

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

28 October 2025
EP ref: 15-123

Dear Sir or Madam

Re: Planning Portal reference: PP-14398289 – Land to the South West of Wimberry Hill Farm, Woodhead Road, Glossop, SK13 7QE

We have been instructed by, BDW Trading Ltd & Mr Ian Craggs, to submit an outline planning application for up to 7 dwellings and associated works (all matters reserved) at the above site. The application comprises the following:-

- Application form and ownership certificate;
- Location plan (dwg. 110 Rev P2);
- Land use parameters plan (dwg. 111 Rev P1);
- Building heights and access plan (dwg. 112 Rev P1);
- Density parameters plan (dwg. 113 Rev P1);
- Indicative layout (dwg. 114 Rev P1);
- Existing site plan (dwg. 201006);
- Air Quality Assessment prepared by SLR;
- Arboricultural Statement prepared by Cheshire Woodlands;
- Indicative layout tree appraisal (dwg. CW/11657-P-LA6);
- Design and Access Statement prepared by IDP;
- Drainage Management Strategy prepared by Betts Hydro;
- Flood Risk Assessment prepared by Betts Hyrdo;
- Heritage Statement prepared by Pegasus;

- Landscape & Visual Appraisal prepared by FPCR;
- Noise Assessment prepared by Miller Goodall;
- Preliminary Ecological Appraisal prepared by Tyler Grange;
- BNG Metric;
- Conditions Assessment;
- Preliminary Risk Assessment prepared by LK Consult;
- Transport Assessment prepared by SCP;
- Travel Plan prepared by SCP; and,
- Planning & Affordable Housing 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 £1,764.00 has been paid via the Planning Portal.

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

John Coxon

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Director

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