

15<sup>th</sup> March 2023

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

Dear Sir/Madam,

**Further Non-Material Amendment to HPK/2021/0145**

Pegasus Group has been instructed on behalf of our client, HDD Buxton Limited, to submit a further non-material amendment application to the above planning application to allow for the relocation of the proposed electricity substation to serve the development, minor alterations to the finished floor levels of the proposed retail parade/phase and a correction to the elevations approved through the previous non-material amendment application (ref. NMA/2022/0019). The following briefly explains these amendments before confirming the plans that are submitted for approval.

**Electricity substation**

There is a requirement for a substation to be delivered on site and the approved site plan shows that this would be located to the rear of the retail parade. However, following discussions with the statutory services provider regarding the location of this and following some soil sensitivity tests there is a requirement for the substation to have a 9m buffer around it which is effectively free from metal structures including streetlamps, metal street furniture, metal fences or steel frame buildings. Obviously the previously proposed site for it to the rear of the retail parade does not allow for such a buffer.

As such, an alternative site for the substation is required and given the identified constraints a new location for the site has been identified adjacent to the car park and closer to the Aldi store which is submitted for approval. Elevation plans and proposed external materials are also submitted for the substation.

**Retail parade finished floor level**

The approved layout shows Unit B4 (the southernmost unit) some 150mm below the other adjacent units. It is proposed to correct this to allow level access into all unit by increasing the FFL on units B1-B3 by 150mm so that they all sit at the same level. Amended site sections and finished floor/site level plans have therefore been submitted for approval.

**Retail parade elevations**

The previous NMA submission (NMA/2022/0019) submitted a revised elevation plans (Revision L) for approval relating to the retail parade. However, the decision letter refers to a previous revision (Revision K). As such, the revised elevation plan is resubmitted to correct this issue. In addition, the elevation plans have been updated to better reflect the current proposed palette of materials.

Queens House, Queen Street, Manchester, M2 5HT

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Offices throughout the UK and Ireland.

Pegasus Group is a trading name of Pegasus Group Limited (07277000) registered in England and Wales

Registered Office: Pegasus House, Querns Business Centre, Whitworth Road, Cirencester, Gloucestershire, GL7 1RT

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The application has been submitted via the Planning Portal on **15<sup>th</sup> March 2023** with the following reference **PP-12016611**.

The Table below sets out those plans which this non-material amendment relates to and the proposed amended plan references.

| Previously Approved Documents                                | Newly Submitted Documents                                             |
|--------------------------------------------------------------|-----------------------------------------------------------------------|
| Proposed Site Plan 1240-110 (Rev X) (approved through NMA)   | Proposed Site Plan 1240-110 (Rev Z)                                   |
| N/A (new plan)                                               | Close Couple Substation General Arrangement GTC-E-SS-0012_R2-1_1_of_1 |
| N/A (new document)                                           | Sub-Station Materials                                                 |
| Site Section A-A 1240-491 (Rev F)                            | Site Section A-A 1240-491 (Rev G)                                     |
| Site Section C-C 1240-493 (Rev H)                            | Site Section C-C 1240-493 (Rev J)                                     |
| Phasing Plan with Landscaping 240-733 Rev O4                 | Phasing Plan with Landscaping 240-733 Rev O5                          |
| Retail Elevations 1240-320 (Rev K) (approved through NMA)    | Retail Elevations 1240-320 (Rev V)                                    |
| Preliminary Levels Layout FWBN-BSP-ZZ-OO-DR-C-O210 (Rev P08) | Preliminary Levels Layout FWBN-BSP-ZZ-OO-DR-C-O210 (Rev P11)          |

I look forward to receiving confirmation of validation of the planning application in due course, however; should you have any queries in the meantime please do not hesitate to contact me on the details provided below.

Yours sincerely

Jonathan Burns

**Director**

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dd. 0161 507 0414

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