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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: Bridie Rowbotham

From:
24 Flint Way

Buxton
Derbyshire
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Phone: [REDACTED]

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Submission: Objection

Comments: I am writing to formally object to planning application HPK/2023/0488, submitted by Barratt Homes Manchester Ltd, for the construction of 10 dwellings on land off Heathfield Nook Road, Harpur Hill.

This land was originally designated for a crèche and community centre as part of the wider development plan. The failure to deliver these essential facilities & due to lack of commercial interest & should not justify replacing them with additional housing. The community was promised amenities that would support families and children, and removing these plans undermines the original intent of the development.

Key Grounds for Objection:

1. Loss of Promised Community Facilities

The site was earmarked for a crèche and community centre, which are sorely needed in Harpur Hill.

Replacing these with housing removes vital infrastructure that would have supported families and children in the area.

The lack of such facilities forces residents to travel over 2 miles into Buxton town centre, which is not practical for many families, especially those without access to transport.

2. Drainage and Flooding Issues

The existing development has already led to significant drainage problems, particularly in rear gardens and around the football pitch.

Adding more dwellings without resolving these issues risks worsening surface water flooding and damaging both public and private property.

The site's hard surfacing and lack of natural drainage features make it unsuitable for further development without major infrastructure upgrades.

3. Traffic, Parking, and Road Safety

Heathfield Nook Road and surrounding streets are narrow and not designed to accommodate increased traffic.

The football pitch attracts large numbers of visitors, and parking is already a major issue, with vehicles frequently blocking roads and driveways.

Additional housing will exacerbate congestion and pose safety risks to pedestrians, especially children.

4. Lack of Recreational Space for Older Children

The only nearby play area is designed for younger children, leaving those over 10 with no local facilities.

Without the originally planned community centre or crèche, older children must travel into Buxton to access suitable recreational spaces – a journey of over 2 miles.

This lack of provision is detrimental to youth development and community cohesion.

5. Environmental and Wildlife Concerns

Since the site has remained undeveloped, wildlife has begun to return to the area, contributing to local biodiversity.

Developing the land now would disrupt this natural recovery and reduce green space that benefits both wildlife and residents.

Conclusion

This application represents a significant departure from the original development plan and fails to meet the needs of the Harpur Hill community. The loss of promised facilities, unresolved infrastructure issues, and lack of recreational space for older children are serious concerns that must be addressed before any further development is approved.

I respectfully urge the Council to reject this application or require substantial revisions that restore the original community-focused intent of the site.

Please confirm receipt of this objection and ensure it is considered as part of the planning process.

Yours sincerely,

Bridie Rowbotham

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