

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

23 April 2026
EP ref: 23-508

Dear Sir or Madam

Re: Planning Portal reference: PP-14877934
Land at Burlow Road & Heathfield Nook Road, Harpur Hill, Buxton

We are instructed by BDW Trading Ltd to discharge conditions 10 and 11 of planning permission HPK/2023/0488 for "Proposed 10 dwellings".

The application comprises the following:

- Application form;
- Proposed Finished Floor Levels Sheet 3 (473/ED/11 Rev. P16);
- Surface Water Impermeable Areas Plan (437/ED/15 Rev. P08);
- Engineering Layout (473/ED/17 Rev.33);
- Highway Surfacing Plan (473/ED/44 Rev. C07);
- Plot Drainage Sheet 3 (473/ED/81 Rev. P14);
- Infiltration Swale and Highway Soakaway Construction Details (473/ED/83 Rev. P09);
- Private Driveway and Car Surfacing Plan (473/ED/115 Rev. C03);
- Plot Soakaways Plots 143-151 & 281 (473/ED/122 Rev. P05); and
- Construction and Environmental Management Plan, prepared by Barratt Homes.

Condition 10 states:

"No development shall take place until a detailed design and associated management and maintenance plan of the surface water drainage for the site, in accordance with the principles outlined within:

a. ALM Consult Limited. (26/04/2024). Soakaway Test Results – Land at Burlow Road, Buxton. REF: 30156/130.

b. Barratt Manchester. (25/09/2025). Report on Drainage Strategy to Accompany Planning Application for Heathfield Nook Buxton (Community Area). Revision C04, including any subsequent amendments or updates to those documents approved by the Flood Risk Management Team.

c. And DEFRA's Non-statutory technical standards for sustainable drainage systems (March 2015) has been submitted to and approved in writing by the Local Planning Authority.

The development shall be carried out in accordance with the approved details prior to first occupation and shall thereafter be maintained in accordance with the approved plan."

The application is accompanied by plans which provide the detailed design and associated management and maintenance for surface water drainage for the site.

Condition 11 states:

"Prior to commencement of the development, details indicating how additional surface water run-off from the site will be avoided during the construction phase shall be submitted to and approved in writing by the Local Planning Authority. (The developer may be required to provide collection, balancing and/or settlement systems for these flows.) The approved system shall be operating before the commencement of any works, which would lead to increased surface water run-off from site during the construction phase."

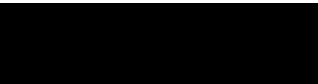
The application is accompanied by a Construction Environment Management Plan. The development will be constructed with all roads and sewers installed with no adjacent watercourses to protect. The applicant will work in accordance with the enclosed CEMP to ensure the surface water run-off is managed on site.

The planning application fee of £309.00 has been paid via the Planning Portal.

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

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

Yours sincerely
Emery Planning


John Coxon BSc (Hons), MRTPI
Director