

Kirsty Medcraft

From: Alastair Sommerville
Sent: 26 July 2022 16:23
To: Hiles, Tom; kirsty.medcraft
Cc: Hall, Kate; Nick Gould; Garry Shaw; Craig Stevens; Brendon Hutchinson; Andrew Green
Subject: RE: RE: RE: DOC/2022/0013 - Buxton Road, Chinley

Importance: High

EmailType: Incoming

Hi Tom,

We just had a meeting with Phoebe from DWT in regards to BNG and parcels of land in the region. At present, DWT do not have any land secured which are open for developers to purchase credits towards increasing biodiversity. We have explored the option of BNG on site alongside Arbtech and it's not possible to achieve the required 2.516 units.

We feel this has closed the door for us to achieve discharge via this method, and the best way forward is to look at an amendment to the S106 to allow contribution towards ecology.

Please could we ask that you make enquiries from your side to see how this can be done. We will speak to our client regarding the amendments required.

From your perspective, it would be good to understand what the threshold required is to be able to discharge the condition. Would you be looking for the route to be established for satisfying this condition or do we require the amended S106 in place prior to discharge being granted?

We're now in a position where this is the last condition to be discharged to allow us to begin works and would appreciate your soonest response on this matter.

If you need to discuss in more detail, please do give me a call on my mobile to fast track the process.

Kind Regards,

Alastair Sommerville
Managing Surveyor



Urban Group (York) Ltd
Urban House
Hull Road
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From: Hiles, Tom <tom.hiles@highpeak.gov.uk>
Sent: 19 July 2022 15:16
To: Alastair Sommerville <; kirsty.medcraft <**Cc:** Hall, Kate ; Nick Gould <Garry Shaw
; Craig Stevens
Subject: RE: RE: RE: DOC/2022/0013 - Buxton Road, Chinley

Hi Alistair,

Regarding the off-setting –contributions to achieve this would have needed to have been agreed at the outset as part of the s106 agreement, I suppose it's possible that this could be achieved through a variation of the s106 but unless it's going to be impossible to achieve the off-setting on-site I think it's unlikely that doing it through a payment would be resolved any quicker. In any case I'm not sure the council or DWT would agree to be responsible for achieving the offsetting, even if the funding could be arranged.

I'll get back to you tomorrow afternoon regarding the drainage matters.

Kind regards,
Tom

From: Alastair Sommerville _____
Sent: 19 July 2022 14:41
To: Hiles, Tom <; kirsty.medcraft <_____
Cc: Hall, Kate Nick Gould <Garry Shaw _____
; Craig Stevens <_____
Subject: RE: RE: RE: DOC/2022/0013 - Buxton Road, Chinley

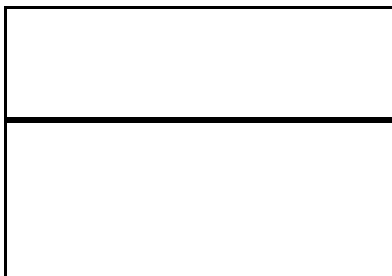
Thanks Tom,

We're looking to find a way forwards with the loss on biodiversity. Are you aware able to advise on the process for offsetting, in terms of providing a contribution, is this a payment that can be made to HPBC or DWT which will contribute to ecology offsite?

Have you made progress on the flood risk condition? Is this something you can now sign off as suggested previously?

Kind Regards,

Alastair Sommerville
Managing Surveyor

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From: Hiles, Tom
Sent: 19 July 2022 14:07
To: Alastair Sommerville kirsty.medcraft **Cc:** Hall, Kate
Subject: RE: RE: [RE: DOC/2022/0013 - Buxton Road, Chinley](#)

Hi Alastair,

I've just tried contacting the DWT officer who's been looking at these details and she's currently off sick. I've passed your email below onto her, so hopefully she'll get in touch once she's back in.

Kind regards,
Tom

From: Alastair Sommerville
Sent: 19 July 2022 13:15
To: Hiles, Tom kirsty.medcraft
Cc: Hall, Kate
Subject: RE: RE: RE: [DOC/2022/0013 - Buxton Road, Chinley](#)

Afternoon Tom,

Do you have a contact for Derbyshire Wildlife Trust? We're trying to make contact but are unable to get through to anyone.

Kind Regards,