

The Planning Bureau Limited

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High Peak Borough Council,
Planning Services,
Buxton Town Hall,
Market Place,
Buxton,
SK17 6EL.

Our Ref: CRB
Your Ref: PP-11507165
Date: 30th August, 2022.

F.A.O. Ben Haywood

Dear Mr Haywood,

**YOURLIFE MANAGEMENT SERVICES LTD – VARIATION OF CONDITION 14 OF PLANNING APPROVAL
HPK/2018/0120
ERECTION OF EXTRA CARE ACCOMMODATION FOR OLDER PEOPLE, LANDSCAPING AND CAR
PARKING
SITE AT STATION ROAD, BUXTON, DERBYSHIRE**

I refer to the above and have pleasure in submitting our planning application to vary condition 14. The application (Planning Portal Ref: PP-11507165) comprises duly completed planning application forms together with the following drawing:

<i>Drawing number</i>	<i>Drawing Name</i>
NW-2463-01-03-AC-001 Rev B	Location and Context Plan

Condition 14 – Current Wording

The development shall not be commenced until a detailed scheme of highway improvement works for the modification of the existing access road junction with Station Road and provision of a carriageway central island together with a programme for the implementation and completion of the works has been submitted to and approved in writing by the Local Planning Authority. **No part of the development shall be brought into use** until the required highway improvement works have been constructed in accordance with the approved details.

Condition 14 – Proposed Wording

The development shall not be commenced until a detailed scheme of highway improvement works for the modification of the existing access road junction with Station Road and provision of a carriageway central island together with a programme for the implementation and completion of the works has been submitted to and approved in writing by the Local Planning Authority. **No more than 50% of the units shall be occupied** until the required highway improvement works have been constructed in accordance with the approved details.

Bold text has been used for convenience to highlight the proposed change to the wording.

Unit 3, Edward Court, Broadheath, Altrincham, WA14 5GL

Registered Office: 4th Floor, 100 Holdenhurst Road, Bournemouth, BH8 8AQ.
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Justification/Need for Amended Wording

As you are probably aware the NHS Trust have a planning consent (Ref. HPK/2018/0125) on the land immediately adjacent to my Client's site for a multi-agency healthcare campus. Both planning consents have a matching condition as set out above (this is condition 14 in respect of my Client's consent and condition 16 for NHS Trust) relating to the approval and implementation of off-site highway works.

The NHS are responsible for agreeing and completing the s. 278 agreement regulating these highway works and they will then appoint my Client who would act as the contractor to carry out the works. We are advised that whilst the s. 278 agreement is very close to being finalised, there is a possibility that it may not be completed in time for the highway works to be completed ahead of the first occupation of my Client's development in October. Hence there is a need to vary the condition to allow at least some occupation (up to 50%) at my Client's development.

The highway works are relatively modest and only involve the painting of a right turn harbour on Station Road. Given the modest nature of the works and relatively low level of traffic that will be generated from the extra care development (bearing in mind that the works are also required to serve the multi-agency healthcare campus and the level of traffic generated during the construction phase), I trust that you will agree to the amended worded that will at least allow some occupation of the extra care development ahead of the completion of these works.

The application is submitted electronically via the Planning Portal (Ref: PP-11507165). I look forward to receiving confirmation that the application has been registered and is valid.

Yours sincerely



CHRIS R BUTT BA(Hons), BPI, MRTPI
Associate Director
Director

Encs.

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