

[REDACTED]

From: [REDACTED]
Sent: 04 April 2026 09:25
To: Planning Comments (HPBC)
Subject: HPK/2026/0115

[REDACTED]

Dir Sir/Madam

I object to the outline planning application for 9 houses on land off Leek Road, planning application number HPK/2026/0115 for the following reasons:

- There is no safe access to this area having already recorded 1 very serious RTA involving the air ambulance only a few meters from the present site entrance. If there is one very serious incident we all know from health and safety there will have been many near misses not recorded before the actual incident without another exit on a bend with heavy traffic count as a route in to Buxton.
- The ongoing build that's has been happening now for years highlights the unsuitable ground conditions on this area. Since that build was started, now abandoned, many years ago, there have been 2 incidents that have involved the rivers authority or environment agency when 2 sinkholes a couple of years apart opened up in the brook, the source of the river Wye. The Brooke disappeared under ground to who knows where on both occasions. This resulted in a dry river bed from the new build through to Cavendish golf club/ the serpentine causing the death of all fish in this stretch of river. People who have lived up Burbage all their lives have never known the brook to dry up, one gentleman I was talking to at the time was in his late 80's.
- The public footpath was shut for several months after a structural engineer inspection at the time of the second sinkhole due to the high probability of landslips on the proposed site due to building on it. The build has never restarted after the last incident.
- The public footpath is in regular use when not closed due to building works effecting ground conditions.
- The field is only stabilised by the grass as it is just old lime tips which is obviously the reason the site is home to the protected Lime House, grade 2 listed.
- This area is home to many birds, insects and animals that are seen regularly, surely we need to protect some green spaces for animals, birds and insects to thrive, pheasants, herons, and ground nesting birds have made this area home. Herons not seen as often now I assume due to the the death of fish when the brook has dried up twice since the ongoing build started.
- Other planning applications, 3 of , have been refused around this area for good reasons, however this site is far less suitable.

- Any building on this site could potentially cause a massive environmental impact to the area, landslips, blocking of Brooke, displacement of wild life, disruption to walkers on public footpath etc.

I hope the above points are taken in to account for this site, it is quite obvious the site is not suitable for any kind of development whether that's 1 house now abandoned half way through the build after how many years, 7 or 8 ? The government directive for 9 house rule must surely mean that common sense must prevail and not ALL sites get outline planning by just applying as not all sites can be suitable and this is defiantly one that is not.

Regards

Mr & Mrs S Page