

Howard & Seddon

CHARTERED ARCHITECTS

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24 June 2026

James Stannard MRTPI

Planning Development Services

High Peak Borough Council

Buxton Town Hall, Market Place

Buxton, Derbyshire

SK17 6EL

Our Ref: 14,647/EG/SF

LPA Ref: HPK/2026/0234

Site: Land Rear of 44-46 Town Lane, Charlesworth, Fronting Access from Chapel Brow, SK13 5HQ

FORMAL SUBMISSION OF REVISED DESIGN & ACCESS STATEMENT, PLANNING STATEMENT, AND DECLARATION OF SELF-BUILD STATUS

Dear James,

Following recent communications and detailed discussions with our project planning team, we are writing on behalf of the applicant, Francesca Duffy, to formally submit a revised and updated Design & Access Statement (document ref: "NEW DandA JUN rev B 2026.pdf"), alongside the accompanying Planning Statement, in connection with the above-referenced full planning application. Please note that the revised Design & Access Statement has been formally uploaded to the Planning Portal alongside this cover letter.

This comprehensive Design & Access document incorporates a dedicated 'Design Evolution' section that explicitly chronicles the multi-stage pre-application engagement process undertaken between February 2024 and July 2025. It details how the scheme has meticulously evolved through three separate face-to-face officer meetings to successfully mitigate all design-related and technical comments raised by the Local Planning Authority. Crucially, the revised text demonstrates the landscape-led integration of the dwelling, the stepping of internal floor levels to closely mirror the natural topography, and a verified reduction in total excavation volume to **440m³**. This amended statement formally supersedes and replaces all previously submitted versions of the Design & Access Statement.

For the avoidance of doubt and to ensure absolute clarity within the statutory record, we also confirm that the electronic application form on the Planning Portal has been formally updated to declare this proposal as a Self-Build and Custom Housebuilding development (Box Ticked: "Yes").

As a direct consequence of this verified self-build status, the proposed development formally qualifies for the statutory exemption from mandatory Biodiversity Net Gain requirements under the Biodiversity Gain Requirements (Exemptions) Regulations. Accordingly, the previously submitted ecological files listed below are now officially redundant for statutory compliance purposes:

- "44-46 Chapel Brow BNG_27.01.26_FINAL.pdf" (Statutory Small Sites Metric Report)

- "44-46 Chapel Brow Charlesworth_Statutory_Biodiversity_Metric_Condition_Assessments_-_July_2025.xlsx"
- "Jan 26 44-46 Chapel Brow Charlesworth The Statutory Metric Macro Enabled 1.0.4.xlsm"

Notwithstanding this statutory exemption, these documents and the underlying baseline metric data are to remain with the Council strictly for illustrative purposes only. They are intended solely to provide the Local Planning Authority with contextual data demonstrating a highly sensitive domestic layout and must not be utilized to secure a mandatory condition or obligation requiring off-site biodiversity credit purchases.

We trust that this clarification, the Planning Statement, and the enclosed Design & Access Statement enable you to finalize your assessment of the application ahead of determination. Should you require any further technical documentation or clarification regarding the site's design evolution, please do not hesitate to contact our office.

Yours sincerely,

Elliot Justin Giovacchini

Design Development Support

For and on behalf of Howard & Seddon Architects

cc: Aaron Marrs, Emery Planning | Stephen Foulkes, Howard & Seddon | Francesca Duffy (Applicant)