

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

7 July 2026  
EP ref: 15-123

Dear Rachael

**Re: Applications HPK/2025/0301 & HPK/2025/0431 – Land to the west of Cemetery Road and South West of Wimberry Hill Farm, Glossop, SK13 7QE**

We write in relation to the above applications following our recent meeting of 16<sup>th</sup> June 2026. We hereby provide further information and responses to matters raised. This letter should be read in conjunction with the following submitted documents:

- Revised indicative layout (ref. 103 Rev P4)
- Indicative site sections (ref. 105 Rev P2)
- Letter prepared by Betts Hydro in response to LLFA comments dated 23<sup>rd</sup> June 2026 (ref. HYD1070\_WIMBERRY.HILL.FARM\_HB-LLFA\_L01)
- Preliminary Drainage Layout (ref. BAR31-WHF-BET-ZZ-XX-DR-C-0101-P07)
- Drainage Management Strategy (ref. HYD1070\_WIMBERRY.HILL.FARM\_DMS Rev 3.0)
- SuDS Maintenance and Management Plan (ref. HYD1070\_WIMBERRY.HILL.FARM\_SMMP\_L01)
- Water Quality Management Assessment (ref. HYD1070 v1.0)

**HPK/2025/0301 - Description of development & quantum of development**

Please find enclosed an updated indicative layout (ref. 103 Rev P4) which demonstrates that the upper quantum of 85 dwellings can be comfortably accommodated within the site. This submission is also supplemented by an indicative site section (ref. 105 Rev P2) which demonstrates that the proposed development is feasible in principle having regard to the site levels, which are not considered to be problematic. Nevertheless, the indicative drawings submitted with the application are intended for information purposes only and are not proposed to be a conditioned drawing. The detailed design will be agreed at the reserved matters stage, at which point the LPA will only approve an application if it can be shown that the number of dwellings applied for can be accommodated within an acceptable design. The application is also supported by various technical evidence which demonstrates that up to 85 dwellings can be accommodated on the site.

## HPK/2025/0301 - Drainage

Please find enclosed the following in response to the LLFA's comments dated 6<sup>th</sup> May 2026:

- Letter prepared by Betts Hydro dated 23<sup>rd</sup> June 2026 (ref. YD1070\_WIMBERRY.HILL.FARM\_HB-LLFA\_L01)
- Preliminary Drainage Layout (ref. BAR31-WHF-BET-ZZ-XX-DR-C-0101-P07)
- Drainage Management Strategy (ref. HYD1070\_WIMBERRY.HILL.FARM\_DMS Rev 3.0)
- SuDS Maintenance and Management Plan (ref. HYD1070\_WIMBERRY.HILL.FARM\_SMMP\_L01)
- Water Quality Management Assessment (ref. HYD1070 v1.0)

## HPK/2025/0301 & HPK/2025/0431 - Landscape & design

The landscape officer's feedback dated 14<sup>th</sup> April 2026 sets out that the findings of the LVIA under-report the longer-term landscape and localised visual effects. However, the landscape officer does not identify that the proposed development would have a significant impacts in landscape and visual terms. Instead, the conclusion is that there would be some moderate, adverse and permanent effects in Year 15. Whilst there is a difference in professional opinion, we consider that even in the worst case scenario as presented by the landscape officer, the landscape and visual harm resulting from the development is not so significant that it would outweigh the significant benefits of the proposed development in the context of the tilted planning balance, noting that the only way of addressing the significant shortfall in housing land supply will be through the development of sites on the edge of existing settlements.

We also note that comments have been provided in relation to application ref. HPK/2025/0427 and referred to as 'Phase 2'. However, this site already benefits from Permission in Principle, which was granted on 26<sup>th</sup> February 2026. The proposed development being considered through application ref. HPK/2025/0431 forms the proposed Phase 2 development and would only come forward if planning permission HPK/2025/0301 (Phase 1) is also approved.

A response to the Phase 1 Design Comments is provided at Appendix **EP1**.

In respect of the Phase 2 Design Comments, as you will note, the consultation response erroneously assesses a different site (land south of the Heath). This land already benefits from permission in principle for a residential development of 1-9 dwellings (LPA ref: HPK/2025/0427). Therefore, it is not necessary to respond to these comments. Nevertheless, in respect of the phase 2 site (LPA ref: HPK/2025/0431), the consultation response queries whether this land would become 'landlocked', and then states:

"It would have increased development set in its vicinity reducing its remaining rural appearance and making it an oddity in a largely urban area."

