



Ref: J.I.D5704P
April 2026

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

Dear Sir/Madam,

Re: Installation of 2no. temporary boreholes at land to the north of Manchester Road, Buxton

I refer to the above planning application on behalf of our client, Nestlé Waters Ltd. This letter should be read in conjunction with the following information, submitted with this application:

- D5704(1)C - 001-A - Borehole off Manchester Road - Location Plan
- D5704(1)C - 002-A - Borehole off Manchester Road - Site Plan
- Site Photo

Site Description

The application site is located within High Peak Borough Council, on land to the north of Manchester Road (Figure 1). The site comprises an area of gravel and grass, which forms part of a pastoral field. There is an existing monitoring borehole on site, the location of which is approximated by the red marker in Figure 1. The northern and western boundary of the field is formed of a dry-stone wall. Vehicular access to the Site is provided via a private track, which is accessed off Manchester Road.

Taking a wider view, the site is surrounded by open agricultural fields, spread across a hillside. To the east of the Site, on the opposite side of the private track, there is a small square structure. Approximately 90m to the southeast of the site, there is an area of woodland, the Coldspring Plantation, which is designated as a tree protection area.

The site is located entirely within flood zone 1, meaning it is at the lowest risk of flooding, and it is not identified as an area of surface water flood risk.

The boundary of the Peak District National Park is located approximately 1.2km to the northeast of the Site.



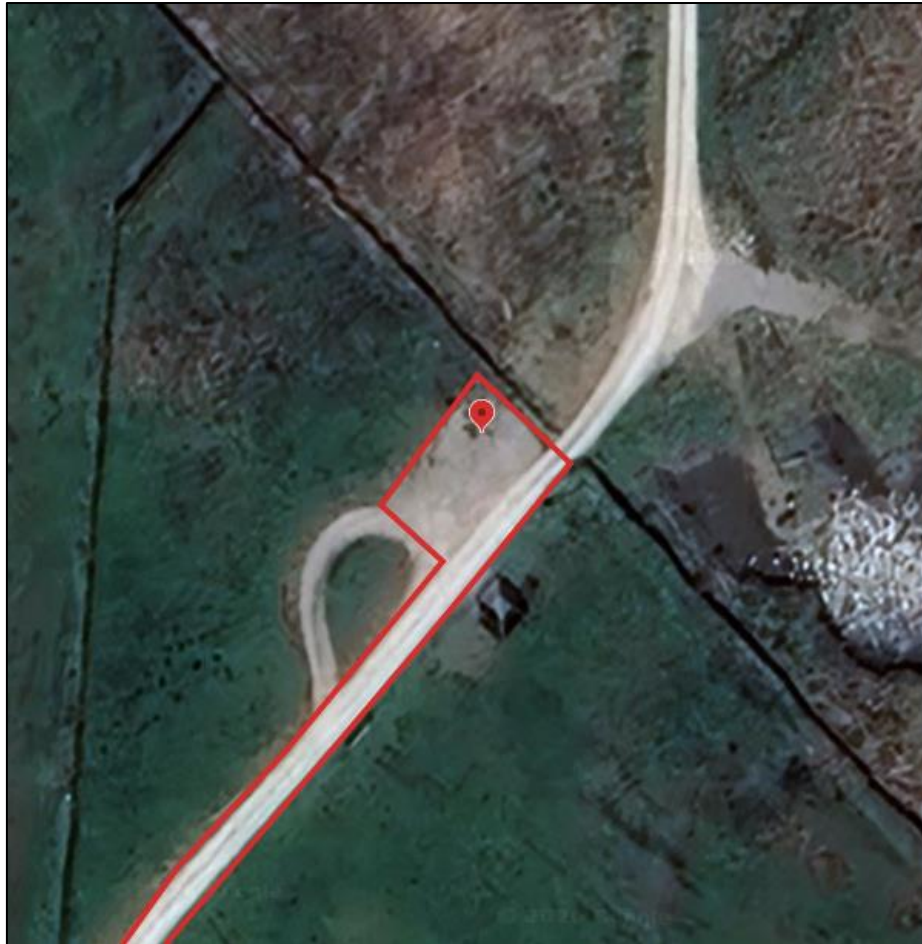


Figure 1: Aerial View of the application site. The approximate location of the existing monitoring borehole is indicated with the red marker.

