

Ms Rachael Simpkin
High Peak Borough Council - Planning
Buxton Town Hall
Market Place
Buxton
Derbyshire
SK17 6EL

24 July 2025
EP ref: 21-270

Dear Ms Simpkin

Re: Application ref. HPK/2023/0192 - Land at Hogshaw, Buxton

We are writing in relation to application ref. HPK/2023/0192 – Land at Hogshaw, Buxton, following the Development Control Committee meeting on 16th June 2025.

As you are aware, the application was deferred at June's Committee meeting to allow for additional information to be provided by the applicant. The committee minutes record that the following additional information was requested:

- The viability assessment and review in respect of the proposed reduced provision of affordable housing and other contributions on the site (members had not had sight of the applicant's assessment or the report by the Council's appointed consultant);
- Air quality matters, including up to date emissions data and an explanation of the conclusion from Environmental Health; and
- Drainage and flood risk matters, including in relation to the structural condition of the Nun Brook Culvert.

We address these matters in turn in the sections below. The following documents are enclosed alongside this letter for the consideration of the Council:

- Viability Assessment Executive Summary – August 2024, prepared by Roger Hannah;
- Viability Assessment – August 2024, prepared by Roger Hannah;
- Supporting letter dated 21/07/2025, prepared by Roger Hannah;
- Energy Report Rev. 2, prepared by Environmental Economics;

- Solar PV Layout (H8797-BAH-XX-XX-DR-UD-203075);
- Wallasea (Kennford) – plots 7, 10, 13, 16, 36, 38, 45, 62, 67;
- Ashtead (Alderney) – plot 6;
- Ashtead (Alderney) – plot 18;
- Birchmoor – plots 83, 84, 85;
- Haweswater (Ashburton) – plots 37, 39, 46, 65, 72;
- Hopton (Moresby) – plot 12;
- Hopton (Moresby) – plots 11, 17, 40, 66, 73;
- Knightswood (Kingsville) – plots 25, 26, 30, 31, 32, 33, 57, 58, 59, 60, 68, 69, 70, 71, 77, 78, 79, 80;
- Oakmoor – plot 86;
- Matlock (Maidstone) – plots 8, 9, 14, 15, 19, 20, 22, 23, 28, 29, 47, 48, 51, 52, 63, 64;
- Rathlin Side Gable – plots 24, 27, 34, 35, 44, 61;
- Rowan Mid – plot 42;
- Rowan – plots 41, 43, 49, 50, 53, 54, 55, 56, 81, 82;
- Wallasea (Bargeboards) – plots 91, 97;
- Ashtead (Bargeboards) – plots 1, 90;
- Haweswater (Bargeboards) – plot 76;
- Hopton (Bargeboards) – plots 5, 74, 87, 99;
- Matlock (Bargeboards) – plots 2, 3, 88, 89, 93, 95;
- Matlock Mid – plot 94;
- Rathlin Side Gable Bargeboard – plots 4, 75, 92, 96, 98;
- Attenuation Basin Details (H8797-BAH-XX-XX-DR-DR-300120 P.05); and
- Updated Planning Statement Addendum, prepared by Emery Planning.

Viability

Please find enclosed the updated Executive Summary, Viability Assessment and supporting letter prepared by Roger Hannah. The amendment to the size of the red edge has no impact on the Viability Assessment, as the additional area does not impact profit. The red edge was amended due to the ecological constraints on site.

Air quality

An Air Quality Assessment Addendum was submitted to the LPA following the committee meeting. A consultation response was received on 14/07/2025 from Environmental Health, confirming that it was agreed that the development will unlikely have a negligible impact on the Fairfield air quality (at the time of construction) and no further conditions/ assessments are required in this regard.

Drainage and flood risk

A Culvert Stability Appraisal was submitted to the LPA on 16/07/2025, alongside CCTV footage of the existing culvert. This is currently being considered by the LLFA.

Within the Culvert Stability Appraisal, it recommends a geosynthetic clay liner rather than 300mm clay layer. As requested, please find enclosed alongside this letter the updated Attenuation Basin Details Drawing (H8797-BAH-XX-XX-DR-DR-300120 P.05), which has been updated to show the use of geosynthetic membrane and outline its purpose.

Other matters

The Energy Report has been updated to state that all plots will include solar PV. A Solar PV Layout has been provided to highlight the location of the proposed panels. The house type elevation drawings have also been updated to show the location of the panels on each dwelling.

The total amount of the application site which is within the Local Wildlife Site has been requested. This has been measured at 0.7 ha.

We trust that this addresses your comments. Please do not hesitate to contact us if you require anything further.

Yours sincerely
Emery Planning

John Coxon

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