

Appeal By Wain Homes (North West) Limited

Land At Dinting Vale, Glossop

Initial Appeal Documents¹

All Documents Can Be Downloaded From The Following One Drive Link in Numerical Order²:

<https://houriganplanning.sharepoint.com/:f:/s/HouriganPlanning/EgTLgd-WLQxBgkkq0vMLOWcBoQv0MBzB6SVZ0iDnf5NKNA?e=PNA2ao>

SUBMITTED APPLICATION DOCUMENTS

1. Covering Letter.
2. ~~Annex 1.~~
3. Planning Application Forms & Certificates.
4. Planning Statement.
5. Affordable Housing Statement.
6. Heads of Terms - Section 106 Agreement.
7. Viability Assessment (Sept 2022) - Devvia Property Consultant.
8. Non-technical summary of Viability Assessment (Sept 2022) - Devvia Property Consultant.
9. Education Assessment (September 2022) - Alfredson York Associates.
10. Education Assessment Appendix AYA01 (September 2022) - Alfredson York Associates.
11. Education Assessment Appendix AYA02 (September 2022) - Alfredson York Associates.
12. Education Assessment Appendix AYA03 (September 2022) - Alfredson York Associates.
13. Education Assessment Appendix AYA04 (September 2022) - Alfredson York Associates.
14. Education Assessment Appendix AYA05 (September 2022) - Alfredson York Associates.
15. Education Assessment Appendix AYA06 (September 2022) - Alfredson York Associates.
16. ~~Heritage Impact Assessment (August 2022) — ARS.~~

¹ Please note those documents that have been struck through were superseded by later submissions during consideration of the application.

² If PINS require the documents to be submitted in an alternative format, please contact us.



17. Written Scheme of Investigation For Archaeological Works (December 2021) – ARS.
18. Transport Assessment (August 2022) – SCP.
- ~~19. Travel Plan (August 2022) – SCP.~~
- ~~20. Air Quality Assessment (August 2022) – Royal HaskoningDHV.~~
- ~~21. Noise Assessment (August 2022) – Royal HaskoningDHV.~~
22. Phase 1 Phase 1 Geo-Environmental Report Part 1 (August 2022) – REEFA.
23. Phase 1 Phase 1 Geo-Environmental Report Part 2 (August 2022) – REEFA.
24. Phase 1 Phase 1 Geo-Environmental Report Part 3 (August 2022) – REEFA.
25. Phase 1 Phase 1 Geo-Environmental Report Part 4 (August 2022) – REEFA.
26. Phase 1 Phase 1 Geo-Environmental Report Part 5 (August 2022) – REEFA.
27. Ground Investigation Works Part 1 (February 2022) – REFA.
28. Ground Investigation Works Part 2 (February 2022) – REFA.
29. Ground Investigation Works Part 3 (February 2022) – REFA.
30. Ground Investigation Works Part 4 (February 2022) – REFA.
31. Landscape and Ecological Management Plan (August 2022) - AL.
32. Ecology Desk Study (February 2022) – TEP.
33. Ecological Assessment (August 2022) – TEP.
34. Ecology Summary Letter (August 2022) – TEP.
- ~~35. Badger Report (July 2022) – Tetra Tech. **(Confidential – Not for Public Domain)**~~
- ~~36. Flood Risk Assessment Part 1 (August 2022) – RSK.~~
- ~~37. Flood Risk Assessment Part 2 (August 2022) – RSK.~~
- ~~38. Preliminary Drainage Design Drwg No. BET DR C 001 E.~~
- ~~39. External Works Sheet 1 of 5 Drwg No. BET C 011 D.~~
- ~~40. External Works Sheet 2 of 5 Drwg No. BET C 012 D.~~
- ~~41. External Works Sheet 3 of 5 Drwg No. BET C 013 D.~~
- ~~42. External Works Sheet 4 of 5 Drwg No. BET C 014 D.~~
- ~~43. External Works Sheet 5 of 5 Drwg No. BET C 015 D.~~

