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Subject: Comment Received from Public Access

Categories: [REDACTED]

Application Reference No. : HPK/2026/0166 Site Address: Fernshaw Farm Beech Lane Dove Holes Derbyshire SK17 8DJ Buxton Comments by: MR ERIC EALPH BURTON AND MRS TRUDIE COOPERBurton & Vernon

From:

Old House Farm
Beech Lane
Dove Holes
Buxton
Derbyshire
SK17 8DJ

Phone:

Email: [REDACTED]

Submission: Objection

Comments: Old House Farm is a family-run upland beef farm, and has been in the Burton family for over 100 years. We own the land directly to the north-east of the proposed development site, and our farmyard, complete with cattle housing and farmhouse (home to Mr Eric Ralph Burton's daughter Trudie Cooper, her husband and children aged 2 and 5) is situated at the end of Beech Lane.

We feel it must be noted that Beech Lane is a narrow, single-track dead end, and can only be accessed from alongside the funeral directors, near the traffic lights in the centre of the village. Just beyond the turning for the proposed development site, the lane finishes and is un-adopted by Derbyshire County Council and becomes our gated farmyard. Cattle are often fastened on the yard, and many of our sheds can only be accessed from the main farmyard with reversing or parked tractors all part of the daily routine. In addition, young children regularly play in front of the farmhouse and are contained for their safety with gates. It must be stressed therefore that neither construction traffic nor any future business traffic can travel through our private farmyard to access the site, and it would pose a huge health and safety risk if this occurred. We regularly have a variety of vehicles attempting to cut through our private farmyard wishing to access the businesses currently operating off Beech Lane, despite multiple signs being in place clearly stating no access is permitted. These vehicles often travel at speed and leave gates open, which is unacceptable with small children and farm animals being present. We would therefore be concerned that additional traffic would pose a greater risk to our business, our animals and our children, especially given the elongated operating hours of 6am to 10pm 6 days a week.

Our field adjacent to the proposed development site is situated to the west of Beech Lane alongside which traffic must pass to reach the site. The field boundary has regularly been damaged by vehicles making their way up Beech Lane and we would be concerned that any particularly large construction vehicles would also cause harm.

A further cause for concern is the noise levels from a padel court, and the sounds likened to gunshots due to the racket design. The aforementioned field off Beech Lane adjoins the development site to the north-east, and is used throughout the spring, summer and autumn months for heavily pregnant cows or cows with very young calves, due to its close proximity to our farm. This is necessary to enable regular checks for animal welfare. Operating within a

village location, the amount of land directly accessible from our farmyard is extremely limited, and we would therefore struggle to find alternative suitable fields. However, the potential impact of gunshot sounds upon these sensitive animals is of concern.

We do not wish to stop suitable land uses nor business opportunities for the Storer family, and strongly support small, local, family businesses and the job creation this brings. However, given all the points raised above, and the suitability of alternative sites locally, we do not feel the development of a padel court is appropriate for this location.

Many thanks

Mr Eric Ralph Burton and Mrs Trudie Cooper

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