

C Palmer
52 St Peters Rd
Buxton
SK17 7DX
Tel 0129822747/ 07807465696
e mail c-palmer9@sky.com

Application no HPK/2023/0192

To whom it may concern,

Please find enclosed part of the document of the plan for the (as then proposed roundabout on Fairfield Common. These findings were submitted by the BOHP's very expensive lawyer.

I have highlighted paragraph 7.38, which categorically states that any propose developer MUST build on the Brownfield land (the old engine shed and derelict buildings) before "CHERRY PICKING" the easy to build green pasture land.

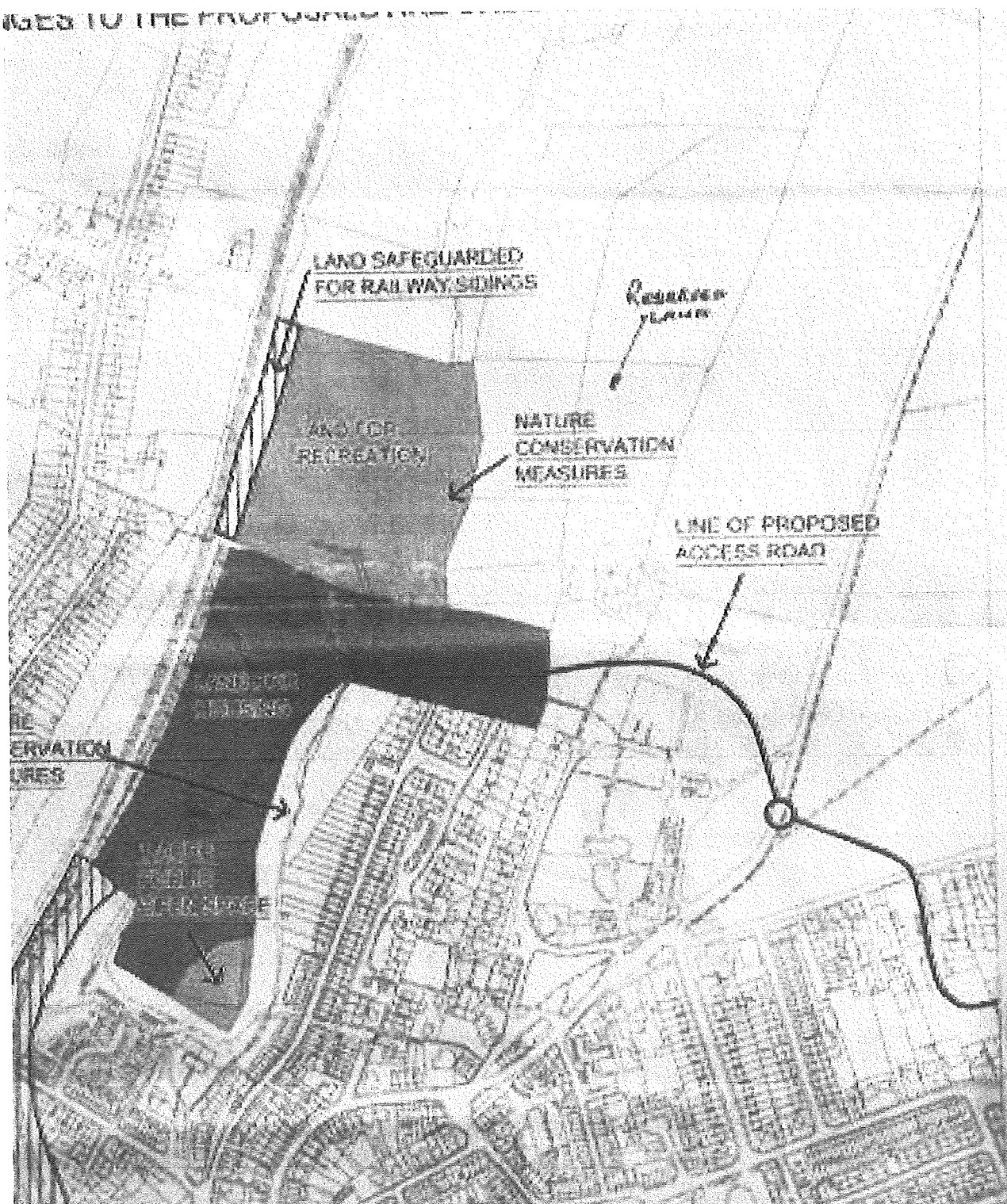
If Barratt homes obtain permission to cherry pick this green land, I am sure the brownfield site (which is why the roundabout was built) will stand as it is now for many years to come, or even not at all because of the difficulty a developer will have building there.