44. Energy & Sustainability Statement (September 2022) – Wain Homes.
45. Tree Survey (November 2021) – TEP.
46. Tree Constraints Plan Drwg No. D9131.001.
47. Topographical Survey Drwg No. WH.TS.01.
48. Topographical Survey Sheet 1 of 3 Drwg No. WH.TS.01.
49. Topographical Survey Sheet 2 of 3 Drwg No. WH.TS.01.
50. Topographical Survey Sheet 3 of 3 Drwg No. WH.TS.01.
- ~~51. Detailed Planting Plans Drwg No. CLPD 006 P01.~~
- ~~52. Design and Access Statement (September 2022) Revision A.~~
- ~~53. NDSS Compliance Schedule – Wain Homes.~~
- ~~54. Location Plan – Drwg No. WH/DV/LP/01.~~
- ~~55. Constraints and Opportunities Plan – Drwg No. WH/DV/COP/01.~~
- ~~56. Linkages Plan – Drwg No. WH/DV/CSL/01.~~
- ~~57. Proposed Site Layout – Drwg No. WH/DV/MP/01 – Revision A.~~
- ~~58. Colour Site Layout – Drwg No. WH/DV/CSL/01 – Revision A.~~
- ~~59. POS Plan – WH/DV/PP/01 – Revision A.~~
- ~~60. Adoptable Highways Plan – Drwg No. WH/DV/AHP/01 – Revision A.~~
- ~~61. Hardstanding Plan – Drwg No. WH/DV/HP/01 – Revision A.~~
- ~~62. Proposed Site Sections – Drwg No. WH/DV/SIS/01.~~
- ~~63. Boundary Treatment Plan – Drwg No. WH/DV/BTP/01 – Revision A.~~
- ~~64. Proposed Boundary Treatment Details – Drwg No. WH/DV/BTD/01.~~
- ~~65. Materials Plan – Drwg No. WH/DV/MP/01 – Revision A~~
- ~~66. Storey Heights Plan – Drwg No. WH/DV/SHP/01 – Revision A.~~
- ~~67. Waste Management Plan – Drwg No. WH/DV/WMP/01 – Revision A.~~
- ~~68. Proposed EV Charging Plan – Drwg No. WH/DV/EVC/01 – Revision A.~~
- ~~69. Street Scenes – Drwg No. WH/DV/SIS/01.~~
- ~~70. Brahms Plans and Elevations Drawing – Drwg No. WH/DV/HT/BRA/01.~~

- ~~71. Brancaster SA Plans and Elevations Drawing—Drwg No. WH/DV/HT/BRSA/01.~~
- ~~72. Brunswick Plans and Elevations Drawing—Drwg No. WH/DV/HT/BRA/01.~~
- ~~73. Chinley Elevations Drawing—Drwg No. WH/DV/HT/CHI/01.~~
- ~~74. Jenner Plans and Elevations Drawing—Drwg No. WH/DV/HT/JN/01.~~
- ~~75. Nelson Plans and Elevations Drawing—Drwg No. WH/DV/HT/NEL/01.~~
- ~~76. Newton Plans and Elevations Drawing—Drwg No. WH/DV/HT/NEW/01.~~
- ~~77. Priestley Plans and Elevations Drawing—Drwg No. WH/DV/HT/PR/01.~~
- ~~78. Shakespeare Plans and Elevations Drawing—Drwg No. WH/DV/HT/SHA/01.~~
- ~~79. Trevithick Plans and Elevations Drawing—Drwg No. WH/DV/HT/TRE/01.~~
- ~~80. Wordsworth SA Plans and Elevations Drawing—Drwg No. WH/DV/HT/WOSA/01.~~

POST SUBMISSION AMENDMENTS SUBMITTED 3 NOVEMBER 2022:

- ~~81. Arboricultural Impact Assessment—V2 (October 2022)—TEP.~~
- ~~82. Design and Access Statement (September 2022) Revision A.~~
- ~~83. Location Plan—Drwg No. WH/DV/LP/01.~~
- ~~84. Constraints and Opportunities Plan—Drwg No. WH/DV/COP/01.~~
- ~~85. Linkages Plan—Drwg No. WH/DV/CSL/01.~~
- ~~86. Proposed Site Layout—Drwg No. WH/DV/PSL/01—Revision A.~~
- ~~87. Colour Site Layout—Drwg No. WH/DV/CSL/01—Revision A.~~
- ~~88. POS Plan—WH/DV/PP/01—Revision A.~~
- ~~89. Adoptable Highways Plan—Drwg No. WH/DV/AHP/01—Revision A.~~
- ~~90. Hardstanding Plan—Drwg No. WH/DV/HP/01—Revision A.~~
- ~~91. Proposed Site Sections—Drwg No. WH/DV/SIS/01.~~
- ~~92. Boundary Treatment Plan—Drwg No. WH/DV/BTP/01—Revision A.~~
- ~~93. Proposed Boundary Treatment Details—Drwg No. WH/DV/BTD/01.~~
- ~~94. Materials Plan—Drwg No. WH/DV/MP/01—Revision A~~
- ~~95. Storey Heights Plan—Drwg No. WH/DV/SHP/01—Revision A.~~
- ~~96. Waste Management Plan—Drwg No. WH/DV/WMP/01—Revision A.~~

