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

From:

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Submission: Objection

Comments: I submitted my objection to the proposed development on 12.01.2024 and have now studied the revised application. This indicates construction of five fewer homes (10 as opposed to 15) on the remaining land at Heathfield Nook, that was originally designated for a Community Centre and Creche. The plans which showed ten 2 back-to-back homes, on the original footprint of the proposed Community Centre, are now replaced by two semi-detached and one detached house (plots 276-280) which makes them more in line with the rest of the development. They have been no changes to the remaining five homes (plots 281-285) running parallel to the railway, where the proposed 2 Creche 2 was planned in the original submission.

Overall, with five fewer homes ten less car parking spaces are required and these now become gardens. This at least reduces some of the extensive car park tarmac, which I originally commented on. Unfortunately, the changes do not satisfy my previous objections regarding the spacing of some of the planned properties.

In particular, the new larger homes shown on the plan (plots 276-280) include three separate buildings (2 semi-detached and 1 detached home). However, the distance between Flint Way and the newly proposed Entry Road appears to result in two unsatisfactory compromises to fit these five properties within the footprint.

Firstly, the new entry road lacks a footpath and contacts the outside wall of property 280. This makes it impractical and dangerous to reach the rear garden, other than through the house.

Secondly, at the Flint Row boundary, the front wall of property 276 is particularly close to the footpath and was only achieved by restricting the access around detached home 278. This results in two buildings (277&278), with only minimal separation (approximately 1m) between the outside walls. With such narrow spacing any future maintenance of the gable ends would be problematic.

The above issues are a consequence of the closer-spacing of the five properties planned for the 'Community Centre' plot, compared to the existing more open layout across the Heathfield Nook development.

If permission is granted for more homes on the undeveloped land, which was previously not allocated for this purpose, then many of the objections raised would be addressed by a compromise. This would involve building 50% of the proposed development, represented by the five homes parallel to the railway, while not at present developing the land corresponding to the 'Community Centre' Footprint. This plot, which is closest to the Haslin Field, should in my opinion remain as originally planned 'free of housing' and its development provide benefit for local residents.

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