

From:
To:
Subject: HPK/2024/0496 - Objection from Councillor Smith
Date: 28 July 2025 10:38:28

Please see below comments from County Councillor Smith in connection with HPK/2024/0496

James Stannard Planning Officer
Development Services
High Peak Borough Council and Staffordshire Moorlands District Council

www.highpeak.gov.uk | Follow HPBC on [Twitter](#) | [Facebook](#)
www.staffsmoorlands.gov.uk | Follow SMDC on [Twitter](#) | [Facebook](#)

Please note that my working days are Monday-Thursday

From: Melandra Smith (Elected Members)
Sent: 27 July 2025 16:00
To: Mario Petronzi <James Stannard>
Subject: Housing Application HPK/2024/0496 Brown Edge Road Buxton

Dear Mario,

Thank you for inviting me to meet concerned residents on Brown Edge Road and Brown Edge Close, Buxton, on 09/06/2025, and examine for myself the site that is the subject of your BERG Response Report to Housing Application HPK/2024/0496

This is a painstaking, well-written, comprehensive and convincing piece of work on your part. It presents a long list of clear-cut objections to development on the proposed site, and those which stand out for me are:

1. The unstable nature of the slope as shown by British Geographical Survey (BGS) that the proposed site covers and likelihood of landslip (including any dwellings built thereon) onto adjacent Network Rail infrastructure.
2. The proximity of the water table on the proposed site to the surface and propensity for groundwater to collect next to and affect Network Rail infrastructure. Once again this is clearly demonstrated by BGS Data.
3. Although properties on Brown Edge Close show no signs of ground movement, boundary walls that are adjacent the site of Brown Edge Road show clear signs of movement.
4. The developer has not suggested any plans for drainage, from my own visit to the site it is clear that sewerage would need to be pumped uphill to connect to the existing network, which seems to me to be a recipe for disaster.
5. The application site clearly lies beyond the built-up area boundary of Buxton and is not just a perfect habitat for nature, lying as it does between the town and the railway, but provides a green sound barrier between existing housing and the railway, the use of which may well be expanded in the not-too-distant future.

6. There is nothing to support the proposed development either in the form of an engineer's report detailing how the extensive earthworks and infrastructure obviously required to connect the proposed extended roadway and support any new dwellings along the slope will be facilitated. Once again there are no formal drainage and sewerage plan to take waste water and sewerage back uphill to connect with existing services on Brown Edge Road. These stand out for me as glaring omissions.

Having seen the site for myself and the obvious difficulties it presents, along with evident high feeling locally in opposition to the development plans, I find myself rather surprised that another application has been submitted on this site. The applicant is clearly aware, because this application has been rejected before, that due to a complete lack of supporting surveys/reports weighed against the extensive list of objections listed in this report and elsewhere, that they are applying for planning on an unsuitable site for a scheme of limited return on investment which is highly unpopular with their neighbours and highly likely to pose a wide range of challenges, not all of which have been listed here, going forward.

For these reasons, I am fully in support of BERG in their rejection of this proposed development at Brown Edge. I would further add that housing developments around Buxton continue to explode while ignoring the town's increasing need for improved and extended critical infrastructure, more school and nursery places, a larger hospital, local birthing facilities (and the list goes on), and that I believe these should all be addressed suitably before any further substantial developments are considered in our town.

Warm wishes,

Melandra Smith

County Councillor for Buxton North & East

Sent from [Outlook for iOS](#)

Do you provide unpaid care for someone who couldn't cope without your help? If so, we have a range of carer support services to help you with your caring role. [Find out more](#) on our website.

Think before you print! Save energy and paper. Do you really need to print this email?

Derbyshire County Council works to improve the lives of local people by delivering high quality services. You can find out more about us by visiting www.derbyshire.gov.uk. If you want to work for us go to our job pages on www.derbyshire.gov.uk/jobs. You can register for e-mail alerts, download job packs and apply on-line.

Please Note

This email is confidential, may be legally privileged and may contain personal views that are not the views of Derbyshire County Council. It is intended solely for the addressee. If

this email was sent to you in error please notify us by replying to the email. Once you have done this please delete the email and do not disclose, copy, distribute, or rely on it. Under the Data Protection Act 2018 and the Freedom of Information Act 2000 the contents of this email may be disclosed.

Any personal information you have given us will be processed in accordance with our privacy notices, available at www.derbyshire.gov.uk/privacynotices.

Derbyshire County Council reserves the right to monitor both sent and received emails.

CONTROLLED

Do you really need to print out this Email? Be green - keep it on the screen.

This email is intended for the addressee(s) only and may contain sensitive, privileged or confidential information that could be protectively marked. If you are not the addressee please do not use the information in any way. If you have received this email in error please notify the sender immediately and delete it from your system. Thank you.

The Council may be required to disclose this email or any responses to it under the Freedom of Information Act 2000. The way in which we handle personal information is set out in our privacy notice and is available at <https://www.highpeak.gov.uk/YourData>
