

Appeal By Wain Homes (North West) Limited

Land At Dinting Vale, Glossop

DRAFT Core Documents

**Document Numbers in Brackets Refer to Previous Numbering in the List of Documents Submitted
With The Appeal Where Necessary.**

HPBC Ref: HPK/2022/0456

Appeal Ref: APP/H1033/W/24/3339815

UP-Dated 14 June 2024¹

CD1 Application Documents and Plans

- 1.1. Covering Letter (Previously Doc. 1).
- 1.2. Planning Application Forms & Certificates (Previously Doc. 3).
- 1.3. Planning Statement (Previously Doc. 4).
- 1.4. Affordable Housing Statement (Previously Doc. 5).
- 1.5. Heads of Terms - Section 106 Agreement (Previously Doc. 6).
- 1.6. Viability Assessment (Sept 2022) - Devvia Property Consultant (Previously Doc. 7).
- 1.7. Non-technical summary of Viability Assessment (Sept 2022) - Devvia Property Consultant (Previously Doc. 8).
- 1.8. Education Assessment (September 2022) - Alfredson York Associates (Previously Doc. 9).
- 1.9. Education Assessment Appendix AYA01 (September 2022) - Alfredson York Associates (Previously Doc. 10).
- 1.10. Education Assessment Appendix AYA02 (September 2022) - Alfredson York Associates (Previously Doc. 11).
- 1.11. Education Assessment Appendix AYA03 (September 2022) - Alfredson York Associates (Previously Doc. 12).

¹ The Core Documents list was up-dated on 14 June 2024 following a communication from PINS that the Inspector required additional policy extracts to be added to the Core Documents Library. Those documents added on 14 June 2024 are highlighted in green in this index. The parties also added CD6.27 as that is a document that is referred to in evidence but which had hitherto not been in the Core Document library.



- 1.12. Education Assessment Appendix AYA04 (September 2022) - Alfredson York Associates (Previously Doc. 13).
- 1.13. Education Assessment Appendix AYA05 (September 2022) - Alfredson York Associates (Previously Doc. 14).
- 1.14. Education Assessment Appendix AYA06 (September 2022) - Alfredson York Associates (Previously Doc. 15).
- 1.15. Transport Assessment (August 2022) – SCP (Previously Doc. 18).
- 1.16. Phase 1 Phase 1 Geo-Environmental Report Part 1 (August 2022) – REEFA (Previously Doc. 22).
- 1.17. Phase 1 Phase 1 Geo-Environmental Report Part 2 (August 2022) – REEFA (Previously Doc. 23).
- 1.18. Phase 1 Phase 1 Geo-Environmental Report Part 3 (August 2022) – REEFA (Previously Doc. 24).
- 1.19. Phase 1 Phase 1 Geo-Environmental Report Part 4 (August 2022) – REEFA (Previously Doc. 25).
- 1.20. Phase 1 Phase 1 Geo-Environmental Report Part 5 (August 2022) – REEFA (Previously Doc. 26).
- 1.21. Ground Investigation Works Part 1 (February 2022) – REFA (Previously Doc. 27).
- 1.22. Ground Investigation Works Part 2 (February 2022) – REFA (Previously Doc. 28).
- 1.23. Ground Investigation Works Part 3 (February 2022) – REFA (Previously Doc. 29).
- 1.24. Ground Investigation Works Part 4 (February 2022) – REFA (Previously Doc. 30).
- 1.25. Landscape and Ecological Management Plan (August 2022) - AL (Previously Doc. 31) .
- 1.26. Ecology Desk Study (February 2022) – TEP (Previously Doc. 32).
- 1.27. Ecological Assessment (August 2022) – TEP (Previously Doc. 33).
- 1.28. Ecology Summary Letter (August 2022) – TEP (Previously Doc. 34).
- 1.29. Energy & Sustainability Statement (September 2022) – Wain Homes (Previously Doc. 44).
- 1.30. Tree Survey (November 2021) – TEP (Previously Doc. 45) .
- 1.31. Tree Constraints Plan Drwg No. D9131.001 (Previously Doc. 46).
- 1.32. Topographical Survey Drwg No. WH.TS.01 (Previously Doc. 47).
- 1.33. Topographical Survey Sheet 1 of 3 Drwg No. WH.TS.01 (Previously Doc. 48) .
- 1.34. Topographical Survey Sheet 2 of 3 Drwg No. WH.TS.01 (Previously Doc. 49).
- 1.35. Topographical Survey Sheet 3 of 3 Drwg No. WH.TS.01 (Previously Doc. 50).
- 1.36. Bat Tree Climbing Report V2 (October 2022) – Tetra Tech (Previously Doc. 111).

