

Appeal by Treville Properties Ltd

Site: Land to the west of Bridgemont, Whaley Bridge, SK23 9PB

Our ref: 24-115:RG:LJ

LPA ref: HPK/2023/0061

Application form dated: 10/02/2023

Certificate of ownership 'A' / Agricultural Holdings Certificate

Decision Notice dated: 11/12/2023

Plans, Drawings & Documents sent LPA as original application submission:

- Existing site and location plan (drawing no. 311106-01-P2)
- Existing site and location plan (drawing no. 311106-01-P3)
- Proposed site access plan (drawing no. 46934004-P06)
- Proposed visibility splays and access dimensions – (SCP_200341_F03) **superseded by Rev D**
- Indicative site layout – Option 2 (drawing no. 311106-03-P2) **superseded by P3**
- Indicative Typical Block Plans and Elevations (drawing no. 311106-06-P1)
- Phase 1 Site Investigation by Peak Environmental Solutions dated April 2020 (ref: Rev A1)
- Draft Heads of Terms
- Preliminary Ecological Survey by NLG Ecology dated January 2023)
- Arboricultural Report by Thompson Tree Services dated 9 February 2023 (ref: v2)
 - Tree Protection Plan (26/01/2023)
 - Tree Removal and Retention Plan (26/01/2023)
 - Tree Schedule
 - Key to Tree Schedule
- BNG Technical Note by Baker Consultants dated 26 January 2023 (ref: 1545.01_TN_jl)
- Housing Needs Study by Emery Planning dated 10 February 2023 (ref: 20-159)
- Coal Mining Risk Assessment by Peak Environmental dated June 2020 (ref: 42056R2 Rev A)
- Flood risk and Drainage Strategy by HBL Associates, updated 27 January 2023 (ref: 9097-HBL-XX-XX-RP-D-0001 Rev 03)
- Landscape and Visual Impact Assessment by Barnes Walker (ref: M3645-PA-DOC-01-V01) **superseded by Rev V03**
- Planning Design and Access Statement by Emery Planning dated 10 February 2023 (ref: 20-159)
- Transport Assessment by SCP dated January 2023 (ref: LB/200341/TA/3, dated 10/02/2023) **superseded by Rev 5**
- Travel Plan by SCP date January 2023 (ref: LB/200341/TP/3, dated 10/02/2023) **superseded by Rev 6**

Revised and additional Plans, Drawings & Documents sent to LPA:

- Proposed visibility splays and access dimensions – (SCP_200341_F03 Rev B) **superseded by Rev C**
- Proposed visibility splays and access dimensions – (SCP_200341_F03 Rev C) **superseded by Rev D**
- Proposed visibility splays and access dimensions – (SCP_200341_F03 Rev D)
- Indicative site layout – Option 2 (drawing no. 311106-03-P3)
- Indicative Site Sections (drawing no. 311106-07-P3)
- Surface Water Outfall Route Technical Note dated 7 December 2023 (ref: 9097/TN/2023/12/07 A)
- Biodiversity Metric 4 Calculation
- Travel Plan by SCP dated 19 September 2023 (Ref: LB/200341/TP/5) **superseded by Rev 6)**
- Travel Plan by SCP dated 19 September 2023 (Ref: LB/200341/TP/6)
- Transport Assessment by SCP dated January 2023 (ref: LB/200341/TA/5)
- Landscape and Visual Impact Assessment by Barnes Walker (ref: M3645-PA-DOC-01-V02) **superseded by Rev V03**
- Landscape and Visual Impact Assessment by Barnes Walker (ref: M3645-PA-DOC-01-V03)

E-mails / correspondence:

- 2023-02-10 - Application submission letter
- 2023-06-16 – Letter to HPBC
- 2023-06-16 - To case officer re suggested refusal and Housing Officer comments
- 2023-06-28 - submitting updated transport assessment and travel plan
- 2023-06-29 - Chain with case officer agreeing EoT
- 2023-07-07 - Levels and further access information to case officer
- 2023-07-07 - submitting levels and access information to LPA
- 2023-07-17 - Responding to case officer re waste comments
- 2023-07-20 - Email to case officer - clarifications on Travel Plan
- 2023-07-20 - Email to case officer re highways and drainage
- 2023-07-26 - To case officer forwarding - SCP-200341-F03 revC
- 2023-07-28 - Emails re EoT
- 2023-08-02 - correspondence re committee dates and CCTV
- 2023-09-12 - Further emails on CCTV, officer concerns and EoT
- 2023-10-19 - Updated LVIA and highways information to case officer
- 2023-10-31 - Correspondence with case officer re updated BNG metric
- 2023-11-01 - Further confirming EoT
- 2023-11-08 to 2023-11-29 - Emails re LLFA query and updated access plan
- 2023-11-29 to 2023-12-05 - emails re updated access plan
- 2023-12-04 to 2023-12-05 - Request to speak at Planning Committee
- 2023-12-08 - HBL Drainage note
- 2023-12-08 – Letter to HPBC Planning Committee