97. ~~Proposed EV Charging Plan – Drwg No. WH/DV/EVC/01 – Revision A.~~
98. ~~Street Scenes – Drwg No. WH/DV/SIS/01.~~
99. ~~Brahms Plans and Elevations Drawing – Drwg No. WH/DV/HT/BRA/01.~~
100. ~~Brancaster SA Plans and Elevations Drawing – Drwg No. WH/DV/HT/BRSA/01.~~
101. ~~Brunswick Plans and Elevations Drawing – Drwg No. WH/DV/HT/BRA/01.~~
102. ~~Chinley Elevations Drawing – Drwg No. WH/DV/HT/CHI/01.~~
103. ~~Jenner Plans and Elevations Drawing – Drwg No. WH/DV/HT/JN/01.~~
104. ~~Nelson Plans and Elevations Drawing – Drwg No. WH/DV/HT/NEL/01.~~
105. ~~Newton Plans and Elevations Drawing – Drwg No. WH/DV/HT/NEW/01.~~
106. ~~Priestley Plans and Elevations Drawing – Drwg No. WH/DV/HT/PR/01.~~
107. ~~Shakespeare Plans and Elevations Drawing – Drwg No. WH/DV/HT/SHA/01.~~
108. ~~Trevithick Plans and Elevations Drawing – Drwg No. WH/DV/HT/TRE/01.~~
109. ~~Wordsworth SA Plans and Elevations Drawing – Drwg No. WH/DV/HT/WOSA/01.~~
110. ~~Landscape and Visual Impact Assessment V3 (October 2022) – TPM Landscape.~~
111. Bat Tree Climbing Report V2 (October 2022) – Tetra Tech.
112. ~~Breeding Bird Survey Report V2 (October 2022) – Tetra Tech.~~
113. Invasive Non-Native Species Report V2 (September 2022) – Tetra Tech.
114. ~~Reptile Survey Report V2 (October 2022) – Tetra Tech.~~
115. Badger Report v3 – Tetra Tech **(Confidential – Not for Public Domain).**
116. Great Crested Newt HSI Assessment – (May 2022) Tetra Tech.
117. ~~Updated Annex 1 (This Document).~~
- 117a. Post Submission Email 03 November 2022.

POST SUBMISSION DOCUMENTS SUBMITTED 23 NOVEMBER 2022:

118. ~~Invertebrate Survey Report (November 2022) – Baker Consultants.~~
119. ~~Updated Annex 1 (This Document).~~
- 119a. Post Submission Email 23 November 2022.

POST SUBMISSION DOCUMENTS SUBMITTED 24 NOVEMBER 2022:



120. Bat Activity Report (November 2022) – Tetra Tech.
- ~~121. Updated Annex 1 (This Document).~~
- 121a. Post Submission Email 24 November 2022.

POST SUBMISSION DOCUMENTS SUBMITTED 25 NOVEMBER 2022:

- ~~122. BNG Assessment Rev 2 (November 2022) – Tetra Tech.~~

POST SUBMISSION DOCUMENTS SUBMITTED 19 MAY 2023:

- ~~123. Revised Annex 1 (This document).~~
- 123a. Cover Letter 2023-05-19 Final LPA.
- 123b. Post Submission Email 19 May 2023.
- ~~124. Proposed Site Layout WH-DV-PSL-01 Rev G.~~
125. Accommodation Schedule Rev A.
- ~~126. Adoptable Highways Plan Rev D WH-DVA-HP-01.~~
- ~~127. Boundary Treatment Details WH-DV-BTD-01.~~
- ~~128. Boundary Treatment Plan WHDVBTP01 Rev D.~~
- ~~129. Colour Site Layout WH-DV-CSL-01 Rev E.~~
130. Constraints Opportunities Plan WH-DV-COP-01.
- ~~131. Cycle Storage WH-DV-CS-01 Rev A.~~
- ~~132. Design and Access Statement Rev E.~~
133. Design Evolution Statement.
- ~~134. EV Charging Plan WH-DV-EV-C01 Rev D.~~
- ~~135. Hardstanding Plan WH-DV-HP01 Rev F.~~
- ~~136. Interface Distances Plan WH-DV-IDP-01 Rev B.~~
- ~~137. Location Plan WH-DV-LP-01.~~
- ~~138. Materials Plan WH-DV-MP-01 Rev E.~~
139. Net Developable Area WH-DV-NDA-01 Rev B.
- ~~140. Site Sections A-A WH-DVG-SS-03 Rev B.~~
- ~~141. Site Sections B-D WH-DVG-SS-02 Rev B.~~

- 142. ~~Storey Heights Plan WH-DV-SHP-01 Rev D.~~
- 143. ~~Street Scenes WH-DVG-SS-02 Rev B.~~
- 144. ~~Waste Management Plan WH-DV-WMP-01 Rev D.~~
- 145. Accommodation Schedule NDSS and M4(2) Compliancy.
- 146. ~~Acacia House Type Elevations and Floor Plans ACA.3B939SA.CL.P.S.01.~~
- 147. ~~Chinley Apartments Floor Plans CHI.1B473.CL.P.F.01.~~
- 148. ~~Chinley Apartments Elevations CHI.1B473.CL.P.S.01.~~
- 149. ~~Foxglove House Type Elevations FOX.NM.P.F.02.~~
- 150. ~~Foxglove House Type Floor Plans FOX.NM.P.F.01.~~
- 151. ~~Juniper House Type Elevations JUN.NM.P.S.01.~~
- 152. ~~Juniper House Type Floor Plans JUN.NM.P.F.01.~~
- 153. ~~Laurel House Type Elevations and Floor Plans LAU.3B843.CL.P.S.01.~~
- 154. ~~Peppercorn House Type Elevations and Floor Plans PEP.3B1010.CL.P.S.01.~~
- 155. ~~Satinash House Type Elevations and Floor Plans SAT.NM.P.S.01.~~
- 156. ~~Willow House Type Elevations WIL.NM.P.F.02.~~
- 157. ~~Willow House Type Floor Plans WIL.NM.P.F.01.~~
- 158. ~~Willow House Type (Plot 1) Elevations WIL.NM.P.F.03.~~
- 159. ~~Willow House Type (Plot 1) Floor Plans WIL.NM.P.F.04.~~
- 160. ~~Witchazel House Type Elevations WIT.NM.P.F.02.~~
- 161. ~~Witchazel Houe Type Floor Plans WIT.NM.P.F.01.~~
- 162. Flood Risk Assessment 680312-R1(02)-FRA.
- 163. ~~Preliminary Drainage Design 001 Rev G.~~
- 164. ~~External Works Sheet 1 of 5 011 Rev F.~~
- 165. ~~External Works Sheet 2 of 5 012 Rev F.~~
- 166. ~~External Works Sheet 3 of 5 013 Rev F.~~
- 167. ~~External Works Sheet 4 of 5 014 Rev F.~~