- 1.37. Invasive Non-Native Species Report V2 (September 2022) – Tetra Tech (Previously Doc. 113).
- 1.38. Badger Report v3 – Tetra Tech (Confidential – Not for Public Domain) (Previously Doc. 115).
- 1.39. Great Crested Newt HSI Assessment – (May 2022) Tetra Tech (Previously Doc. 116).

CD2 Additional/Amended Reports and/or Plans submitted after validation

- 2.1. Bat Activity Report (November 2022) – Tetra Tech (Previously Doc. 120).
- 2.2. Cover Letter 2023-05-19 Final LPA (Previously Doc. 123a).
- 2.3. Constraints Opportunities Plan WH-DV-COP-01 (Previously Doc. 130).
- 2.4. Design Evolution Statement (Previously Doc. 133).
- 2.5. Accommodation Schedule NDSS and M4(2) Compliancy (Previously Doc. 145).
- 2.6. Flood Risk Assessment 680312-R1(02)-FRA (Previously Doc. 162).
- 2.7. Betts Technical Note 001 in response to HA and LLFA Comments (Previously Doc. 170).
- 2.8. Heritage Impact Assessment 2022/117 (Previously Doc. 171).
- 2.9. Noise Assessment PC2304-RHD-ZZ-XX-RP-Z-0001 (Previously Doc. 172).
- 2.10. Air Quality Assessment PC4629-RHD-ZZ-XX-RP-Z-0001 (Previously Doc. 173).
- 2.11. Highways Technical Note 210087 03 April 2023 (Previously Doc. 175).
- 2.12. Phase II Geo-Environmental Investigation Report 21168/GEIR/A (Previously Doc. 176).
- 2.13. Integrated Geophysical Survey (Previously Doc. 177).
- 2.14. Breeding Bird Survey Report Rev 3 (May 2023) (Previously Doc. 179).
- 2.15. Reptile Survey Report Rev 3 (May 2023) (Previously Doc. 181).
- 2.16. Derbyshire Wildlife Trust Response Letter (May 2023) (Previously Doc. 182).
- 2.17. Education Feedback Letter (Alfredson York Associates) (Previously Doc. 184).
- 2.18. Apartment Bin Store Plans Drwg No. WH/DV/HT/BS/01 (Previously Doc. 192).
- 2.19. Viability Assessment Addendum June 2023 (Previously Doc. 202).
- 2.20. Email from Hourigan Planning to White Peak Planning re. Tree Comments (Previously Doc. 203).
- 2.21. Railing Detail (Previously Doc. 207).
- 2.22. Tetra Tech DWT Response letter V2 (Previously Doc. 213).
- 2.23. Invertebrate Survey Report Version 3 (Previously Doc. 214).



- 2.24. Local Wildlife Site Criteria Letter Report (Previously Doc. 215).
- 2.25. National Vegetation Classification Survey Report (Previously Doc. 218).
- 2.26. Response from Betts to LLFA dated 7 July 2023 (Previously Doc. 219).
- 2.27. Drainage Strategy - WAI25-XX-BET-ZZ-XX-DR-C-1001-P01 (Previously Doc. 220).
- 2.28. Cover Letter by Hourigan Planning dated 7 July 2023. (Previously Doc. 221).
- 2.29. Cover Letter by Hourigan Planning dated 11 July 2023 (Previously Doc. 224).
- 2.30. Trim Trail Area 102 Rev B (Previously Doc. 226).
- 2.31. BNG Strategy and 30 Year Management Plan (Previously Doc. 231).²
- 2.32. Technical Note Response to FPCR comments (Previously Doc. 232).
- 2.33. BNG Assessment Revision 5 Issue B (Previously Doc. 236).³
- 2.34. Landscape and Visual Impact Appraisal (Previously Doc. 239).
- 2.35. Air Quality Assessment Technical Note 3 August 2023 in response to Environmental Health (Air Quality) comments (Previously Doc. 241).
- 2.36. Travel Plan Rev 03 July 2023 (Previously Doc. 243).
- 2.37. Response to LLFA comments 11.07.2023 (Previously Doc. 244).
- 2.38. 2023-08-10 Cover Letter (Previously Doc. 246).
- 2.39. Cycle Store Details WH_DV_CS02 (Previously Doc. 253).
- 2.40. Laurel House Type Elevations and Floor Plans LAU.3B843.CL.P.S.01 (Previously Doc. 267).
- 2.41. Peppercorn House Type Elevations and Floor Plans PEP.3B1010.CL.P.S.01 (Previously Doc. 268).
- 2.42. Satinash House Type Elevations and Floor Plans SAT.NM.P.S.01 (Previously Doc. 269).
- 2.43. Willow House Type Elevations WIL.NM.P.F.02 (Previously Doc. 270).
- 2.44. Willow House Type Floor Plans WIL.NM.P.F.01 (Previously Doc. 271).
- 2.45. Willow House Type (Plot 1) Elevations WIL.NM.P.F.02 (Previously Doc. 272).
- 2.46. Willow House Type (Plot 1) Floor Plans WIL.NM.P.F.01 (Previously Doc. 273).
- 2.47. Acacia House Type Elevations and Floor Plans ACA.3B939SA.CL.P.S.01 (Previously Doc. 274).