Therefore, whilst the nature of the proposals appears on phase 2 to have been misunderstood, the comments address the phase 2 site and appear to be supportive of the principle of development. This is unsurprising given that this parcel of land is already enclosed on 3 sides by existing housing.

## HPK/2025/0431 – Highways

The Local Highway Authority raises concerns in relation to the following:

- Site red edge.
- Proposed access is through a development site associated with HPK/2025/0301 or via The Heath.

Firstly, matters relating to the site red edge were addressed during the validation of the application. In summary, there is no requirement for this, as was established at an appeal in High Peak<sup>1</sup>. There are no reasons why the same approach should not apply here, and the matter could also be dealt with via Grampian condition. The red edge is therefore considered acceptable, and the application was validated by the Local Authority on this basis.

Secondly, it is not proposed for the site to be accessed via The Heath. The means of access would be secured via the adjacent land on which an outline application is pending determination (ref. HPK/2025/0301). Planning permission HPK/2025/0431 (Phase 2) could only come forward if planning permission HPK/2025/0301 (Phase 1) also comes forward, and appropriate alignment between the two is a matter reserved for later approval of the internal layout. That can be controlled by condition or by a provision in the Section 106 agreement.

### Outstanding consultee comments

We understand that the following are outstanding for application ref. HPK/2025/0301, either in full or in response to further submissions (not accounting for responses to this letter).

- Environmental health (air quality)
- Environmental health (contamination) – following re-submission of the site investigation reports on 21<sup>st</sup> October 2025
- Leisure services – in response to submission of updated open space and land use parameters plans on 10<sup>th</sup> April 2026 and regarding s106 contributions (as detailed earlier in this letter)
- Highways – to confirm the bus taster ticket contributions amount
- Waste – to confirm whether a condition is acceptable to deal with the vehicle waste tracking at reserved matters stage

In terms of application ref. HPK/2025/0431, we would be grateful if you could confirm which responses you are awaiting a response on.

We trust that the above resolves the matters discussed. However, should you have any queries then please do not hesitate to contact our office.

Yours sincerely  
Emery Planning

*John Coxon*

**John Coxon BSc (Hons), MRTPI**  
Director

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Appendices:  
[EP1 – Response to design comments](#)

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<sup>1</sup> PINS ref. 3136353

EP1

## Response to Phase 1 Design Comments

|    | <b>Ryder Landscape Consultants design comments</b>                                                                                                                                                                                                                                | <b>Applicant response</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. | The north parcel is quite close to Cemetery Road with no apparent landscape buffer zone, the front of a housing block could effectively be set to the road without any meaningful setback or landscape treatment.                                                                 | There is a landscape buffer zone as shown on the land use parameter plan, with sufficient room (approximately 5.6m) for meaningful planting along the site's boundary with Cemetery Road. As shown in the indicative layout, it is anticipated that development would be set behind the planting and an internal driveway. The housing itself could provide an attractive entrance to the town, there is no need to screen, but some tree planting to the frontages at detailed design stage could soften the approach |
| 1. | The contemporary house to the west provides context to the proposed houses.                                                                                                                                                                                                       | This is noted and agreed. The detailed design will be agreed at the reserved matters stage.                                                                                                                                                                                                                                                                                                                                                                                                                            |
| 2. | Cemetery Road currently acts and would continue to act as a clear divide between urban and rural character but that divide would be starker with the development in place.                                                                                                        | FPCR agree that Cemetery Road provides a clear divide between the urban area and rural character to the east, but the current uses of the site do not provide an attractive entrance to town. A well designed scheme at detailed design stage could enhance the current approach.                                                                                                                                                                                                                                      |
| 3. | There is a key view to the PDNP from the junction between Cemetery Road and Woodhouse Road                                                                                                                                                                                        | No action / response required.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| 4. | Wimberley Farm and the adjacent cottage a long, low rural buildings that should not have an obvious two storey backdrop.                                                                                                                                                          | The existing building already has a settled backdrop, including the garden centre buildings which are of no architectural merit. Having glimpses of two storey houses beyond would cause no harm. Planting could soften views of any new houses.                                                                                                                                                                                                                                                                       |
| 5. | The patch of Beech woodland off Woodhouse Road is important as a screen as it pulls the development line back from Woodhouse Road and sets it behind vegetation and at a higher level. However it is in decline, how would it be regenerated so it is sustained in this location? | This land falls outside of the application site and is not in the client's control. However, the land is long established woodland, and there is no evidence to suggest that the woodland requires specific management to stay as woodland.                                                                                                                                                                                                                                                                            |

