

[REDACTED]

From: [REDACTED]
Sent: 30 March 2026 21:32
To: Planning Comments (HPBC)
Subject: Comment Received from Public Access

[REDACTED]

Application Reference No. : HPK/2026/0115 Site Address: Land off Leek Road Buxton Derbyshire Comments by: R I
Pothecary
From:

Macclesfield Old Road
Burbage
Buxton

[REDACTED]
[REDACTED]
Submission: Objection

Comments: I object to the Proposal in Principle to develop the land in question. It would be difficult to develop this plot in a sustainable and environmentally friendly way.

Since the previous planning application was refused there has been a landslip resulting in the closure of the Public Footpath, the flow of the river Wye was diminished and the Environment Agency had to carry out remedial work.

Given the steep gradient from the Public Footpath to the stone wall adjacent to Leek Road, the groundworks required to build there would be extensive and exacerbate any instability present. If this land was developed would local residents possibly end up with an eyesore similar to the one that has been created at 54 Leek Road? It is opportunistic to think of developing this site when the area adjacent to it with planning permission granted 01/09/2017 appears to have been abandoned leaving a negative impact on the surroundings.

I agree wholeheartedly with Planning Inspector R Cooper's (APP/H1033/W/20/3249205) statement when refusing an appeal on HPK/2019/0255 for 2 houses on a small part of the land in question & there would be harm to the character and appearance of the area. The Inspector also said there were 2 trees with TPOs on the site, the applicant in the Planning Statement ref 2.21 state there is one. Can this discrepancy be cleared up to ensure no tree is felled in error.

It would not be good use of this land to build 9 houses there.

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