² This document has been superseded by Revision 7 which is in Appendix 2 of the Appellants SOC.

³ This document has been superseded by Revision 4 which is in Appendix 1 of the Appellants SOC.



- 2.48. Foxglove House Type Elevations FOX.NM.P.F.02 (Previously Doc. 275).
- 2.49. Foxglove House Type Floor Plans FOX.NM.P.F.01 (Previously Doc. 276).
- 2.50. Juniper House Type Elevations JUN.NM.P.S.01 (Previously Doc. 277).
- 2.51. Juniper House Type Floor Plans JUN.NM.P.F.01 (Previously Doc. 278).
- 2.52. Witchazel House Type Elevations WIT.NM.P.F.02 (Previously Doc. 279).
- 2.53. Witchazel Houe Type Floor Plans WIT.NM.P.F.01 (Previously Doc. 280).
- 2.54. Double Garage Plans LDG.CE.1.0.S Rev B (Previously Doc. 281).
- 2.55. Paired Garage LPG-CE-1.0-S Rev A (Previously Doc. 282).
- 2.56. Reversed Paired Garage RPG-CE-1.0-S (Previously Doc. 283).
- 2.57. Single Garage Plans LSG-CE-1.4-S Rev A (Previously Doc. 284).
- 2.58. Highways Technical Note 210087 - 09 August 2023 (Previously Doc. 285).
- 2.59. External Works Sheet 1 WAI25-XX-BET-ZZ-XX-DR-C-3001- P02 (Previously Doc. 291).
- 2.60. External Works Sheet 2 WAI25-XX-BET-ZZ-XX-DR-C-3002- P02 (Previously Doc. 292).
- 2.61. External Works Sheet 3 WAI25-XX-BET-ZZ-XX-DR-C-3003- P02 (Previously Doc. 293).
- 2.62. External Works Sheet 4 WAI25-XX-BET-ZZ-XX-DR-C-3004- P02 (Previously Doc. 294).
- 2.63. External Works Sheet 5 WAI25-XX-BET-ZZ-XX-DR-C-3005- P02 (Previously Doc. 295).
- 2.64. Bat and Bird Box Location Rev A (Previously Doc. 296).
- 2.65. Arboricultural Impact Assessment Version 5 (Previously Doc. 297).
- 2.66. Post Submission Email 16 August 2023 (Previously Doc. 298a).
- 2.67. Road 1 and Cyclepath Longitudinal Section WAI25-XX-BET-XX-XX-DR-C-1011-P01 (Previously Doc. 299).
- 2.68. Post Submission Email 25 August 2023 (Previously Doc. 300a).
- 2.69. Geophysical Survey 2023/107 (Previously Doc. 309).
- 2.70. Post Submission Email 12 September 2023 (Previously Doc. 310).
- 2.71. WSI Evaluation Trenching (Previously Doc. 311).
- 2.72. Email from Niall Mellan to Steven Gunn Russell in relation to access to the apartments (Previously Doc. 312).

