

Nick Brookman

From: Nick Brookman
Sent: 16 June 2023 08:12
To: Steven Gunn-Russell
Cc: Niall Mellan; Emily Wentworth; Claire Campbell
Subject: RE: 2022.019 Dinting Vale HPK/2022/0456
Attachments: 132. Design and Access Statement Rev E.pdf; 199. 2023-06-16 Updated Annex 1.pdf; 200. Net Developable Area WH-DV-NDA-01 Rev E..pdf

Hi Steven,

Thank you for your email.

As referred to in our latest Annex 1 document, we numbered the Design and Access Statement when we submitted it as Document No.132, please see this attached.

In addition, please be advised that the Net Developable Area Plan (Document No.139) wasn't updated correctly, and I therefore now attach a revised NDA Plan (Document No.200) along with a revised Annex 1.

We agree to the description of development.

Kind Regards

Nick

Nick Brookman BSc (Hons) MSc MRTPI
Planner

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From: Steven Gunn-Russell <Stevengr@whitepeakplanning.co.uk>
Sent: Thursday, June 15, 2023 10:50 PM
To: Nick Brookman <Nick.Brookman@houriganplanning.com>
Cc: Niall Mellan <Niall.Mellan@houriganplanning.com>; Emily Wentworth <EmilyW@whitepeakplanning.co.uk>
Subject: 2022.019 Dinting Vale HPK/2022/0456

Hi Niall,

Thank you for your updated documents, I have requested that these be uploaded onto the webpage.

I also notice two documents have been uploaded without a prefix reference— should they have one?

14/06/2023	Design and Access Statement Rev E Part 1
14/06/2023	Design and Access Statement Rev E Part 2

Please note the development proposal description has been changed as follows:

“Proposed residential development comprising 92 dwellings including areas of public open space, landscaping and associated works.”

Please can you confirm that this is acceptable?

Kind Regards,
Steven

Steven Gunn-Russell
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From: Nick Brookman <Nick.Brookman@houriganplanning.com>

Sent: Wednesday, June 14, 2023 4:32 PM

To: Steven Gunn-Russell <Stevengr@whitepeakplanning.co.uk>

Cc: Haywood, Ben <Ben.Haywood@highpeak.gov.uk>; Niall Mellan <Niall.Mellan@houriganplanning.com>; Claire Campbell <Claire.Campbell@wainhomes.co.uk>

Subject: RE: 2022.019 Dinting Vale HPK/2022/0456

Good afternoon Steven,

Further to your email and following our meeting earlier please see our responses to your queries in red text below.

I have attached a new Revised Annex 1 (Document No.193) following the revised information and now superseded documents.

Please also note that we have submitted a new proposed site layout drawing (Document No.194 (Rev G) attached). This layout should have been submitted in our submission on the 19th May but Rev F was mistakenly submitted instead. Nevertheless, please be advised that the only difference between Rev F and Rev G is very minor. The change relates to the path that reaches the gate on the southwest side of the site which was moved roughly 200m to the north so that it would not conflict with one of the root protection areas.

Kind Regards

Nick

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From: Steven Gunn-Russell <Stevengr@whitepeakplanning.co.uk>
Sent: Monday, June 12, 2023 3:29 PM
To: Niall Mellan <Niall.Mellan@houriganplanning.com>
Cc: Emily Wentworth <EmilyW@whitepeakplanning.co.uk>
Subject: 2022.019 Dinting Vale HPK/2022/0456

Hi Niall,

I hope you had a great weekend. It was good to catch up again on Wednesday and I have now commenced work on assessing the resubmission documents.

1. I notice a new location plan has been submitted but the boundary appears to be the same? It appears quite a lot of documents have been superseded, but some appear to be the same (the location plan is perhaps

more obvious). As there are a lot of consultants involved it would be helpful if you can confirm which documents in the latest submission (May) are identical to the original submission (Nov-Jan)?

A new location plan has been submitted but as you correctly refer to, there isn't any change between this version and the originally submitted location plan. However, other than the location plan we are not aware of any documents submitted on the 19th May 2023 that are duplicates/identical to other documents. All documents that are ~~struck through~~ have been superseded.

2. Do you plan to respond to or refer to the Bruton Knowles report (dated 14/04/2023).
 - a. Doc 07/08. Viability Assessment docs (by DEVVIA). I am conscious there was a delay dealing with this aspect of the project previously, it would therefore be prudent to provide this as soon as time allows.

A response is currently being prepared and will be submitted asap.

3. The following documents have not been updated yet – will you be updating these?
 - a. 85. Linkages Plan – previously Drwg No. WH/DV/CSL/01.
 - b. 88. Public Open Space Plan – previously WH/DV/PP/01 - Revision A.

These documents will not be being updated and re-submitted as individual documents. I can instead confirm that the Linkages Plan (formerly document 85) has now been integrated into the Design and Access Statement, please see section 5.10.

In addition, the newly submitted Net Developable Area Plan (document No.139) shows the public open space.

4. Will you be submitting a proposal for offsetting tree loss on an alternative site nearby?

No, our client is not submitting a proposal for offsetting tree loss on an alternative site nearby.

5. Also, I'm a little confused with the Bat reports – these appear to have different titles and dates – for avoidance of doubt please can you confirm all Bat reports by title and date plus identification which are superseded/ current?

I will come back to you on this point as soon as I receive a response from the appointed Ecology Consultant.

6. A few errors on the housing design:
 - a. 149/150 - Foxglove Bed 3 size of window does not match on floorplan and elevation, and there is a missing pedestrian door to the garage.
 - b. 156/157 - Willow has a missing pedestrian door to the garage.

a. Please see attached revised house type drawings.

b. Please see attached revised house type drawings.

7. The Heritage Impact Assessment Doc.171 is not printing on any of our printers. It appears there may be a bug? Please can you resend it?

Please see attached. If you are still having issues please let us know and we will request a new version from the consultant.

Will you be able to respond by Fri 16th June?

Kind regards,
Steven

Kind Regards,
Steven

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