



High Peak Borough Council
working for our community

Dealt with by: Rachael Simpkin

Our Ref: DOC/2023/0020

Direct Dial: (01538) 395400 ext. 4122

4th May 2023

Ms C Brearly
The Harris Partnership
Carvers Warehouse
77 Dale Street
Manchester
M1 2HG

Dear Ms Brearly,

**Discharge of condition 13 relating to planning permission ref. HPK/2021/0145
at land at Foxlow Fields, Ashbourne Road, Buxton.**

I refer to correspondence in connection with conditions imposed on the above planning permission and for the purposes of this letter, please note my comments as follows:

External Appearance: Boundary Treatment, including Retaining Walls / Steps

13. Notwithstanding any description of boundary treatment within the site, other than those works included within the enabling works phase as approved through condition 03, no phase of development hereby permitted shall be commenced until a scheme detailing the boundary treatment arrangements to be delivered for that phase incorporating drystone walling to site boundaries and including samples and full specifications of materials to be used externally, together with their future maintenance has been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Development shall be carried out in accordance with the approved details and Boundary Phasing Plan as set out in plan ref. 1240-113 Rev A prior to the first occupation of the development. The approved scheme shall be maintained for those purposes at all times thereafter for the approved scheme.

Reason:- In the interests of visual amenity and to comply with Policies EQ2 and EQ6 of the adopted High Peak Local Plan 2016 and National Planning Policy Framework.

Submission (REVISED received 04.05.23):

- **2703BOL-114 Rev E CONDITION 13 Phase 1 Boundary Treatments**



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CONDITION 13 REFUSED as follows:-

The proposed boundary treatment scheme would constitute poor design and fails to understand the site's edge of settlement characteristics adjoining open countryside with a landscape character type of 'Limestone Moorland'. In addition, there is insufficient information submitted with the application relating to retaining walls / steps, drystone walling materials and plant enclosure in order to assess adequately the impacts of the proposed development having regard to matters of character and appearance. As a consequence, the scheme is contrary to Policies SS1, S7, EQ2 and EQ6 of the Adopted High Peak Local Plan 2016, the High Peak Design Guide SPD (Supplementary Planning Document) 2018, Landscape Character Assessment SPD 2006 and National Planning Policy Framework.

Should you wish to discuss these matters further, please do not hesitate to contact Rachael Simpkin (Senior Planning Officer) on the direct line above.

Yours sincerely,

Rachael Simpkin
Senior Planning Officer
(Majors and Commercial)