

[REDACTED]

From: Ed M. <[REDACTED]>
Sent: 06 April 2026 10:14
To: Planning Comments (HPBC)
Subject: Objection to Planning Application HPK/2026/0115 – Land off Leek Road

[REDACTED]

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 a number of concerns regarding the scale, impact, and overall suitability of the proposed development, particularly in relation to relevant policies discussed within the High Peak Local Plan (2016).

1. Landscape Character and Visual Impact

The application site occupies an elevated and visually sensitive position. The scale and siting of the proposed buildings would introduce a prominent and intrusive form of development into what is currently an open and attractive landscape.

In my view, this would result in significant harm to the character and appearance of the area, contrary to Sustainable Development Principles and Landscape Character, which seek to ensure that development respects and enhances its surroundings.

2. Residential Amenity

The proximity, height, and massing of the proposed development would have a detrimental impact on neighbouring residential amenity. In particular, there would likely be a reduction in natural light, as well as increased overlooking, leading to a loss of privacy.

These impacts would materially affect the enjoyment of nearby homes and gardens. For example, the current sense of privacy when using outdoor space would be significantly reduced if the development allowed direct overlooking.

Such impacts are contrary to Design and Place Making, which requires development to respect the amenity of neighbouring occupiers.

3. Biodiversity and Ecology

The site currently supports a variety of wildlife, including pheasants, rabbits, and a range of bird species. The proposed development would inevitably lead to disturbance and loss of habitat.

This would conflict with Biodiversity policies, which seek to conserve and enhance biodiversity within the Borough. The loss of this informal habitat would be a notable negative impact of the proposal.

4. Built and Historic Environment

A significant feature of the site is the traditional hand-built stone wall running along its length. This is an important element of local character and reflects historic building practices in the area.

Its loss or damage would represent a clear harm to the local environment, contrary to Built and Historic Environment, which seeks to protect features that contribute to local distinctiveness.

5. Site Constraints and Deliverability

The steep gradient of the site presents clear practical challenges in terms of construction, land stability, and long-term viability. It is understood that previous attempts to develop this land were unsuccessful due to these constraints, leaving behind an incomplete and visually harmful result.

This raises legitimate concerns about whether the current proposal can be delivered in a sustainable and appropriate manner.

6. Highway and Access Considerations

The development is likely to increase traffic along Leek Road, which may place additional strain on the existing highway network and raise safety concerns.

This would be contrary to Accessibility and Transport policies, which requires development to ensure safe and suitable access for all users.

In summary, the proposed development would result in harm to landscape character, residential amenity, biodiversity, and local heritage, while also raising concerns regarding site suitability and highway impact.

For these reasons, I respectfully request that planning permission for application HPK/2026/0115 be refused.

Yours faithfully,
Dr Edward Mackenzie
21 Annecroft Road
Buxton
SK17 6UA