- ~~168. External Works Sheet 5 of 5 015 Rev F.~~
- ~~169. Road 1 Longitudinal Section 0016 Rev P01.~~
170. Betts Technical Note 001 in response to HA and LLFA Comments.
171. Heritage Impact Assessment 2022/117.
172. Noise Assessment PC2304-RHD-ZZ-XX-RP-Z-0001.
173. Air Quality Assessment PC4629-RHD-ZZ-XX-RP-Z-0001.
- ~~174. Travel Plan CT/210087/TP/02.~~
175. Highways Technical Note 210087 03 April 2023.
176. Phase II Geo-Environmental Investigation Report 21168/GEIR/A.
177. Integrated Geophysical Survey.
- ~~178. Landscape and Visual Impact Assessment V4 inc Addendum (April 2023).~~
179. Breeding Bird Survey Report Rev 3 (May 2023).
- ~~180. Biodiversity Net Gain Assessment Rev 4 (May 2023).~~
181. Reptile Survey Report Rev 3 (May 2023).
182. Derbyshire Wildlife Trust Response Letter (May 2023).
- ~~183. Local Wildlife Site Criteria Letter Report Rev 1 (May 2023).~~
184. Education Feedback Letter (Alfredson York Associates).
- ~~185. Landscape Masterplan (Rev C).~~
- ~~186. Trim Trail Area Drwg No 102.~~
- ~~187. Planting Plan(1 of 4) 201 Rev B.~~
- ~~188. Planting Plan(2 of 4) 202 Rev B.~~
- ~~189. Planting Plan(3 of 4) 203 Rev B.~~
- ~~190. Planting Plan(4 of 4) 204 Rev B.~~
- ~~191. Arboricultural Impact Assessment Version 3.~~
192. Apartment Bin Store Plans Drwg No. WH/DV/HT/BS/01.
- POST SUBMISSION DOCUMENTS SUBMITTED 14 JUNE 2023:**
- ~~193. Revised Annex 1 (This document).~~

- 193a. Post Submission Email 14 June 2023.
- ~~194. Proposed Site Layout WH-DV-PSL-01 Rev G.~~
- ~~195. Foxglove House Type Elevations FOX.NM.P.S.01.~~
- ~~196. Foxglove House Type Floor Plans FOX.NM.P.F.01.~~
- ~~197. Willow House Type (Plot 1) Elevations WIL.NM.P.S.01.~~
- ~~198. Willow House Type (Plot 1) Floor Plans WIL.NM.P.F.01.~~

POST SUBMISSION DOCUMENTS SUBMITTED 16 JUNE 2023:

- ~~199. Revised Annex 1 (This document).~~
- 199a. Post Submission Email 16 June 2023.
- ~~200. Net Developable Area WH-DV-NDA-01 Rev E.~~

POST SUBMISSION DOCUMENTS SUBMITTED 23 JUNE 2023:

- ~~201. Revised Annex 1 (This document).~~
- 201a. Post Submission Email 23 June 2023.
202. Viability Assessment Addendum June 2023.

POST SUBMISSION DOCUMENTS SUBMITTED 29 JUNE 2023:

203. Email from Hourigan Planning to White Peak Planning re. Tree Comments.

POST SUBMISSION DOCUMENTS SUBMITTED 6 JULY 2023:

- ~~204. Revised Annex 1 (This document)~~
205. Email from Hourigan Planning to White Peak Planning re. LVA and Various.
206. Email from Hourigan Planning to White Peak Planning re. Outstanding and Committee.

POST SUBMISSION DOCUMENTS SUBMITTED 7 JULY 2023:

207. Railing Detail.
- ~~208. Boundary Treatment Plan Rev H.~~
- ~~209. Willow House Type (Plot 1) Elevations WIL.NM.P.F.02.~~
- ~~210. Willow House Type (Plot 1) Floor Plans WIL.NM.P.F.01.~~
- ~~211. Colour Site Layout WH/DV/CSL/01 Rev H~~
- ~~212. Site Layout WH/DV/PSL/01 Rev I~~
213. Tetra Tech DWT Response letter V2.

- 214. Invertebrate Survey Report Version 3.
- 215. Local Wildlife Site Criteria Letter Report.
- ~~216. BNG Assessment Revision 5.~~
- 217. BNG Metric.
- 218. National Vegetation Classification Survey Report.
- 219. Response from Betts to LLFA dated 7 July 2023.
- 220. Drainage Strategy - WAI25-XX-BET-ZZ-XX-DR-C-1001-P01.
- 221. Cover Letter by Hourigan Planning dated 7 July 2023.
- ~~222. Annex 1 update (This Document).~~
- 222a. Post Submission Email 07 July 2023.

