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Your ref: HPK/2022/0456  
Our ref: 2023-07-07 LPA  
Date: 7 July 2023

**BY EMAIL ONLY:** [stevengr@whitepeakplanning.co.uk](mailto:stevengr@whitepeakplanning.co.uk) [benhaywood@highpeak.gov.uk](mailto:benhaywood@highpeak.gov.uk)

Dear Ben and Steven

**LAND SOUTH OF DINTING VALE (A57), GLOSSOP, DERBYSHIRE**

**PROPOSED RESIDENTIAL DEVELOPMENT COMPRISING 92 DWELLINGS INCLUDING AREAS OF PUBLIC OPEN SPACE, LANDSCAPING AND ASSOCIATED WORKS**

**PLANNING APPLICATION REFERENCE: HPK/2022/0456**

We wish to submit further plans and documents in relation to the above planning application. Please find enclosed our updated Annex 1 document which lists the documents that are being submitted for consideration.

These documents have been produced to address the following further statutory consultee responses.

**Force Designing Out Crime Officer (19 June 2023)**

In response to the comments received please refer to the updated drawings by Baldwins (Documents 207 - 212). Amendments have been made as follows:

- Railings now proposed by Plot 32.
- Additional gates to Plots 39-42, 55-57, 58-61, 83-85.
- Amendments to Plot 1 (Willow housetype) to create more presence at the site gateway. This includes the provision of a bay window and various changes to the fenestration details.

**Derbyshire Wildlife Trust (22 June 2023 and 4 July 2023)**

In response to the comments received please refer to the following documents:

- Letter from Tetra Tech to DWT dated 6 July 2023 - Document 213.
- Invertebrate Survey Report Version 3 - Document 214.
- Local Wildlife Site Criteria Letter Report - Document 215.
- BNG Assessment Revision 5 - Document 216.
- BNG Metric - Document 217.
- National Vegetation Classification Survey Report - Document 218.



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### **DCC Archaeology (21 June 2023)**

We note the comments about the geophysical survey being currently inadequate due to areas of the site not being surveyed (as these areas were overgrown). The applicant's archaeologist is going back on site this Tuesday to extend the survey. They are liaising with Steve Baker on this and we will report the findings next week.

### **Trans Pennine Trail Partnership and Sustrans (26 June 2023)**

As requested by Trans Pennine Trail Partnership and Sustrans, the Pedestrian/Cycleway route has now been clearly annotated on the layout along the western boundary.

We have already made our position clear about the further request for a cycle link to the bridleway to the south west of the site but to summarise we feel that this request does not meet the tests in the CIL Regulations i.e. it is not necessary to make the development acceptable in planning terms; it is not directly related to the development; and it is not fairly and reasonably related in scale and kind to the development. Furthermore, there are viability issues with this site and we await the outcome of the viability assessment.

### **DCC Flood Risk Management (28 June 2023)**

In response to the comments received please refer to the letter and the updated Drainage Strategy by Betts (Documents 219 - 220).

### **HPBC Tree Officer (dated incorrectly but issued to the applicant on 29 June 2023)**

We note that the comments have queried again whether an alternative access from Adderley Place could serve the site. We specifically responded to this point in our cover letter which accompanied the amended plans on 19 May 2023. We also wrote to you back in December 2022 about this. For absolute clarity, the existing path onto Simmondley Lane cannot be used. It is in private ownership, outside the red edge and not adoptable therefore it cannot be used as an access to serve this development. Furthermore, there is no requirement under Policy DS4 for the applicant to consider an alternative access.

The landscaping plans are currently being updated to address some of the comments about the location of trees, street trees and species mix, and these will be submitted early next week.

### **Leisure & Recreation (3 July 2023)**

We note that the comments support the proposed play equipment for this site. The minor tweaks suggested by Sally will be reflected in the updated landscape drawings that will be submitted next week.

### **Summary**

I trust the above will assist you when considering the application further. If you have any queries about the enclosed information please do not hesitate to contact me or in my absence Marc or Nick.

Yours sincerely

A handwritten signature in black ink that reads "Niall Mellan". The signature is written in a cursive, flowing style.

**NIALL MELLAN** BA (Hons) MSc MRTPI  
Associate

cc: Wain Homes Limited

Marc Hourigan

Hourigan Planning

Nick Brookman

Hourigan Planning