



High Peak Borough Council
working for our community

Mr Simon Plowman
Plan:8 Town Planning Ltd
M10 Maxron House
Green Lane
Stockport
SK6 3JQ

08/09/2026

Dear Mr Plowman

Re: DOC/2026/0012 – Discharge of Conditions 3, 4, 5, 7, 8, 11, 13 in relation to planning application HPK/2025/0448

I write in connection with the above application which seeks to discharge Conditions 3, 4, 5, 7, 8, 11, 13 in relation to planning application HPK/2025/0448.

Condition 3 states:

3. *Prior to any works being carried out above foundation level, a detailed schedule of all facing materials to be used in the development shall be submitted to and approved in writing by the Local Planning Authority. The development shall hereby approved shall be carried out in accordance with the approved details.*

The application is supported by a revised Materials Schedule (V2) received 05/05/2026 that confirms that the following materials will be used in the approved development:

Walling	Rough dressed reconstituted regular coursed stone blocks with smooth reconstituted stone heads, cills and mullions. Stone finish to principal elevations and main end gables.
Render	Off-white textured render to semi-exposed gables (party walls) only, as shown on approved elevations (DETAIL-082-008 Rev E)
Roof	Smooth interlocking concrete roof tiles
Windows	Black UPVC slimline frames
Doors	Composite front doors in black. Black powder-coated aluminium sliding rear doors
Rainwater	Black UPVC gutters and downpipes
Boundary	1.8m high treated timber feather board fencing. Reconstituted stone garden/retaining walls with coping stones
Surfaces	Block paving to designated car parking spaces (colour to be in a buff or neutral grey). Indian sandstone paving to private rear garden patio areas. Black bituminous macadam (tarmac) finish to the site entrance and access road.

The above detailed contained within the latest Materials Schedule (V2) is judged to be acceptable and therefore on the basis that the development is carried out in accordance with these details, Condition 3 relating to HPK/2025/0448 is hereby discharged.



Condition 4 states:

4. *Prior to any works being carried out above foundation level, a Hard and Soft landscaping plan shall be submitted to and approved in writing by the Local Planning Authority indicating inter alia the positions of all existing trees and hedgerows within and around the site, indications of any to be retained together with measures for their protection during the course of development, also the number, species, heights of all planting and positions of all additional trees, shrubs and bushes to be planted. The hard landscaping shall hereby be carried out in accordance with the approved details prior to the first occupation of the development.*

All planting, seeding or turfing comprised in the approved details of soft landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the landscaping scheme die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

Further to Officer comments, a revised Landscape and Boundary Treatment Plan (Ref: 082-003 Rev N) has been submitted. Upon review of this latest plan, and having regard to comments received from the Council's Tree Officer, it is judged that the boundary treatment and landscaping details shown are acceptable. As such, on the basis that the development is carried out in accordance with these details, Condition 4 relating to HPK/2025/0448 is hereby discharged.

Condition 5 states:

5. *Prior to any works being carried out above foundation level, a Boundary Treatment Plan, including elevational details, material and colour, shall be submitted to and approved in writing by the Local Planning Authority. The boundary treatment shall hereby be carried out in accordance with the approved details prior to the first occupation of the development.*

Further to Officer comments, a revised Landscape and Boundary Treatment Plan (Ref: 082-003 Rev N) has been submitted. Upon review of this latest plan, and having regard to comments received from the Council's Tree Officer and Derbyshire Wildlife Trust, it is judged that the boundary treatment and landscaping details shown are acceptable. As such, on the basis that the development is carried out in accordance with these details, Condition 5 relating to HPK/2025/0448 is hereby discharged.

Condition 7 states:

7. *No development shall commence until a Biodiversity Net Gain Plan has been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out and subsequently maintained in accordance with the approved plan.*

A BNG Gain Plan was submitted together with a Metric and Availability Certificate for off-site credits was received post submission on 26/05/2026. This information was reviewed by Derbyshire Wildlife Trust who commented as follows:

The offsite section (7) of the Gain Plan still does not appear to be completed correctly. It should state the baseline value of the Habitat Bank land, the value of the interventions and the final unit gains to the tune of 0.4558 habitat units. A copy of the small sites metric has been submitted, rather than a completed full metric showing the offsite details. Furthermore, the reference provided in Section 7.2 (EJR-FYY-NXU) does not seem to be on the Biodiversity Gain Sites Register.

No further information has been received further to these comments being made.

As such, at the time of writing, the Council are unable to discharge Condition and therefore the request for this condition to be discharged is refused. A separate application will be required in due course to discharge this condition, prior to the commencement of any development on site.

Condition 8 states:

8. *The development shall not commence until a Habitat Management and Monitoring Plan for any on site habitat creation (the (HMMP), prepared in accordance with the approved Biodiversity Net Gain Plan and including:-*
- (a) a non-technical summary;*
 - (b) the roles and responsibilities of the people or organisation(s) delivering the [HMMP];*
 - (c) the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan with timescale for implementation of such works*
 - (d) the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development; and*
 - (e) the monitoring methodology and frequency in respect of the created or enhanced habitat to be submitted to the local planning authority, has been submitted to, and approved in writing by, the Local Planning Authority.*

The development shall subsequently proceed in accordance with the agreed HMMP and implementation timescale.