POST SUBMISSION DOCUMENTS 12 JULY 2023:

- ~~223. Annex 1 update (This Document).~~
- 223a. Post Submission Email 12 July 2023.
- 224. Cover Letter by Hourigan Planning dated 11 July 2023.
- ~~225. Landscape Masterplan 101 Rev D.~~
- 226. Trim Trail Area 102 Rev B.
- ~~227. Planting Plan (1 of 4) 201 Rev C.~~
- ~~228. Planting Plan (2 of 4) 202 Rev C.~~
- ~~229. Planting Plan (3 of 4) 203 Rev C.~~
- ~~230. Planting Plan (4 of 4) 204 Rev C.~~
- 231. BNG Strategy and 30 Year Management Plan.
- 232. Technical Note Response to FPCR comments.
- 233. Hourigan Planning Email 12.07.2023 Regarding Waste Response.
- ~~234. Annex 1 update (This Document).~~

POST SUBMISSION DOCUMENTS 17 JULY 2023:

- ~~235. Annex 1 update (This Document).~~
- 235a. Post Submission Email 17 July 2023.



236. BNG Assessment Revision 5 Issue B.

POST SUBMISSION DOCUMENTS 18 JULY 2023:

237. Email from Hourigan Planning to Environmental Health Officer re. Air Quality

POST SUBMISSION DOCUMENTS 03 AUGUST 2023:

~~238. Annex 1 update (This Document).~~

238a. Post Submission Email 03 August 2023.

239. Landscape and Visual Impact Appraisal

POST SUBMISSION DOCUMENTS 04 AUGUST 2023:

~~240. Annex 1 update (This Document).~~

240a. Post Submission Email 04 August 2023.

241. Air Quality Assessment Technical Note 3 August 2023 in response to Environmental Health (Air Quality) comments.

POST SUBMISSION DOCUMENTS 07 AUGUST 2023:

~~242. Annex 1 update (This Document).~~

242a. Post Submission Email 07 August 2023.

243. Travel Plan Rev 03 July 2023.

244. Response to LLFA comments 11.07.2023.

POST SUBMISSION DOCUMENTS 10 AUGUST 2023:

~~245. Annex 1 update (This Document).~~

245a. Post Submission Email 10 August 2023.

246. 2023-08-10 Cover Letter.

~~247. Adoptable Highways Plan WH_DV_AHP01_rev J.~~

~~248. Amenity Distances Plan WH_DV_ADP_01.~~

~~249. Boundary Treatment Details WH_DV_BTDP01_rev A.~~

~~250. Boundary Treatment Plan WH_DV_BTP01_rev K.~~

~~251. Colour Site Layout WH_DV_CSL01_rev K.~~

~~252. Cycle Storage Plan WH_DV_CS01_rev H.~~

253. Cycle Store Details WH_DV_CS02.

~~254. Design and Access Statement WH_DV_rev I.~~



- 255. ~~Electric Vehicle Charging Plan WH_DV_EVC01_rev J.~~
- 256. ~~Hardstanding Plan WH_DV_HP01_rev J.~~
- 257. ~~Interface Distances Plan WH_DV_IDP01_rev H.~~
- 258. ~~Materials Plan WH_DV_MP01_rev K.~~
- 259. ~~Net Developable Area WH_DV_NDA_rev I.~~
- 260. ~~Proposed Site Layout WH_DV_PSL01_rev L.~~
- 261. ~~Site Sections WH_DV_SS01_rev C.~~
- 262. ~~Storey Heights Plan WH_DV_SHP01_rev J.~~
- 263. ~~Street Scenes WH/DV/SS/02/rev C.~~
- 263a. ~~Street Scenes WH/DVG/SS/03.~~
- 264. ~~Waste Management Plan WH_DV_WMP01_rev J.~~
- 265. Chinley Apartments Floor Plans WH/DV/CHA/PP/01.
- 266. Chinley Apartments Elevations WH/DV/CHA/PE/01.
- 267. Laurel House Type Elevations and Floor Plans LAU.3B843.CL.P.S.01.
- 268. Peppercorn House Type Elevations and Floor Plans PEP.3B1010.CL.P.S.01.
- 269. Satinash House Type Elevations and Floor Plans SAT.NM.P.S.01.
- 270. Willow House Type Elevations WIL.NM.P.F.02.
- 271. Willow House Type Floor Plans WIL.NM.P.F.01.
- 272. Willow House Type (Plot 1) Elevations WIL.NM.P.F.02.
- 273. Willow House Type (Plot 1) Floor Plans WIL.NM.P.F.01.
- 274. Acacia House Type Elevations and Floor Plans ACA.3B939SA.CL.P.S.01.
- 275. Foxglove House Type Elevations FOX.NM.P.F.02.
- 276. Foxglove House Type Floor Plans FOX.NM.P.F.01.
- 277. Juniper House Type Elevations JUN.NM.P.S.01.
- 278. Juniper House Type Floor Plans JUN.NM.P.F.01.
- 279. Witchazel House Type Elevations WIT.NM.P.F.02.

