

High Peak Borough Council
Buxton Town Hall
Market Place
Buxton
Derbyshire
SK17 6EL

10 February 2023
EP ref: 20-159

Dear Sir or Madam

Re: Planning Portal reference: PP-11928727

Site: Land to the west of Bridgemont, Whaley Bridge, High Peak, Derbyshire

Emery Planning is instructed to submit an outline planning application for affordable housing with access to the highway considered and all other matters reserved (resubmission of HPK/2020/0180) at land to the west of Bridgemont, Whaley Bridge.

The application comprises the following documents and plans:

- Application forms and certificates;
- Existing site and location plan (TADW drawing no. 311106 01 P2);
- Proposed site access plan (TADW drawing no. 46934004 P06);
- Proposed visibility splays and access dimensions – (SCP_200341_F03);
- Transport Assessment (SCP January 2023);
- Travel Plan (SCP January 2023);
- Indicative site layout (TADW drawing no. 311106 03 P2);
- 311106 06 P1 Indicative Typical Block Plans and Elevations;
- Phase 1 Site Investigation (Peak Environmental Solutions, April 2020);
- Preliminary Ecological Survey (NLG Ecology, January 2023);
- BNG Technical Note (Baker Consultants, January 2023);
- Housing need study (Emery Planning, February 2023);
- Flood risk and drainage report (HBL Associates, updated January 2023); and

- Landscape and visual appraisal (Barnes Walker, February 2023)

A planning application is a resubmission of refused application HPK/2020/0180 within 12 months and is fee exempt.

We trust that this letter provides you with all of the information you require to validate the application and we look forward to receiving confirmation of the same as soon as possible. In the meantime, should you need to contact us please do not hesitate to do so.

Yours sincerely
Emery Planning

Rawdon Gascoigne

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