

**From:**  
**To:**  
**Subject:** Comment Received from Public Access  
**Date:** 28 February 2025 16:33:38

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Application Reference No. : HPK/2025/0007  
Site Address: LAND ADJACENT Buxton Road Chinley Derbyshire  
Comments by: Gregory Fletcher  
From:  
31  
Princes Road  
Chinley  
High Peak  
Derbyshire  
SK236AB

Phone:

Email:

Submission: Objection

Comments: I feel most strongly that this development should not be approved.

The proposed development borders my property and most definitely would overlook it. The plans show a semi-detached dwelling built right up to the boundary with my property. The site will be crowded and on inspection looks very cramped for this amount of dwellings.

There are a number of mature trees and countless shrubs that will need to be felled to make access to the site.

The access and egress from the site is straight out onto the highway with no footpath alongside the development. Pedestrians entering and leaving the site would walk directly onto the roadway. Site lines would surely be compromised if any trees or shrubbery were not actually destroyed by the building works.

Wildlife has made this site their home over the years with bats, newts, hedgehogs and many species of birds living there.

There are two unfinished building sites one adjacent the site and one 200m further up Buxton Road. Further disruption to village life would be unnecessary.

There is little mention of the aesthetics of the dwellings there is mention of air source heat pumps which are noisy and will affect quality of life for residents nearby.

The actual site is very wet and was known as the marsh field. Drainage would be a problem and could affect properties downstream of Otter Brook. The stream would undoubtedly be affected by building works.

Local amenities are already stretched with Drs, dentists and schools all at capacity. This development would place more strain on the local infrastructure.

I respectfully urge the development to be refused.

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