280. Witchazel Houe Type Floor Plans WIT.NM.P.F.01.
281. Double Garage Plans LDG.CE.1.0.S Rev B.
282. Paired Garage LPG-CE-1.0-S Rev A.
283. Reversed Paired Garage RPG-CE-1.0-S.
284. Single Garage Plans LSG-CE-1.4-S Rev A.
285. Highways Technical Note 210087 - 09 August 2023.
- ~~286. Landscape Masterplan 101 Rev H.~~
- ~~287. Planting Plan (1 of 4) 201 Rev F.~~
- ~~288. Planting Plan (2 of 4) 202 Rev F.~~
- ~~289. Planting Plan (3 of 4) 203 Rev F.~~
- ~~290. Planting Plan (4 of 4) 204 Rev F.~~
291. External Works Sheet 1 WAI25-XX-BET-ZZ-XX-DR-C-3001- P02.
292. External Works Sheet 2 WAI25-XX-BET-ZZ-XX-DR-C-3002- P02.
293. External Works Sheet 3 WAI25-XX-BET-ZZ-XX-DR-C-3003- P02.
294. External Works Sheet 4 WAI25-XX-BET-ZZ-XX-DR-C-3004- P02.
295. External Works Sheet 5 WAI25-XX-BET-ZZ-XX-DR-C-3005- P02.
296. Bat and Bird Box Location Rev A.
297. Arboricultural Impact Assessment Version 5.
- POST SUBMISSION DOCUMENTS 16 AUGUST 2023:**
- ~~298. Annex 1 update (This Document).~~
- 298a. Post Submission Email 16 August 2023.
299. Road 1 and Cyclepath Longitudinal Section WAI25-XX-BET-XX-XX-DR-C-1011-P01
- POST SUBMISSION DOCUMENTS 25 AUGUST 2023:**
- ~~300. Annex 1 update (This Document).~~
- 300a. Post Submission Email 25 August 2023.
- ~~301. Landscape Masterplan 101 Rev I.~~
- ~~302. Planting Plan (1 of 4) 201 Rev G.~~
- ~~303. Planting Plan (2 of 4) 202 Rev G.~~

- 304. ~~Planting Plan (3 of 4) 203 Rev G.~~
- 305. ~~Planting Plan (4 of 4) 204 Rev G.~~
- 306. ~~Boundary Treatment Details WH_DV_BTD01_rev B.~~
- 307. ~~Boundary Treatment Plan WH_DV_BTP01_rev L.~~
- 308. ~~Site Sections WH_DV_SS01_rev E.~~
- 309. Geophysical Survey 2023/107.

POST SUBMISSION DOCUMENTS 12 SEPTEMBER 2023:

- 310. ~~Annex 1 update (This Document).~~
- 310a. Post Submission Email 12 September 2023.
- 311. WSI Evaluation Trenching

POST SUBMISSION DOCUMENTS 21 SEPTEMBER 2023:

- 312. Email from Niall Mellan to Steven Gunn Russell in relation to access to the apartments.
- 313. Email from Niall Mellan to Steven Gunn Russell in relation to S106 contributions.

POST SUBMISSION DOCUMENTS 25 SEPTEMBER 2023:

- 314. Email from Niall Mellan to Steven Gunn Russell in relation to PROW, access to apartments and archaeology.
- 315. Approved Layout for Planning Ref. HPK/2022/0353.
- 316. Decision Notice for Planning Ref. HPK/2022/0353.
- 317. Committee Report for Planning Ref. HPK/2022/0353.

POST SUBMISSION DOCUMENTS 28 SEPTEMBER 2023:

- 318. ~~Annex 1 update (This Document).~~
- 318a. Post Submission Email 28 September 2023.
- 319. Highways Technical Note DR/210087/TN10 -19 September 2023.

POST SUBMISSION DOCUMENTS 06 OCTOBER 2023:

- 320. ~~Annex 1 update (This Document).~~
- 320a. Post Submission Email 06 October 2023.
- 321. Chinley Apartments Floor Plans WH/DV/CHA/PP/01 Rev A.
- 322. Chinley Apartments Elevations WH/DV/CHA/PE/01 Rev A.

POST SUBMISSION DOCUMENTS 09 OCTOBER 2023:

~~323. Annex 1 update (This Document).~~

323a. Post Submission Email 09 October 2023.

324. Archaeological Evaluation Interim Report 2023/135.

POST SUBMISSION DOCUMENTS 10 OCTOBER 2023:

~~325. Annex 1 update (This Document).~~

325a. Post Submission Email 10 October 2023.