I am sending copies of this document to my local Councillor. Could you please acknowledge you have received this and I would be glad to meet anyone regarding this matter, as I was involved at the time with the proposals.

Thank you

C Palmer

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is to the Proposals of the
Deposit Plan at Hogshaw, Buxton

Scale 1 to 5000

22 Jan 2003

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SUGGESTED REVISED WORDING OF POLICY H4 - Hogshaw Housing Site

This revision is put forward as an agreed form of wording which is available for the Inspector to use should he decide to recommend this particular course of action. It does not represent a formal change in the Council's position.

REASON FOR THE CHANGE: The Council has concluded that the Hogshaw housing site is not large enough to cover all the costs of development, installing the access, clearing up the contamination and managing the nature conservation interest.

Changes are proposed to:

- Chapter 7 - Population and Housing, paras. 7.32, 7.33, 7.35, 7.36, 7.37, 7.38, 7.48
- Policy H4 - Housing in Budon
- Policy H4A - Housing Reserve Land at Hogshaw (new policy)
- Chapter 9 - Leisure and Tourism, para. 9.25

Wavy = Revised Deposit Text
 Bold = Pre Inquiry change
 Underline = Suggested wording
 Strikethrough = Text deleted since Deposit Plan

Chapter 7 - Population and Housing

7.32 Land at Hogshaw (6Ha). Hogshaw ~~is~~ contains the only significant area of previously developed (brownfield) land adjacent to the urban area in Budon, comprising the former railway sidings and refuse tip to the north of the site. The playing field to the south is located on the site of a former refuse tip. The area has ~~These areas~~ have been heavily disturbed in the past by railway and tipping activities, and a survey has shown that they are extensively contaminated such that there remain large areas of ~~vacant, underused and contaminated land.~~ The site has previously been constrained by uncertain ground conditions, the need to remediate the contamination and poor vehicular access.

7.33 On the positive side, the land is positioned just north of the town centre and has the potential to provide housing within walking distance of many of the Budon's main facilities. The site is also located within a shallow valley, between existing areas of housing. Consequently it is considered that it can be developed without significant impact on the landscape of the Peak District. The Council is committed to the remediation of the contaminated land at Hogshaw. The cost of remediation will not be known precisely until further investigation is undertaken as part of the development. As a result, the exact scale of development cannot be precisely quantified. However, to ensure the necessary commitment to the scheme and to ensure that it will be delivered, the Council accants

that sufficient land must be allocated to help fund the restoration of the site. It is considered that the allocation should include a proportion of undeveloped (greenfield) land within the scheme.

7.34 A new vehicular access will be required from the proposed roundabout at Fairfield Common in addition to the existing cycle and emergency access will need to be provided from the site. It is considered that the allocation should also be designed to improve traffic flow on Fairfield Road.

7.35 The north part of the site (the former refuse tip) is ~~contaminated~~ ~~extensively contaminated~~ ~~which renders part of the land unsuitable~~ ~~extensively contaminated~~ and unsuitable for residential development. To make best use of the land resource and to enable complete immediate use of the site, it is proposed that the existing playing fields be relocated to improved facilities to ~~improve the part of the site which cannot be used~~. A smaller area of 0.4 Ha open space will be retained in its place.

7.36 Part of the former railway land within the allocation is also designated as a Derbyshire Wildlife Site. To compensate for the loss of the nature conservation interest, the development should incorporate appropriate compensatory measures. This should include mitigation where possible and habitat creation within the open space along the river valley and within the allocated recreational land to the north. The stream corridor will be restored and enhanced through an agreed management plan. Benefits would include the elimination and subsequent control of invasive alien species, management of the woodland grassland and tall herb communities alongside the stream and potential restoration of a diverted section of the stream. In addition, the best areas of grassland would be translocated and/or recreated within another area of the site. As well as facilitating the creation of the adjacent new recreational land, the development should provide an element of affordable housing in accordance with Policy H4, taking account of the infrastructure and other constraints of the site.

7.37 Because of the acknowledged difficulties with access and contamination it is expected that development will take some time to come to fruition. Consequently it is not anticipated that the Hogshaw site will contribute to housing supply until the last 5 years of the Plan period (as set out in Table H4). In addition, because of the complexities of the site it is unlikely that all of the land identified on the proposals map will be developed by 2011. In the light of the acknowledged constraints at Hogshaw it will be necessary to allocate additional housing sites to maintain housing supply.

