

From: Niall Mellan
Sent: Thursday, July 6, 2023 4:45 PM
To: Steven Gunn-Russell <Stevengr@whitepeakplanning.co.uk>; Haywood, Ben <Ben.Haywood@highpeak.gov.uk>
Cc: Nick Brookman <Nick.Brookman@houriganplanning.com>; Claire Campbell <Claire.Campbell@wainhomes.co.uk>; Marc Hourigan <Marc.Hourigan@houriganplanning.com>; Carl <carl@tpmlandscape.co.uk>
Subject: RE: HPK/2022/0456 Dinting Vale - LVA

Hi Steven

Please see below comments in [blue](#).

Regards

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Associate

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From: Steven Gunn-Russell <Stevengr@whitepeakplanning.co.uk>
Sent: Thursday, July 6, 2023 1:13 PM
To: Niall Mellan <Niall.Mellan@houriganplanning.com>
Cc: Nick Brookman <Nick.Brookman@houriganplanning.com>
Subject: HPK/2022/0456 Dinting Vale - LVA

Hi Niall,

I had a chat with Elizabeth at the FPCR this morning to discuss the scheme. The LVA has not yet been updated with regard to the amended proposals. I acknowledge there are new images and diagrams but no new text. Additionally, the addendum does not incorporate any improvements put forward by the FPCR.

As such it cannot be said that the LVA Addendum has adequately taken into account the reason for rejection (Reason No.10).

For convenience I also attach the FPCR consultation response (Nov 2022).

We're a bit confused by this. The LVA has been updated to reflect the latest layout and LVA Addendum provides a rebuttal to the comments received by FPCR. The applicant's Landscape consultant has commented as follows:

"We have responded accordingly and the LVA, with the provision of the TPM methodology, is a perfectly robust appraisal for use by a decision maker and completely in line with Institute guidelines. If the Council (or FPCR for that matter) believe this is not the case then they need to expressly state what additional information they feel is missing and the potential impacts and implications of this. I don't believe there are any and as an allocated site an LVA is a completely appropriate response as compared to an LVIA."

The draft reason for refusal you refer to in your draft Committee Report was sent to us back on 1 February 2023 whereas the LVA Addendum was produced after this and sent to you on 19 May 2023 therefore can we please have some comments on this additional information? The Design Evolution Statement and amended Design and Access Statement clearly justify the design approach to the scheme.

Additionally, two points I noticed are that the tree pits are located in the middle of footpaths including one that is blocking a parking space at No.61.

There is no tree proposed to the front of Plot 61 – please refer to the planting plans (Docs. 185 and 188). We are amending the planting plans to show the trees in the street as some fall in the boundaries of plots as requested by the Tree Officer.

Additionally, the streetscene is worse than previously with regard to the removal of stone surrounds from doorways and its associated impact on the character of the area.

A new range of Wain Homes housetypes are proposed which still allow for stone surrounds to the windows and our view is that they are perfectly acceptable for this site when you consider the character of the houses in the immediate area.

The trees could be better positioned and to allow visitor parking in between. I'm not sure what you mean. Please refer to the planting plans but note that we are amending these as above.

Please can you update the LVA to reflect the amended development proposals.

Kind regards,
Steven

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