326. Colour Site Layout - WH_DV_CSL_01 rev M.

327. Proposed Site Layout - WH_DV_PSL01 rev N.

328. Amenity Distances Plan - WH_DV_ADP_01 rev A.

329. Adoptable Highways Plan - WH_DV_AHP_01 rev K.

330. Boundary Treatment Details - WH_DV_BTD_01 rev C.

331. Boundary Treatment Plan - WH_DV_BTP_01 rev N.

332. Cycle Storage Plan - WH_DV_CS_01 rev I.

333. Design and Access Statement - WH_DV_DAS rev K.

334. Electric Vehicle Charging Plan - WH_DV_EVC_01 rev K.

335. Hardstanding Plan - WH_DV_HP_01 rev K.

336. Interface Distances Plan - WH_DV_IDP_01 rev I.

337. Materials Plan - WH_DV_MP_01 rev L.

338. Net Developable Area - WH_DV_NDA_01 rev J.

339. Storey Heights Plan - WH_DV_SHP_01 rev K.

340. Site Sections - WH_DV_SS_01 rev F.

341. Street Scenes - WH_DVG_SS_02 rev D.

342. Street Scenes - WH_DVG_SS_03 rev A.

343. Waste Management Plan - WH_DV_WMP_01 rev K.

344. Location Plan - WH_DV_LP_01 Rev B.

POST SUBMISSION DOCUMENTS 18 OCTOBER 2023:

~~345. Annex 1 update (This Document).~~



345a. Post Submission Email 18 October 2023.

346. EV Charging Details.

POST SUBMISSION DOCUMENTS 19 OCTOBER 2023:

347. Annex 1 update (This Document).

347a. Post Submission Email 19 October 2023.

348. Landscape Masterplan 101 Rev L.

349. Planting Plan (1 of 4) 201 Rev J.

350. Planting Plan (2 of 4) 202 Rev J.

351. Planting Plan (3 of 4) 203 Rev J.

352. Planting Plan (4 of 4) 204 Rev J.

PPA, VALIDATION LETTER, PPA ADDENDUM, PLANNING COMMITTEE REPORT AND DECISION NOTICE

353. Signed PPA (02 November 2022).

354. Validation Letter (03 November 2022).

355. Signed PPA Addendum (20 June 2023).

356. HPBC Development Control Committee Report (23 October 2023).

356a. HPBC Minutes from Development Control Committee Meeting of 23 October 2023.

357. HPBC Decision Notice (27 October 2023).

CONSULTEE COMMENTS (EXCLUDING LOCAL RESIDENTS COMMENTS)

358. Archaeology Consultation Response (17 November 2022).

359. British Horse Society Consultation Response (23 November 2022).

360. LLFA Consultation Response (24 November 2022).

361. Planning Policy Consultation Response (24 November 2022).

362. Trans Pennine Trail and Sustrans Consultation Response (24 November 2022).

363. Tree Officer Consultation Response (24 November 2022).

364. NHS Consultation Response (25 November 2022).

365. Police Consultation Response (25 November 2022).

- 366. Derbyshire County Council Consultation Response (28 November 2022).
- 367. United Utilities Consultation Response (28 November 2022).
- 368. Dinting Primary School Consultation Response (30 November 2022).
- 369. Environmental Health (Land Contamination) Consultation Response (30 November 2022).
- 370. Derbyshire Wildlife Trust Consultation Response (01 December 2022).
- 371. Highways Consultation Response (01 December 2022).
- 372. Conservation Officer Consultation Response (05 December 2022).
- 373. Service Commissioning Leisure and Recreation Consultation Response (05 December 2022).
- 374. High Peak Access Consultation Response (06 December 2022).
- 375. Network Rail Consultation Response (06 December 2022).
- 376. Waste Collection Consultation Response (06 December 2022).
- 377. Holy Trinity Church Consultation Response (07 December 2022).
- 378. Planning Officer Comments Consultation Response (15 December 2022).
- 379. Environment Agency Consultation Response (16 December 2022).
- 380. Environmental Health (Air) Consultation Response (20 December 2022).
- 381. Natural England Consultation Response (20 December 2022).
- 382. FPCR Landscape and Design Consultation Response (05 January 2023).
- 383. LLFA (Further Comments) Consultation Response (05 January 2023).
- 384. Archaeology (Further Comments) Consultation Response (17 January 2023).
- 385. FPCR Landscape and Design (Holding Objection) Consultation Response (19 January 2023).
- 386. Network Rail (Further Comments) Consultation Response (05 June 2023).
- 387. Environment Agency (Further Comments) Consultation Response (08 June 2023).
- 388. Natural England (Further Comments) Consultation Response (16 June 2023).
- 389. Police (Further Comments) Consultation Response (19 June 2023).
- 390. Service Commissioning Leisure and Recreation (Further Comments) Consultation Response (20 June 2023).