7.38 It is considered that a minimum area of 6 Ha needs to be allocated to give this difficult site the best opportunity to get started. The Plan also identifies a further 2ha as 'reserve' land, the development of which is acceptable in principle if it is needed to make the scheme viable. This

and lies to the east of the proposed new playing field. It is greenfield land, but it is considered that it can be developed without significant landscape impact. Development of part or all of this land may be permitted depending on the findings of future investigations as to the scale of resources needed to fund the remediation works.

In order to prevent the rapid development of the easiest greenfield sites, the council will employ a phased approach to the release of housing land. The principal objective of this is to promote the development of previously developed sites – and the development of the major brownfield site at Harpur Hill College in particular. Consequently phasing policies will be applied to the greenfield allocation at Foxlow Farm. When doing so, the Council will consider the degree of employment change in the town, being also an important component of the strategy for Buxton. Phasing will also be applied at Hogshaw to ensure that the previously developed part of the site is developed ahead of the greenfield part.

H4 - HOUSING IN BUXTON

PLANNING PERMISSION WILL BE GRANTED FOR RESIDENTIAL DEVELOPMENT AT THE FOLLOWING SITES IDENTIFIED ON THE PROPOSALS MAP, SUBJECT TO MEETING THE FOLLOWING REQUIREMENTS:

LAND AT HOGSHAW (6 Ha)

DEVELOPMENT WILL INCLUDE FULL INVESTIGATION AND REMEDIATION OF EXISTING CONTAMINATION AND GROUND CONDITION PROBLEMS AT THE SITE.

REMEDICATION OF THE CONTAMINATED LAND WILL BE COMPLETED BEFORE THE COMPLETION OF THE RESIDENTIAL DEVELOPMENT OF THE GREENFIELD PART OF THE SITE, INCLUDING THE 'RESERVE LAND'.

DEVELOPMENT WILL BE PHASED TO GIVE PRIORITY TO THE DEVELOPMENT OF THE PREVIOUSLY DEVELOPED LAND.

VEHICULAR ACCESS WILL BE VIA A NEW ROAD FROM FARFIELD COMMON; EMERGENCY, BUS, CYCLE AND PEDESTRIAN ACCESS SHALL BE PROVIDED TO CONNECT THE SOUTH OF THE SITE WITH THE TOWN CENTRE.

THE EXISTING PLAYING FIELDS SHALL BE REPLACED WITH
SUCH OPEN SPACE AND ADDITIONAL IMPROVED FACILITIES
RELOCATED ON THE PART OF THE SITE UNABLE TO
DEVELOPED. CONTAMINATED LAND TO THE NORTH OF THE
SITE DEVELOPMENT WILL BE PHASED TO ENSURE THAT THE
RELOCATED PLAYING FIELDS ARE COMPLETED BEFORE THE
REDEVELOPMENT OF THE EXISTING PLAYING FIELDS.

PROVISION WILL BE MADE FOR ACCESS TO THE FUTURE
EMPLOYMENT LAND.

AN AGREED MANAGEMENT PLAN WILL BE REQUIRED TO
CONSERVE AND ENHANCE THE ECOLOGICAL INTEREST OF
THE SITE

H4A - HOUSING RESERVE LAND AT HOGSHAW (2HA)

RESIDENTIAL DEVELOPMENT OF THE LAND IDENTIFIED ON
THE PROPOSALS MAP AS 'RESERVE LAND' WILL BE
ACCEPTABLE IN PRINCIPLE IF IT CAN BE SHOWN THAT THE
DEVELOPMENT IS NECESSARY IN ORDER TO SECURE THE
REMEDICATION AND DEVELOPMENT OF THE CONTAMINATED
LAND AT HOGSHAW

THE NUMBER OF DWELLINGS COMPLETED AT ANY TIME ON
THE RESERVE LAND WILL NOT BE PERMITTED TO EXCEED
THAT COMPLETED ON THE PREVIOUSLY DEVELOPED LAND

Chapter 9 - Leisure and Tourism

Hogshaw, Buxton

9.25

As part of the housing allocation at Hogshaw, it is proposed to relocate
the existing playing fields to the north of the site. This will mean that
additional playing fields can be provided and the quality of them
improved. The Derbyshire and the Peak Park Sport and Recreation
Forum have undertaken a survey of all facilities in the borough and a
need for additional playing fields has been identified in the Buxton area.
A small area, 0.4ha of the current playing fields is to remain within the
housing development. An area of 1.3ha along the stream corridor will
be restored and enhanced through an agreed management plan to
create a wildlife corridor and area of ecological interest, and to allow
public access for informal recreation.