## Response to Phase 1 Design Comments

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|-----|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 6.  | The SuDS basin area is influenced by the nearby contemporary building and is at least reasonably flat in a sloping area making any SuDS feature look more natural in this location rather than forced onto a heavily sloped area.                                                                                    | FPCR agree that the SuDS basin could provide a positive landscape feature, if sensitively designed at detailed design stage.                                                                                                                                                                                                                                                                                                                                                                                                              |
| 7.  | There is a notable scenic view to the east towards the PDNP that will be partly changed and for some possibly lost with the development of the SuDS area and associated houses – how can the remaining view be emphasised over the SuDS basin rather than forgotten about and an opportunity to emphasise it missed? | Any view east from the area of the SuDS can be retained at detailed design stage, and will depend on the management of existing planting in the area. Paths around the SuDS feature will allow views across it and beyond.                                                                                                                                                                                                                                                                                                                |
| 8.  | There is a fair level of intervening vegetation between the lower site field and adjacent housing but they are not solid blocks as indicated on the landscape plan, a more accurate representation of existing vegetation is encouraged for any future plans.                                                        | The level and extent of existing planting will be identified in detail on the detailed planning plans at reserved matters stage. The LVA takes account of the planting that currently exists.                                                                                                                                                                                                                                                                                                                                             |
| 9.  | Having walked The Heath there is a mix of contemporary and traditional housing with an overall feel that new boundaries could be more in keeping with the character of the lane e.g. stone walls & hedges not close boarded fences.                                                                                  | As per the proposed parameters plan and indicative layout, the proposal is for landscaping to be provided along the development's boundaries with The Heath, with development set back behind the landscaping, and then fronting out behind road. There would not be any close boarded fencing adjoining The Heath.                                                                                                                                                                                                                       |
| 10. | There is loss of a long view to the PDNP over the main site field from The Heath near to The Heath Barn.                                                                                                                                                                                                             | With development on a currently part open site, it is not possible to keep every open view across it, once development has taken place. While there are longer range views toward the PDNP from this viewpoint, the existing vegetation screens the majority of the view when in leaf. In winter months, longer-range views are possible, but the built form of Wimberry Farm is also visible, decreasing the tranquility of the view. Opportunities for new views out from within the development could be investigated at design stage. |
| 11. | I have specific concern about the south east corner of the proposed North Parcel of housing when turning onto and looking north west along Cemetery Road.                                                                                                                                                            | The south east corner of the northern parcel provides public open space to create a welcoming entrance. Whilst reserved for later approval, the indicative layout shows how a corner unit can be positioned looking south and east onto open space/POS and                                                                                                                                                                                                                                                                                |

## Response to Phase 1 Design Comments

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|-----|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|     |                                                                                                                                                                                                                                                                         | providing an active frontage when entering the parcel from Cemetery Road, which is maintained as one moves further into the south to the west. The placement of structural planting within the POS will also be informed by visibility splays. The entrance POS helps to situate the development within the landscape context and soften the interface between the settlement edge and rural characters present on site.                                                                                                                                    |
| 12. | The proposals with The Heath and other POS could give the impression of a 'broken up' development which is key for how it presents to Cemetery Road                                                                                                                     | The proposed development is set within landscape features to avoid the appearance of a large built area or ribbon of development in a settlement edge location. The public open space provides attractive communal areas between the two parcels, while accommodating The Heath. It also aids the integration of the settlement within the landscape, avoiding a hard edge to the built form in favour of a softer development edge. Tree planting within the POS extends into the development, reflecting the field parcel pattern in the wider landscape. |
| 13. | This field was taken during the site survey to be the Phase 2 field given the dashed road spur heading towards it and the annotation, given the location of HPK/2025/0427 at Point 15 I take it this piece of land is not subject to any current development proposals. | This parcel is indeed phase 2 and is subject of a separate application. This land is highly enclosed by existing housing to the north, west and south.                                                                                                                                                                                                                                                                                                                                                                                                      |
| 14. | Location of field that is subject to the Phase 2 proposals – please see separate table passing review comments on this location.                                                                                                                                        | This land already benefits from permission in principle for 1-9 dwellings (planning permission reference: HPK/2025/0427).                                                                                                                                                                                                                                                                                                                                                                                                                                   |