

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

15 April 2025
EP ref: 23-508

Dear Ms Dinnen

Re: Land At Burlow Road And Heathfield Nook Road, Harpur Hill, Buxton – ref. HPK/2023/0488

We are writing in relation to application ref. HPK/2023/0488 at Land At Burlow Road And Heathfield Nook Road, Harpur Hill, Buxton. Following on from your discussions with the applicant, please find enclosed the documents for the revised scheme of 10 proposed dwellings at the site. The proposed scheme is now compliant with Nationally Described Space Standards (NDSS), as requested by the LPA.

Please find enclosed the following revised documents for consideration:

- Hopton-CAT 2 + NDSS – Detached;
- Hopton-CAT 2 + NDSS – End;
- Otmoor-CAT 2 + NDSS – End;
- Wallasea-CAT 2 + NDSS – Detached;
- Planning Layout (473-P-PL02 Rev. C);
- Planning Layout (473-P-PL03 Rev. C);
- Boundary Treatment Plan (473-P-BT01 Rev. C);
- Boundary Treatment Details (473/P/BTD03);
- Hard Landscaping Layout (473-P-HL02 Rev. C);
- Location Plan (473-P-LP03);
- Materials Layout (473-P-ML02 Rev. C);
- Refuse Strategy Layout (473-P-RS02 Rev. C);

- Storey Heights (473-P-SH02 Rev. C);
- Noise and Vibration Impact Assessment, prepared by e3p;
- Technical Note, prepared by SCP (Rev. 01);
- Detailed landscape proposals (c-2179-01 Rev. A);
- Buxton Design and Access Statement Addendum – April 2025;
- Report on Drainage Design Strategy to Accompany Planning Application, Rev C02;
- Energy Report (to follow); and
- Planning Statement Addendum, prepared by Emery Planning (to follow).

We trust that the submission provides you with the necessary information to re-consult and progress the application as soon as possible. However, please do not hesitate to contact me or Emily Sykes if you have any questions or require any further information.

Yours sincerely
Emery Planning

John Coxon

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