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From: Toby Mackenzie [REDACTED] >
Sent: 06 April 2026 10:02
To: Planning Comments (HPBC)
Subject: objection to HPK/2026/0115

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Subject: Objection to Planning Application HPK/2026/0115 – Land off Leek Road

Dear Sir/Madam,

I write to formally object to planning application **HPK/2026/0115** submitted by R & M Property Group in respect of the proposed development at land off Leek Road.

As a nearby resident, I have significant concerns regarding the scale, impact, and suitability of this proposed development.

First and foremost, the proposed scheme represents an overdevelopment of a sensitive and elevated site. The scale and positioning of the buildings at the rear of existing properties will result in a visually intrusive and overbearing presence. This will fundamentally alter the character of the area and create an unacceptable visual impact, effectively becoming an eyesore in what is currently an open and pleasing landscape setting.

The development will also have a detrimental impact on residential life. In particular, it will result in a loss of natural light to neighbouring properties due to its height, size, and proximity. Additionally, the scheme raises serious concerns regarding overlooking and loss of privacy, which would significantly diminish the quality of life for existing residents. I love to play with my brother and Dad and dog in the garden and I will feel less able to do that with people looking directly at me.

The ecological value of the site must also be given proper weight. The land currently supports a variety of wildlife, including pheasants, grouse, rabbits, and numerous species of nesting birds. I love spotting birds especially the pheasants. The proposed development would inevitably lead to habitat loss and fragmentation, undermining local biodiversity and contradicting principles of sustainable development.

Furthermore, the site contains a notable example of a traditional hand-built stone wall running all the way along the land. This structure is an important element of local heritage and craftsmanship. Its removal or damage would represent an irreversible loss to the historical character of the area and should be strongly resisted.

There are also serious practical concerns regarding the topography of the site. The land lies on a steep incline, which raises questions about the engineering feasibility, environmental disturbance, and long-term stability of any development. It is my understanding that a previous attempt to develop this site was abandoned due to the complexity and cost associated with these challenges. The remnants of that failed project remain, already detracting from the landscape, and it would be deeply concerning to see a repetition of such an outcome. It is really ugly.

In addition, increased traffic and activity associated with the development would make worse the existing pressures on Leek Road, with potential implications for safety, congestion, and overall environmental quality.

In summary, the proposal:

- Represents overdevelopment of a constrained and sensitive site
- Would cause significant visual harm and loss of local character
- Would adversely affect residential amenity through loss of light and privacy
- Would result in the destruction of valuable wildlife habitat
- Threatens a heritage feature of local importance
- Raises serious concerns regarding feasibility and long-term impact due to site topography

For these reasons, I respectfully request that the application be refused.

Yours faithfully,
Toby Mackenzie
21 Anncroft Road, Buxton SK17 6UA