing flooding locally / downstream

Biodiversity

- The site (natural corridor) and neighbouring brook are visited by / home to a large amount of wildlife, what measures will be put in place to protect them?
- Boundary trees / shrubs - These is no mention of these - They currently provide home to wildlife, and provide privacy to surround properties - These should not be removed

Sustainability

- Air source heat pumps are mentioned as a possible option: "Air source heat pumps can produce noticeable noise during operation, particularly the outdoor unit. This noise level may vary depending on the specific model

and installation location, but it could be a concern for some homeowners, especially if the outdoor unit is near living spaces or neighbours" - This is not an acceptable option as it will cause noise pollution to the surrounding area

- Battery storage - What measures would be put in place to mitigate risks from fire etc from these batteries?

Additionally, previous outline permission (I believe) included guarantee that surround properties would not be overlooked - what guarantees are there in place to ensure that this is upheld?

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