

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

27 October 2025
EP ref: 15-123

Dear Sir or Madam

Re: Application for Permission in Principle - Wimberry Hill Farm, Woodhead Road, Glossop, SK13 7QE

We have been instructed by, Mr Ian Craggs, to submit an application for Permission in Principle for 1 to 9 dwellings at the above site. The application comprises the following:-

- Application form;
- Location plan (dwg. 105 Rev P3);
- Land use parameters plan (dwg. 106 Rev P2);
- Building heights and access parameters plan (dwg. 107 Rev P2);
- Density parameters plan (dwg. 108 Rev P2);
- Indicative layout (dwg. 109 Rev P2);
- Air Quality Assessment prepared by SLR;
- Heritage Statement prepared by Pegasus;
- Landscape Visual Statement prepared by FPCR;
- Preliminary Risk Assessment prepared by LK Consult;
- Transport Assessment prepared by SCP; and,
- Planning Statement prepared by Emery Planning.

The drawings are produced to a standard/ recognisable scale. The 'Do not Scale' note on the IDP drawings is required to ensure that if printing the information, the scale cannot be verified if 'scale to fit' or other sizing has

been applied. IDP do not take any responsibility for the verification of scale from external printing of hard copy information.

The planning application fee in sum of £3,072.00 will be paid upon receipt of an application reference number.

We trust that the above meets with your requirements and that you are able to validate and register the application. We look forward to receiving confirmation of your receipt of same.

Should you have any queries, please do not hesitate to contact this office.

Yours sincerely
Emery Planning

[Redacted]

John Coxon BSc (Hons), MRTPI
Director

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