
From: planningcomments@highpeak.gov.uk
Sent: 08 June 2025 16:46
To: Planning Comments (HPBC)
Subject: Comment Received from Public Access

Categories:

Application Reference No. : HPK/2023/0192 Site Address: Land at Hoghaw Fairfield Buxton Derbyshire Comments by: Mr and Mrs Petronzi

From:

86
Brown Edge Road
High Peak
Buxton
Derbyshire
SK17 7AF

Phone:

Email:

Submission: Objection

Comments: We would like to emphasise that we originally objected to these proposals on 01/07/2023, when plans were first submitted for 113 dwellings. Although the number of proposed dwellings has since been reduced to 99, we continue to object on the basis of our original concerns.

Firstly, the proposed dwellings between plots 87¿99 appear, according to the cross-sectional plans, to be of a similar height to Fairfield Common. As we highlighted in 2023, any dwellings adjoining the golf course and the Fairfield Conservation Area should not be visible from the common when entering or leaving Buxton. This position has since been supported by the Conservation Officer at High Peak Borough Council, whose response dated 16/05/2025 reinforces this view. It is disappointing that the developer appears to have done little, if anything, to address these concerns regarding the visual impact on the conservation area. Should planning permission be granted, we would strongly request a condition requiring either the removal of the dwellings adjacent to Fairfield Common or the implementation of a solution that ensures plots 87¿99 do not compromise the open views of the conservation area.

Secondly, as residents living directly opposite the site, we witness daily the level of traffic congestion along Fairfield Common, particularly during peak hours. While Derbyshire County Council Highways has indicated that there would be no immediate impact, it is clear that additional vehicle movements to and from the site would significantly affect traffic flow throughout Buxton. Again, the developer has offered little reassurance or mitigation in relation to this issue.

Finally, regarding the presence of otters ¿ a protected species ¿ in the vicinity of the proposed development, we note that no mitigation measures have been put forward by the developer to address this matter.

Kindest regards, Mr and Mrs Petronzi.

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