

Kirsty Medcraft

From: Development <
Sent: 17 August 2022 16:20
To: ben.haywood tom.hiles
Subject: URGENT Buxton Road, Chinley (DOC/2022/0013).

Importance: High

Follow Up Flag: Follow up
Flag Status: Completed

EmailType: Incoming

Dear Ben and Tom,

You are probably aware that there are a number of planning issues on the development known as Buxton Road, Chinley (DOC/2022/0013). These challenges have resulted in all site works coming to a halt around 5 weeks ago, the delays have and are causing major issues both for the developer (Urban Construction) and ourselves and are having a direct impact on our ability to provide a housing solution for our customers.

Urban Construction and Johnnie Johnson Housing, via discussion with the planning department, have exhausted all possible avenues available to discharge the ecological/Bio-diversity pre-commencement planning condition for the development.

Having worked with the Consultees Environment Bank and Derbyshire Wildlife Trust as efficiently as possible to have the Planning Condition (25) discharged. Given the extent of the Ecology/Habitat Survey (issued with the original planning application) and the minimal amount of wildlife found on the site itself, we were expecting a small amount of wildlife provision required to be implemented on the site (refers to BAT/Bird box provision).

Whilst all parties accept the subsequent wording of Planning Condition no. 25 in that the Contractor is required to liaise with the consultees and agree a strategy, what has actually transpired is that Environment Bank have identified a site in Bolton, which is almost 40 miles away and in a completely different Borough and the strategy costs are £120,000, which is in our view completely unreasonable.

Again, if you look at the recommendations of the attached although there are different species detected within 2km of the site, recordings on site are none to minimal and it can be argued that the construction works would not affect any wildlife up to 2 miles away.

There is no land bank within the high peak district or Derbyshire wildlife trust available to upgrade and we have also been informed there are no current projects that we have been allowed to offer up a contribution towards. This has meant that we are at a standstill, and not able to discharge the condition, and subsequently carry out works on site.

Urban Construction and Johnnie Johnson Housing are striving to deliver social housing to the High Peak District which is desperately needed. By delaying works on site, it is creating uncertainty with material and labour prices for the contractor, which will result in additional inflation being applied to the project costs.

If work on the site continues to be delayed, costs will inevitably increase to a point whereby the viability of the development will be at risk and subsequently could result in the scheme having to be terminated.

We therefore request your immediate assistance in getting this condition discharged or allowing it to be changed to a pre-occupation condition, thus allowing work on site to re-commence as a priority.

Kind Regards,

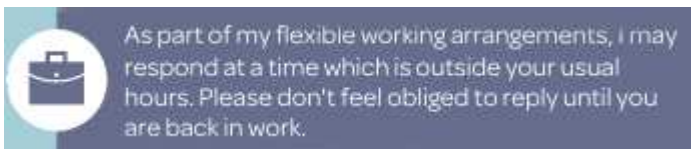
Stephanie Mason
Head of Development and Growth



Development -



Why not message me on Teams?



"Johnnie" Johnson Housing Limited is a Registered Society (HCA L1231) under the Co-operative and Community Benefit Societies Act 2014 and an exempt charity (FCA 19198R)