
From: planningcomments@highpeak.gov.uk
Sent: 01 October 2025 15:17
To: Planning Comments (HPBC)
Subject: Comment Received from Public Access

Categories:

Application Reference No. : HPK/2023/0488 Site Address: Land At Burlow Road And Heathfield Nook Road Burlow Road Harpur Hill Buxton Derbyshire Comments by: Simon Cox

From:

3
Flint Way
Harpur Hill
Buxton
Derbyshire
SK17 9GN

Submission: Objection

Comments:

I am the owner/occupier of a ground floor flat in Flint Way (formerly Plot 122) immediately northwest of the proposed new development and probably the closest to it. The proposed plan will adversely affect my property.

1/ When I purchased my property I was aware of the proposed creche, play area, community centre and associated parking, I have a partial plan of the proposed buildings. I was led to believe the original buildings would be single storey and was therefore happy to go ahead with my purchase. I am now being confronted with a possible row of 2 storey homes about which I am less than happy. This is not the first new development I have lived on where promised community facilities have later been said to have a 'lack of interest' and been replaced with more housing. There is a new proposal of a planning contribution towards community facilities (changing facilities for Haslin Football Pitches), can we have more specific details of this before the developer is allowed to build just in case the proposal does not meet community expectations and/or should the developer be asked to build the community facilities prior to building the new housing. I am surprised to read the 'marketed without interest' comment re the original planned creche since there is a child day care centre under construction adjacent to the new Aldi site on the A515 not far away. How aggressively was the original proposal marketed? Were other uses of the buildings considered which may have served the community in another way such as a vets or pharmacy etc.

2/ Affordable homes, community need.

The proposed new homes are all of 2 stories and will therefore be of a higher selling prices but as with most areas of the country 'affordable' housing is an issue, particularly for the local youth. Could the properties that will front onto Lime Kiln Way be single storey? Not everyone wants or needs 2/3 bedrooms, not everyone can manage stairs, not everyone is able bodied. Single storey dwellings with only one bedroom would be more affordable to a variety of house hunters and may also meet wider community needs for O.A.P housing and housing for the disabled. Having read the Planning, Affordable Housing and Housing Mix

Statement I could find no mention of either Accessible Housing or Housing for the elderly in the proposed mix for this plan. The statement makes mention of employment and service growth for Buxton but says nothing of the ageing population which is fast becoming a national issue, they too require housing.

3/ Car Parking and traffic.

On several weekends of the year the Haslin football pitches are used for football matches, several at a time on occasion. These matches bring with them car parking problems which affect Heathfield Nook, Burlow Road, Lime Kiln Way, Flint Way and the surrounding area. At present some 20+ of those vehicles make use of the developers site construction car park which serves to ease that parking problem. Had the original community centre and creche been built I assume some of the match parking could have used their associated car parks at weekends. As that possibility will no longer exist many more cars will be parking on the roads of the development and surrounding area as a whole. Even with the current use of the construction site car park, access for existing residents has at times been challenging when matches are taking place. I am also concerned that sight lines at the junction of Flint Way and Lime Kiln Way will be significantly reduced by the closeness of the new dwellings to that junction. It is fast becoming a busy junction. Flint Way has become a busier road with the completion of other proper roads in the development. Will this junction be marked 'Give Way' to assist with collision prevention and parking on or close to the junction (Highway Code Rule 243) especially on football match days.

4/ Car park and play area.

As the original plan has seemingly been abandoned the car parking that could have been used by/for the community is lost as is the play area that was to be associated with the creche. I assume that play area would have been usable

outside of creche opening hours. Could the developer build the 5 proposed houses that back onto the railway in the south east of the site and develop the remainder of the site as a community car park and also construct a play area within that space which is much needed by the ever growing number of younger children on the existing development. More new houses will inevitably mean more children but with no facilities. The only nearby child play facility I am aware of is at Harpur Hill opposite the Parks Inn, hardly local, parents like to have these facilities within an easy walking (toddlers) distance. There are no car parking facilities at Harpur Hill and it is a very busy road junction.

5/ Site offices, compound and parking.

I have seen no mention of where the existing site office, materials compound and contractor car parking will relocate to while construction of the proposed housing takes place. My concern is access for delivery lorries and parking of contractors vehicles along with any noise, nuisance, inconvenience and impact on lifestyle such relocation and ongoing construction may bring. I assume an area has already been chosen and that it will require connection to all normal services so what will happen to that space once the new homes have been built? Can we please be informed of the proposed location in case there are objections.

6/ Drains.

I have read submissions by other owner/occupiers of nearby properties about their problems with drain and sewer overflows, too many new properties are tacked onto existing already overloaded services. The addition of any new properties therefore seems to be a question, at least in part, of what can those systems withstand and if it is deemed they have reached or passed their capacity surely any further development should be refused or at the very least deferred until a significant upgrade of those services has been completed. Should upgrades be at the developers expense rather than overstretched local authorities since it is the developer who will ultimately benefit financially?

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