

From: [REDACTED]
Sent: 30 October 2025 11:01
To: Planning Comments (HPBC)
Subject: Comment Received from Public Access

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

Phone: [REDACTED]

Email: [REDACTED]

Submission: Objection

Comments: 1/ The developer has decided that the 'new' village hall at Harpur Hill is sufficient for the communities needs. I should like to point out that Harpur Hill village hall is not a 'new' building it is a repurposed building. I have to assume that the developer has not visited the hall or they would have noted its small size and lack of dedicated parking. The adjacent roads are used by local residents for parking at their own homes leaving little if any on-street parking for visitors to the hall if they live more than walking distance from it.

2/ Harpur Hill as a geographical location is now far too broad to encompass Heathfield Nook and other developments. Harpur Hill has already been expanded above its own community requirements by the addition of College Hill Park. Further expansion of College Hill Park and Heathfield Nook will make the need for community facilities even more important. If we follow what appears to be the future plans of the developers of College Hill Park, Heathfield Nook and Foxlow Fields to join all 3 developments together then the existing facilities including green space and children's play areas will be totally inadequate. Lime Kiln Way in Heathfield Nook extends up onto the hillside in preparation for further development towards College Hill Park. Flint Way in Heathfield Nook has incomplete pavements near the junction with Marble Court which would lead through to Foxlow Fields which in turn already leads up the hill towards College Hill Park.

3/ Parking at the proposed new housing in Lime Kiln Way will prove to be inadequate, many of the smaller homes on the existing development find parking on their allocated space is not wide enough to allow the parking of 2 cars off road and certainly makes opening car doors difficult. As a result many cars are parked either completely on-road or half on half off the pavements. As with most modern houses garages are too small, a car can access the garage but the driver struggles to exit the car. Provision of parking space in general has not kept up with the increase in car size.

4/ There are many children of varying ages who need space in which to play, losing the originally planned play area will become more of an issue for the community in the longer term. More children will inevitably be born in the development or move into it. In time these children will have cars and what was a 2 car family may become a four car family so parking will become even more of an issue. Around 2 sides of the football pitches there are incomplete pavements. This space could be reclaimed, the road widened and parking bays put in their place. This would to some

extent help with the parking generally and also for the football pitches when in use, allowing parking which would have been available at the community centre under the original plan.

5/ Under the National Planning Policy Framework I believe section 8 ‘Promoting Healthy and Safe Communities’ paragraph 98 through 108 may have relevance to the proposed plan. I do not intend to lay out all of the text here, the document is available online at gov.uk

The existing facilities of shops, village hall, children's play area and sports venues were put in place for Harpur Hill as it was not as it is intended to be by the developer.

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