- 391. Archaeology (Further Comments) Consultation Response (21 June 2023).
- 392. Derbyshire Wildlife Trust (Further Comments) Consultation Response (22 June 2023).
- 393. Trans Pennine Trail and Sustrans (Further Comments) Consultation Response (26 June 2023).
- 394. LLFA (Further Comments) Consultation Response (28 June 2023).
- 395. Tree Officer (Further Comments) Consultation Response (29 June 2023).
- 396. NHS (Further Comments) Consultation Response (30 June 2023).
- 397. Derbyshire County Council (Further Comments) Consultation Response (03 July 2023).
- 398. Service Commissioning Leisure and Recreation (Further Comments) Consultation Response (03 July 2023).
- 399. Derbyshire Wildlife Trust (CEO Comments) Consultation Response (05 July 2023).
- 400. Highways (Further Comments) Consultation Response (06 July 2023).
- 401. FPCR Landscape and Design (Further Comments) Consultation Response (06 July 2023).
- 402. Public Rights of Way Consultation Response (06 July 2023).
- 403. Highways (Travel Plan Comments) Consultation Response (06 July 2023).
- 404. Network Rail (Further Comments) Consultation Response. (09 July 2023).
- 405. Archaeology (Further Comments) Consultation Response (10 July 2023).
- 406. Environmental Health (Noise) Consultation Response (10 July 2023).
- 407. Trans Pennine Trail and Sustrans (Further Comments) Consultation Response (10 July 2023).
- 408. FPCR Design Consultation Response (11 July 2023).
- 409. Derbyshire Wildlife Trust (Further Comments) Consultation Response (11 July 2023).
- 410. LLFA (Further Comments) Consultation Response (11 July 2023).
- 411. Peak and Northern Footpaths Society Consultation Response (11 July 2023).
- 412. United Utilities (Further Comments) Consultation Response (11 July 2023).
- 413. Waste Services (Further Comments) Consultation Response (12 July 2023).
- 414. Environmental Health (Air) (Further Comments) Consultation Response (13 July 2023).
- 415. Bruton Knowles Consultation Response (18 July 2023).

- 416. Highways (Further Comments) Consultation Response (18 July 2023).
- 417. Highways (Further Comments) Consultation Response (19 July 2023).
- 418. Derbyshire Wildlife Trust (Further Comments) Consultation Response (26 July 2023).
- 419. Highways (Further Comments) Consultation Response (09 August 2023).
- 420. LLFA (Further Comments) Consultation Response (10 August 2023).
- 421. Environmental Health (Air) (Further Comments) Consultation Response (11 August 2023).
- 422. Waste Services (Further Comments) Consultation Response (11 August 2023).
- 423. Tree Officer (Further Comments) Consultation Response (16 August 2023).
- 424. FPCR Landscape (Further Comments) Consultation Response (30 August 2023).
- 425. Archaeology (Further Comments) Consultation Response (01 September 2023).
- 426. FPCR Design (Further Comments) Consultation Response (01 September 2023).
- 427. Derbyshire Swift Conservation Consultation Response (07 September 2023).
- 428. Derbyshire Wildlife Trust (Further Comments) Consultation Response (08 September 2023).
- 429. LLFA (Further Comments) Consultation Response (11 September 2023).
- 430. Bruton Knowles (Further Comments) Consultation Response (12 September 2023).
- 431. Bruton Knowles (Further Comments) Consultation Response (13 September 2023).
- 432. Public Rights of Way (Further Comments) Consultation Response (29 September 2023).

OTHER DOCUMENTS TO WHICH THE APPELLANT MAY REFER

- 433. High Peak Local Plan (14 April 2016).
- 434. Inspectors Report Front Cover and Extract.
- 435. CBRE Sales Particulars for HPBC owned land to the east.
- 436. High Peak Local Plan Early Engagement Document January 2023.
- 437. High Peak Borough Council Local Development Scheme 2022.
- 438. High Peak Borough Council 5 Year Housing Land Supply 2023 (November 2023).
- 439. Secretary of States Letter 8 September 2023.



- 440. Approved Document S of Building Regulations 2010.
- 441. High Peak Local Plan Review (14 April 2016) - Proposals Map Site Allocation Extract.
- 442. Developer Contributions SPD (October 2023).
- 443. High Peak Design Guide SPD (Feb 2018).
- 444. Glossop Design and Place Making Strategy Sections 1-4 (Dec 2011).
- 445. Glossop Design and Place Making Strategy Sections 5-6 (Dec 2011).
- 446. Landscape Character SPD (March 2006).
- 447. Adopted Residential Design SPD (Dec 2005).
- 448. Designing out Crime SPD (June 2005).
- 449. Report To HPBC Executive 23 June 2022.
- 450. Belmont Industrial Estate Appeal Decision Letter.
- 451. Wavendon Properties Ltd and Secretary of State of Housing Communities & Local Government and Milton Keynes Council - Approved High Court Judgement of Mr Justice Dove - 14 June 2019. Neutral Citation Number: [2019] EWHC 1524 (Admin) Case No: CO/200/2019.
- 452. Committee Report for HPK/2017/0325 Land North of Dinting Road, Glossop - 22 January 2024.
- 453. Committee Report for HPK/2021/0161 Land North of Dinting Road, Glossop - 22 January 2024.
- 454. Email from Hourigan Planning to HPBC and PINS dated 14 February 2024 enclosing notification of intention to appeal by way of a Public Inquiry.
- 455. Notification of Intention to Appeal by way of Public Inquiry Completed Form.
- 456. Letter from HPBC to the Appellant dated 1 February 2024 relating to HPBC Tree Preservation (Land at Dinting Vale, Dinting, Glossop, Derbyshire) Order 2024 No 314.
- 457. Notice of the Temporary Tree Preservation Order dated 1 February 2024 & The Temporary Tree Preservation Order dated 1 February 2024.
- 458. BNG Metric updated to reflect post determination discussions with DWT.