- 2.73. Email from Niall Mellan to Steven Gunn Russell in relation to S106 contributions (Previously Doc. 313).
- 2.74. Email from Niall Mellan to Steven Gunn Russell in relation to PROW, access to apartments and archaeology (Previously Doc. 314).
- 2.75. Approved Layout for Planning Ref. HPK/2022/0353 (Previously Doc. 315).
- 2.76. Decision Notice for Planning Ref. HPK/2022/0353 (Previously Doc. 316).
- 2.77. Committee Report for Planning Ref. HPK/2022/0353(Previously Doc. 317).
- 2.78. Post Submission Email 28 September 2023 (Previously Doc. 318a).
- 2.79. Highways Technical Note DR/210087/TN10 -19 September 2023 (Previously Doc. 319).
- 2.80. Post Submission Email 06 October 2023(Previously Doc. 320a).
- 2.81. Chinley Apartments Floor Plans WH/DV/CHA/PP/01 Rev A(Previously Doc. 321).
- 2.82. Chinley Apartments Elevations WH/DV/CHA/PE/01 Rev A (Previously Doc. 322).
- 2.83. Archaeological Evaluation Interim Report 2023/141 (Previously Doc. 324).
- 2.84. Post Submission Email 10 October 2023(Previously Doc. 325a).
- 2.85. Colour Site Layout - WH_DV_CSL_01 rev M . (Previously Doc. 326).
- 2.86. Proposed Site Layout - WH_DV_PSL01 rev N (Previously Doc. 327).
- 2.87. Amenity Distances Plan - WH_DV_ADP_01 rev A (Previously Doc. 328).
- 2.88. Adoptable Highways Plan - WH_DV_AHP_01 rev K (Previously Doc. 329).
- 2.89. Boundary Treatment Details - WH_DV_BTD_01 rev C (Previously Doc. 330).
- 2.90. Boundary Treatment Plan - WH_DV_BTP_01 rev N (Previously Doc. 331).
- 2.91. Cycle Storage Plan - WH_DV_CS_01 rev I (Previously Doc. 332).
- 2.92. Design and Access Statement - WH_DV_DAS rev K (Previously Doc. 333).
- 2.93. Electric Vehicle Charging Plan - WH_DV_EVC_01 rev K (Previously Doc. 334).
- 2.94. Hardstanding Plan - WH_DV_HP_01 rev K . (Previously Doc. 335).
- 2.95. Interface Distances Plan - WH_DV_IDP_01 rev I (Previously Doc. 336).
- 2.96. Materials Plan - WH_DV_MP_01 rev L (Previously Doc. 337).
- 2.97. Net Developable Area - WH_DV_NDA_01 rev J (Previously Doc. 338).
- 2.98. Storey Heights Plan - WH_DV_SHP_01 rev K (Previously Doc. 339).

- 2.99. Site Sections - WH_DV_SS_01 rev F (Previously Doc. 340).
- 2.100. Street Scenes - WH_DVG_SS_02 rev D(Previously Doc. 341).
- 2.101. Street Scenes - WH_DVG_SS_03 rev A (Previously Doc. 342).
- 2.102. Waste Management Plan - WH_DV_WMP_01 rev K (Previously Doc. 343).
- 2.103. Location Plan - WH_DV_LP_01 Rev B (Previously Doc. 344).
- 2.104. EV Charging Details (Previously Doc. 346).
- 2.105. Landscape Masterplan 101 Rev L (Previously Doc. 348).
- 2.106. Planting Plan (1 of 4) 201 Rev J (Previously Doc. 349).
- 2.107. Planting Plan (2 of 4) 202 Rev J (Previously Doc. 350).
- 2.108. Planting Plan (3 of 4) 203 Rev J (Previously Doc. 351).
- 2.109. Planting Plan (4 of 4) 204 Rev J (Previously Doc. 352).
- 2.110. Archaeological Evaluation 2023/141.

CD3 Committee Report and Decision Notice

- 3.1. HPBC Development Control Committee Report (23 October 2023) (Previously Doc. 356).
- 3.2. HPBC Minutes from Development Control Committee Meeting of 23 October 2023 (Previously Doc 356a).
- 3.3. HPBC Committee Update Report (23 October 2023).
- 3.4. HPBC Decision Notice (27 October 2023) (Previously Doc 357).

CD4 The Development Plan⁴

- 4.1. Policy S1 Extract.
- 4.1a. Policy S2 Extract.
- 4.1b. Policy S3 Extract.
- 4.1c. Policy S5 Extract.
- 4.1d. Policy CF3 Extract.
- 4.1e. Policy CF4 Extract.
- 4.1f. Policy CF5 Extract.

