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24 July 2017

EP ref: 8166

John Coxon  
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Dear Sir or Madam

Re: Planning Portal Reference: PP-06256320  
Application for the approval of reserved matters to planning permission  
HPK/2016/0648 – Land north of Dinting Road, Glossop, Derbyshire

We are instructed by Loxley Homes to submit this application for the approval of reserved matters to planning permission HPK/2016/0648, which relates to the approved plans for the residential development of up to 37 dwellings on land north of Dinting Road, Glossop.

This reserved matters application is for 29 dwellings, including 8 affordable houses. The affordable houses have been discussed with, and are acceptable to, Peaks and Plains Housing Trust.

The application comprises this letter and the following documents:

- Application form and certificates;
- Site location plan (drawing no. PL 6/17/101 - 3 of 7);
- Proposed layout (drawing no. 6/17/101 - 1 of 7);
- Proposed levels (drawing no. 6/17/101 - 2 of 7);
- Proposed house types – floor plans and elevations:
  - Plots 9, 10, 25 & 26 / 7 & 8 (drawing no. 6/17/101 - 4 of 7);
  - Plots 24, 27, 28 & 29 / 5 & 11 (drawing no. 6/17/101 - 5 of 7);
  - Plots 4 & 12 / 2, 3, 13 & 14 (drawing no. 6/17/101 - 6 of 7);
  - Plots 16-23 (affordable housing) / 1, 6 & 15 (drawing no. 6/17/101 - 7 of 7);
- Proposed landscape masterplan (drawing no. SE714-11\_LS01);
- Landscape and Ecological Mitigation and Management Plan (Biora / Solum Environmental);
- Planning, Design and Access Statement (including Affordable Housing) (Emery Planning);



- Sustainability and Building for Life Statement (Emery Planning);
- Tree Protection Plan (Cheshire Woodlands); and
- Swept Path Analysis Plan (drawing no. SCP/16515/ATR01 rev B).

The application should be read alongside documents previously submitted with the outline application, namely:

- Preliminary Ecological Appraisal (Solum Environmental);
- Bat Survey Report and Plans (Solum Environmental);
- Reptile Survey report by (Solum Environmental);
- Ground conditions desk study (Betts Associates);
- Highways Technical Note (SCP);
- Tree survey (the Appleton Group);
- Report on Geophysical Survey (ARS Ltd);
- Utilities Statement (Peak Associates); and
- Preliminary Drainage Layout, Greenfield Run-off calculation & Microdrainage calculations (Betts Associates).

An application fee of £11,165.00 has been sent to the Council.

This application should be read alongside a separate Section 73 application for the variation of condition 4 of planning permission HPK/2016/0648, which relates to the approved plans. Specifically that application seeks a variation of the approved access.

We trust that this letter and the enclosures provide you with sufficient information to validate the application and we look forward to receiving confirmation from you of this. However, should you have any queries, please do not hesitate to contact me.

Yours faithfully  
Emery Planning

*John Coxon*

**John Coxon BSc (Hons), MRTPI**  
**Associate Director**

Enc.

cc. Client