The application is supported by a Habitat Management and Monitoring Plan (HMMP) dated February 2026. Whilst it is not possible to discharge the Gain Plan condition (Condition 7) at the time of writing, Derbyshire Wildlife Trust have confirmed that this HMMP is acceptable, thereby allowing Condition 8 to be discharged.

As such, on the basis that the development is carried out in accordance with the approved HMMP, Condition 8 relating to HPK/2025/0448 is hereby discharged.

Condition 11 states:

11. *Prior to building works commencing above foundation level, a Species Enhancement Plan shall be submitted to and approved in writing by the Local Planning Authority. Approved measures shall be implemented in full and maintained thereafter. The Plan shall clearly show positions, specifications and numbers of features, which will include (but are not limited to) the following:*

- universal nest boxes at ratio of 1:1, in line with British Standard 42021:2022.*
- integrated bat boxes in 3No. of dwellings.*
- insect bricks in 3No. dwellings.*
- fencing gaps 130 mm x 130 mm to maintain connectivity for hedgehogs between gardens and into adjacent woodland.*

A statement of good practice including photographs shall be submitted to the local planning authority and approved in writing prior to the first occupation of the development, demonstrating that the enhancements have been selected and installed in accordance with the above.

The application is supported by a Species Enhancement Plan prepared by Etive Ecology (January 19th 2026). The plan makes provision for integrated bat boxes, insect bricks, bird boxes, and hedgehog gaps between gardens. The plan has been reviewed by Derbyshire Wildlife Trust who have confirmed that this Species Enhancement Plan can be accepted. As such, on the basis that the development is carried out in accordance with the approved HMMP, Condition 11 relating to HPK/2025/0448 is hereby discharged.

Condition 13 states:

13. *Prior to commencement of development, a drainage scheme for foul and surface water shall be submitted to and approved in writing by the Local Planning Authority and shall include:*

- *An investigation of the hierarchy of drainage options in the National Planning Practice Guidance (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water in accordance with BRE365*
- *A restricted rate of discharge of surface water agreed with the Local Planning Authority (if it is agreed that infiltration is discounted by investigations)*
- *Levels of the proposed drainage systems including proposed ground and finished floor levels in AOD*
- *mitigation measures to manage the risk of sewer surcharge where applicable; and*
- *Foul and surface water shall drain or separate systems*

The approved scheme shall be in accordance with the Non Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards.

Prior to occupation of the proposed development, the drainage schemes shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development.

The application is accompanied by a Surface Water and Foul Drainage Strategy (REFORD Consulting Engineers Ltd, February 2026) and a summary letter prepared by Neil Houlihan of Detail Homes Ltd.

The Lead Local Flooding Authority (LLFA) have raised concerns with the proposed details, with their latest response (19/05/2026) set out as follows:

At present, the LLFA still cannot recommend the discharge of condition 13. As you are aware, the LLFA have been involved in facilitating discussions between the Developer and the landowner (DCC Countryside), with regards to both parties agreeing a suitable drainage discharge point for the development.

The LLFA are aware that DCC countryside, have still not agreed with the developer, that they will allow the discharge of surface water from the development into a culverted watercourse, which sits within DCC Countryside's land. Having a viable discharge point is fundamental, in ensuring that the development can manage their surface water, and is intrinsically linked to the drainage strategy for this site, which directly relates to Condition 13, of which we are being asked to discharge.

To note, the most recent technical detail submitted (the drainage proposals within the development boundary) are deemed as acceptable, subject to going through the LLFA's checking procedure.

However, owing to the fact that the LLFA are satisfied with the technical details of the proposed drainage scheme (as presented within an email from the LLFA dated 30/04/2026) the Local Planning Authority cannot refuse to discharge this condition specifically because of a land ownership and practical civil matter (i.e. how the acceptable details will be implemented).

As such, subject to the development being carried out in strict accordance with the technical details contained within the Drainage Strategy and supporting letter, I can confirm that Condition 13 relating to HPK/2025/0448 is hereby discharged.

Notwithstanding the above, the implementation of the approved details will be reliant on all civil matters that fall outside of the planning system being fully satisfied. Should it not be possible to agree civil matters, and an alternative means of foul and surface water drainage is required, this may require revised details to be submitted for approval.

The above confirms that subject to the development being carried out in accordance with the approved details as described within this letter, all conditions sought for approval are hereby discharged with the exception of Condition 7 which has been refused.

Therefore prior to a lawful commencement of development taking place on site, a second application will be required which seeks the approval of details reserved by Condition 7 (Biodiversity Net Gain Plan), the outcome of which will be informed by comments made by Derbyshire Wildlife Trust.

Yours Sincerely

A handwritten signature in black ink, appearing to read 'James Stannard', with a large, stylized loop at the end.

Mr James Stannard
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