⁴ Previously the whole of the Local Plan was submitted as Doc. 441. The Inspector has asked for extracts only.

- 4.2. Policy CF6 Extract.
- 4.3. Policy CF7 Extract.
- 4.4. Policy DS4 Extract.
- 4.4a Policy EQ1 Extract.
- 4.4b Policy EQ2 Extract
- 4.5. Policy EQ5 Extract.
- 4.6. Policy EQ6 Extract.
- 4.6a Policy EQ7 Extract
- 4.6b Policy EQ8 Extract
- 4.7. Policy EQ9 Extract.
- 4.8. Policy EQ10 Extract.
- 4.8a Policy H1 Extract.
- 4.8b Policy H2 Extract
- 4.9. Policy H3 Extract.
- 4.10. Policy H4 Extract.
- 4.11. Proposals Map Site Allocation Extract (Previously Doc. 441).
- 4.12. Report To HPBC Executive 23 June 2022 (Review of the Local Plan) (Previously Doc. 449).

CD5 Emerging Development Plan

- 5.1. High Peak Local Plan Early Engagement Document January 2023 (Previously Doc. 436).

CD6 Other

- 6.1. High Peak Local Plan Inspectors Report Front Cover and Extract (Previously Doc. 434).
- 6.2. CBRE Sales Particulars for HPBC owned land to the east (Previously Doc. 435).
- 6.3. High Peak Borough Council 5 Year Housing Land Supply 2023 (November 2023). (Previously Doc. 438).
- 6.4. Secretary of States Letter 8 September 2023 (Previously Doc. 439).
- 6.5. Wavendon Properties Ltd and Secretary of State of Housing Communities & Local Government and Milton Keynes Council - Approved High Court Judgement of Mr Justice Dove - 14 June 2019. Neutral Citation Number: [2019] EWHC 1524 (Admin)Case No: CO/200/2019. (Previously Doc. 451).

- 6.6. Committee Report for HPK/2017/0325 Land North of Dinting Road, Glossop - 22 January 2024 (Previously Doc. 452).
- 6.7. Committee Report for HPK/2021/0161 Land North of Dinting Road, Glossop - 22 January 2024(Previously Doc. 453).
- 6.8. Letter from HPBC to the Appellant dated 1 February 2024 relating to HPBC Tree Preservation (Land at Dinting Vale, Dinting, Glossop, Derbyshire) Order 2024 No 314 (Previously Doc. 456).
- 6.9. Notice of the Temporary Tree Preservation Order dated 1 February 2024 & The Temporary Tree Preservation Order dated 1 February 2024(Previously Doc. 457).
- 6.10. BNG Metric updated to reflect post determination discussions with DWT (Previously Doc. 458).
- 6.11. Objection to the Tree Preservation Order by the Appellant (Previously Doc. 459).
- 6.12. High Peak Local Plan Viability Test Final Report (April 2014).
- 6.13. Report to HPBC DC Committee 22 April 2024 (Redacted).
- 6.14. Supplement Report to HPBC DC Committee 22 April 2024 (Redacted).
- 6.15. Highways Consultation Response (01 December 2022) (Previously Doc. 371).
- 6.16. Highways Consultation Response (6 July 2023) (Previously Doc. 400).
- 6.17. Long section Drawing Drg. Ref.: HYD712-016-RevP02-Longsection-A1L.
- 6.18. Highways comments relating to Planning App. HPK/2017/0247.
- 6.19. HPBC DC Committee Minutes from Meeting on 22 April 2024.
- 6.20. Highways England A57 Link Road Transport Assessment June 2021.
- 6.21. Appeal Decision Letter relating to Avening, Adderley Place.
- 6.22. HPBC Tree Officer Comments Consultation Response 24 November 2022 (Previously Doc. 363).
- 6.23. Bruton Knowles Review of Viability Appraisal 17 March 2023.
- 6.24. Bruton Knowles Letter on Viability Matters 12 September 2023 (Previously Doc. 430).
- 6.25. Bruton Knowles Viability Appraisal September 2023 (Previously Doc. 431).
- 6.26. High Peak Housing and Economic Land Needs Assessment 2022.
- 6.27. High Peak Developer Contribution SPD (25 October 2023).