

[REDACTED]

From: Mercydes Moore [REDACTED]
Sent: 26 March 2026 16:21
To: Planning Comments (HPBC)
Subject: HPK/2026/0115 Opposing

[REDACTED]

Dear Sir/Madam,

I am writing to formally object to the proposed development of 9 dwellings on land off Leek Road, Buxton.

I am a resident of No. 31 Macclesfield Old Road, which is directly adjacent to and would be significantly affected by the proposed development site.

Access and Highway Safety:

The proposed access appears to run immediately behind/adjacent to my property at No. 31. This raises serious concerns regarding increased traffic movements in very close proximity to my home. The additional vehicle use, including construction traffic, would create noise, disturbance, and potential safety risks in what is currently a quiet residential setting.

Loss of Light and Impact on Residential Amenity:

Due to the proximity of the proposed dwellings to No. 31, I am extremely concerned about loss of natural light and overshadowing. The introduction of multiple houses in such close proximity will have a significant overbearing impact and will materially reduce the enjoyment of my property and garden.

Noise and Disturbance:

The development would introduce a considerable increase in noise levels, both during the construction phase and once occupied. The access route and positioning of dwellings near my property would result in ongoing disturbance from vehicles, deliveries, and general residential activity, which would negatively affect my quality of life.

Impact on Privacy:

The proposed layout raises concerns about overlooking from new dwellings towards my property at No. 31. This would result in a loss of privacy for both my home and garden. We bought this house knowing that there is land behind our property, giving us privacy, and this application worries me greatly that my privacy will be impacted on.

Impact on Wildlife and Environment:

The site currently provides a natural habitat for wildlife, particularly given its green space and proximity to the watercourse. Development of this land risks disrupting local biodiversity and removing an important natural area. I do not believe the ecological impact has been adequately

addressed.

Overall, this proposal represents an overdevelopment of the site and would have a significant and harmful impact on neighbouring residents, particularly us at Number 31.

For the reasons outlined above, I strongly urge the Council to refuse this planning application.

Yours faithfully,

Mercydes Moore
31 Macclesfield Old Road,
Buxton SK17 6TY