



Planning Dept
High Peak Council
Buxton Town Hall
Market Place
Buxton
SK17 6EL

Our ref: UK0038603.4239

PP-13575698

28 November 2024

Dear Sir/Madam,

Application to Discharge Conditions 15, 24 and 28 of Application HPK/2019/0028 – Land Off Hallsteads Close, Hallsteads Close, Dove Halls, Derbyshire

I write on behalf of the applicant, HJK Construction (Northern) Limited, in relation to planning permission ref: HPK/2019/0028 to inform you that an application for approval details reserved by a condition has been submitted via the planning portal (planning portal ref: PP-13575698).

WSP have reviewed the below updated information to ensure that it fulfils the below conditions. The information required for pre-commencement conditions 4, 17,19, 33, 35, 36 and 37 will be submitted shortly.

We believe that the following conditions have been discharged: 3, 5, 18, 22, 23, 25, 26, 30, 32.

With regard to Condition 28, due to incorrect numbering on the decision notice, this condition is actually number 31 when all the conditions are ordered numerically. However for the sake of this application we have matched the condition with the one stated on the decision notice. This Condition refers to the Landscape Management Plan.

The application seeks to discharge the following conditions:

Condition 15:

“No development shall commence on site until a scheme of hard and soft landscaping has been submitted to and approved in writing by the Local Planning Authority, the details of which shall include:

- (a) indications of all existing trees and hedgerows on the land;*
- (b) details of any to be retained, together with measures for their protection in the course of development;*
- (c) all proposed soft landscaping to include fruit trees, species, planting sizes and planting densities, in relation to the proposed buildings, roads, and other works;*
- (d) finished levels and contours;*
- (e) means of enclosure;*
- (f) car park layouts;*
- (g) other vehicle and pedestrian access and circulation areas;*
- (h) hard surfacing materials”*

The following documents have been submitted to discharge this condition:

- External Works 1 of 3 (ref: 301174-0102)
- External Works 2 of 3 (ref: 301174-0103)
- External Works 3 of 3 (ref: 301174-0104)
- Surface Finishes (ref: 301174-0701)
- Pavement Details (ref: 301174-0702)
- Boundary Plan (ref: HJK – DH – BTP)
- Landscape Plan 1 of 2 (ref: SE1002-01-D01)
- Landscape Plan 2 of 2 (ref: SE1002-01-D02)
- Biodiversity Enhancement Plan (ref: SE1002-01-D03)
- Tree Protection Method Statement

These documents provide the required information to discharge the above condition. With regards to point (a), all existing trees and hedgerows on site are included within both Landscape plans as 'existing trees'/'Hedge to western boundary'. Further to this, retained trees can also be seen in both Landscape plan's, along with a Tree Protection Method document, complying with point (b) of the above condition.

The submitted Landscape plans also include details of proposed soft landscaping through the planting, tree and shrub schedule located in the key of the submitted Landscape Plans. Alongside this, the submitted Biodiversity Enhancement Plan provides further details of the wildflower meadow composition in relation to the proposed buildings, roads and other works.

With regards to point (d), finished levels and contours, the submitted External Works plans display both major and minor contours on site. Furthermore, each External Works plan illustrates the slope and spot level of the site in accordance with the above condition. A detailed Boundary Plan has also been submitted as part of this application, this plan includes an illustrative display of the means of enclosure on site. In addition to this, each fencing type and dimensions is included within the Boundary Plan therefore satisfying the requirements of point (e) of the above condition. The submitted Boundary Plan and Landscape Plan's also include details of the number of parking spaces proposed on site, in addition to visitor parking provision and location with each parking space numbered and labelled.

Access and circulation areas are included within the submitted Boundary Plan and Landscape Plan, each plan demonstrates the sites access onto Hallstead's Close and the proposed estate road providing access to each dwelling, therefore the submitted application satisfies point (g) of the above condition.

The submitted Pavement Details document provides detail as to the hard landscaping dimensions and materials therefore satisfying point (h) of the above condition.

Condition 24 :

"Prior to the commencement of development, a scheme for rear garden access to all dwellings shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall provide details of access, boundary treatment and secure gates. Thereafter the development shall

be carried out in accordance with the approved details and shall be implemented prior to the first occupation of each dwelling.”

The following document has been submitted to discharge this condition:

- Boundary Plan (ref: HJK – DH – BTP)

A comprehensive Boundary Plan has been submitted to provide details as to the rear garden access of each proposed dwelling. The plan shows that each rear garden will have a 1800mm high close-boarded timber gate with a single latch lock. The location of these gates varies between dwellings with the most appropriate access point being selected depending on the dwellings layout and orientation. The western boundary of the site will also consist of a 2m high secure Envirofence, thus ensuring a safe and secure site for residential development. Therefore, this proposal can be seen to satisfy the requirements of Condition 24.

Condition 28 :

“No development shall commence on site until a landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, other than small, privately owned, domestic gardens has been submitted to and approved in writing by the Local Planning Authority. The landscape management plan shall be carried out as approved in accordance with the approved details.”

The following documents have been submitted to discharge this condition:

- Landscape and Ecology Management Plan (ref: SE1002-01a_Hallsteads Dove Holes – LEMP)

Page 5 of the submitted Landscape and Ecology Management Plan (LEMP) details the long term design intentions of the development. These can be seen to be to enhance the rural character of the housing development, enhance the range of character areas, provide a clear and well-managed landscape structure, link development to its surroundings and enhance the ecological range and potential for wildlife.

Alongside this, the maintenance specification and programme are listed in sections 3 and 4 of the submitted LEMP. This includes details of the annual maintenance operations and wider maintenance methods across the site.

The proposed management mechanism for implementation of the LEMP will be at the responsibility of the developer. Section 6 of the LEMP states that the developer will appoint a management company to further ensure the implementation of the LEMP methodology.

Conclusion

We trust that the information is sufficient to discharge the conditions, and we look forward to receiving confirmation.

Please do not hesitate to get in touch if you have any queries or require any further information.



Yours faithfully,

A handwritten signature in black ink, appearing to read 'Callum Crow', written in a cursive style.

Callum Crow

Graduate Planner