Planing History

There is no publicly available planning history for the application site.

Proposed Development

The proposed development is for the installation of 2no. temporary boreholes: a new monitoring borehole along with a small borehole for water supply. Although their precise location is undetermined, the proposed boreholes would be within 10m of the existing monitoring borehole and within the red line boundary indicated on the proposed site plan.

Above ground, each borehole would adopt the same design as the existing monitoring borehole on site. They would have a cylindrical, lockable 'top hat' (a blue plastic cover of the borehole above ground) of approximately 1m in height, and be surrounded by a short wooden fence.

Policy Context

The adopted development plan for High Peak Borough Council comprises the High Peak Local Plan



2016.

High Peak Local Plan 2016

The application site is designated as countryside within the High Peak Local Plan 2016.

Policy EQ2 (Landscape Character) requires that development has regard to maintaining the aesthetic and biodiversity qualities of natural and man-made features within the landscape. Development which would be detrimental to the character of the local landscape would be resisted.

Policy EQ3 (Rural Development) states that development outside of settlement boundaries will be strictly controlled, whilst also facilitating sustainable rural economic development, including *'supporting rural employment in the form of home working, commercial enterprises and live-work units where a rural location can be justified'* provided that the *development is of a 'high quality design and protects or enhances landscape character and the setting of the Peak District National Park'*

Policy EQ5 (Biodiversity) outlines that development proposals will not result in significant harm to biodiversity or geodiversity interest.

Policy EQ6 (Design and Place Making) stipulates that all development should be well designed and of high quality.

Policy CF6 (Accessibility and Transport) requires that all new development is located where the highway network can be satisfactorily accommodate traffic generated by the development or can be improved as part of the development.

Planning Assessment

Principle of Development

Nestlé Waters contributes to sustainable economic development through its continued presence and operations within Buxton and High Peak. Its water bottling operations rely on boreholes to assess the quality of mineral water and to identify potential new sites for future abstraction. The rural location of the site is justified by the need to gain access to the water source. In this way, the principle of development is fully supportive of Policy EQ2, provided that the development is of high-quality design and protects or enhances the landscape character.

Design and Landscape Impact

The proposed boreholes will have very little landscape impact, as the development is almost entirely below ground. The only visible features would be two small plastic cylinders, surrounded by wooden picket fences, with a height of approximately 1m. Considering the small size of these features, that the boreholes are temporary, and that the site is surrounded by a dry-stone wall on two sides, the landscape impact arising from the proposed development is negligible. As such, the proposed development is compliant with Local Plan Policies EQ2 and EQ6.

Ecology

The proposed development is not located within or in proximity to a local wildlife site or a site of special scientific interest. It also does not impact a priority habitat; it impacts less than 25m² of on-site habitat; and it impacts less than 5m² of on-site linear habitat. There is no requirement to



demonstrate a biodiversity net gain, as it falls below the de minimis threshold. In this way, the proposed development is compliant with Local Plan Policy EQ5.

Highway Safety

The proposed development would not result in the generation of additional traffic or parking requirements, other than for temporary construction traffic, which would use the existing track, accessed off Manchester Road. There is adequate space on site to provide for necessary construction and temporary parking for maintenance and monitoring. Therefore, it is fully compliant with Local Plan Policy CF6.

Conclusion

In light of the above, the proposed development is fully compliant with the development plan and the National Planning Policy Framework. It is therefore recommended that planning permission be granted without delay.

Yours faithfully,



Matthew Gregg MPlan (Hons) MRTPI
Office Director
DLP Planning Ltd

