

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

5 May 2023
EP ref: 21-270

Dear Sir or Madam

Re: Land at Hogshaw, Buxton
Planning Portal reference: PP-11875590

We have been instructed by our client, Barratt Homes, to submit a planning application for the construction of 116 dwellings at Land at Hogshaw.

The application comprises this letter together with the following:

- Application form and ownership certificate;
- Location Plan (499-P-LP01 Rev.A);
- Planning Layout (499-P-PL01 Rev.J);
- Proposed Streetscenes (499-P-SS01);
- Site Sections (499-P-SSE01 Rev.A);
- Materials Layout (499-P-ML01 Rev.B);
- Boundary Treatments Layout (499-P-BT01 Rev.C);
- Boundary Treatment Details (499-BTD-01);
- Hard Landscaping Layout (499-P-HL01 Rev.B);
- Refuse Strategy (499-P-RS01 Rev.B);
- Storey Heights Layout (499-P-SH01 Rev.B);
- Proposed House Types:
 - Hopton (Moresby) HP 150 Cat (Dev) – YHOP LOGD – Dwg.01
 - Hopton (Moresby) HP 150 Cat (End) – YHOP LOGE – Dwg.01

- Ashtead (Alderney) HP 150 Cav – YASH LOGD – Dwg.01
 - Knightwood (Kingsville) HP 150Cav – NKNI LOGE – Dwg.01
 - Knightwood (Kingsville) HP 150Cav – NKNI LO-1 – Dwg.01
 - Matlock (Maidstone) HP 150 Cav – NMAT LOGE – Dwg.01
 - Matlock (Maidstone) HP 150 Cav – NMAT LO-1 – Dwg.01
 - Rockland (Norbury) HP 150 Cav – YROC LOGE – Dwg.01
 - Rockland (Norbury) HP 150 Cav – YROC LO-1 – Dwg.01
 - Wallasea (Kennford) HP 150 Cav – YWSE LOGD – Dwg.01
 - Type 50 HP 150 Cav – YB50 LOGE – Dwg.01
 - Type 50 HP 150 Cav – YB50 LOGI – Dwg.01
 - Type 52 HP 150 Cav – YB52 LOGE – Dwg.01
 - Type 52 HP 150 Cav – YB52 LOGI – Dwg.01
 - Garage Type BLDG2SD Rev.A
 - Garage Type BLSG1S6 Rev. A
- General Arrangement Plan (UG_1795_LAN_SL_DWG_01);
 - Soft Landscape Plan 1/4 (UG_1795_LAN_SL_DWG_02 Rev.P03);
 - Soft Landscape Plan 2/4 (UG_1795_LAN_SL_DWG_03 Rev.P03);
 - Soft Landscape Plan 3/4 (UG_1795_LAN_SL_DRW_04 Rev.P03);
 - Soft Landscape Plan 4/4 (UG_1795_LAN_SL_DRW_05 Rev.P03);
 - Proposed Site Entrance Feature;
 - Design and Access Statement;
 - Preliminary Drainage Strategy (499/ED/06 Rev.B);
 - Transport Assessment, prepared by SCP Design;
 - Travel Plan, prepared by SCP Design;
 - Built Heritage Statement, prepared by RPS Group;
 - Archaeological Desk-Based Assessment prepared by RPS Group;
 - Landscape & Visual Impact Assessment, prepared by Urban Green;
 - Arboricultural Impact Assessment (AIA), prepared by Urban Green;
 - Arboricultural Method Statement, prepared by Urban Green;
 - Preliminary Ecological Appraisal, prepared by Urban Green;
 - Biodiversity Enhancement Management Plan, prepared by Urban Green;
 - Biodiversity Net Gain Design Stage Assessment, prepared by Urban Green;
 - Ground Investigation Report, prepared by SoilTechnics;
 - Noise Impact Assessment, prepared by e3p;

- Energy Report, prepared by Environmental Economics;
- Flood Risk Assessment, prepared by JPP Consulting Ltd;
- Section 106 Heads of Agreement;
- Housing Mix Statement prepared by Emery Planning;
- Statement of Community Involvement prepared by Emery Planning; and
- Planning Statement, prepared by Emery Planning

The planning application fee in sum of £31,967.00 has been paid by BACS transfer via the Planning Portal, plus the requisite service charge of £64.00.

We trust that the above meets with your requirements and that you are able to validate and register the application. We look forward to receiving confirmation of your receipt of the same.

Should you have any queries, please do not hesitate to contact this office.

Yours sincerely
Emery Planning

John Coxon

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Director

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