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Development Services,
High Peak Borough Council and Staffordshire Moorlands District Council,
9 - 10 St. Annes Square,
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SK17 6EL

28 January 2025

Planning Reference: HPK/2023/0442

Dear Rachel,

I am writing to provide an updated Illustrative Landscape Masterplan and Biodiversity Net Gain Report and Metric Calculation Tool in relation to our proposed solar development at Carpenters Plc, Dinting Lodge Industrial Estate, Glossop.

On the 22nd of November 2024, we submitted an updated Illustrative Landscape Masterplan (ILMP). This was in response to comments received from both Derbyshire Wildlife Trust (DWT) and the landscape consultant.

The following changes were made:

1. Trees removed from the northern area of the Site;
2. Hedgerow (H1) northern extent reduced so that the northern area of the Site is left as existing;
3. Native planting area (N1) removed from the plan and schedule;
4. Note on 'ecological enhancement area' removed from the drawing as per DWT request;
5. Native hedgerow – Downy Birch and Goat Willow added to the schedule; and
6. Further plant species to be changed are nullified by the removal of native planting mix (N1).

The landscape consultee queried if tree planting could take place on the western side of the application site. However, it will not be possible to have planting in the suggested location to the western side of the Application Site Boundary, given that this is adjacent to the factory building and a large retaining wall. Therefore, the inclusion of such planting would not aid in reducing the visual impact of the development and could be detrimental to the structural integrity of the retaining wall. However, grass planting between the proposed panels and the wall will be maintained. To note, the site is already heavily screened by mature trees to the north of the site and hedgerow will also be planted along the redline boundary as per the ILMP.

The landscape consultee has not responded to our updated ILMP and comments, as per above. The biodiversity officer has responded.

In response to the biodiversity officer, we are happy to see they are pleased with the removal of the scrub (N1) and the confirmation that downy birch and goat willow will be added to the planting mix.

In terms of hedgerow planting, we propose to plant the hedgerow along the northern part of the site as per the drawings attached. However, it is only appropriate for this to be extended to the end of the red line boundary. We believe the area is already well screened enough due to the trees to the north, as per the photos sent. Furthermore, extending the hedgerow further may impede the grassland to the area of the north, which we are already enhancing. Due to the scale and nature of the development and with consideration of the existing use of the site, we believe that this is appropriate for the development.

In terms of the area marked by a 'star' for grassland enhancement, we have updated the ILMP and have included this area for grassland enhancement. We would like to note that the BNG Legislation was not in force when the planning application was submitted. Accordingly, we are not bound to achieve 10% net gain on site. Nevertheless, we are still meeting the requirement and are now achieving +10.79%. The BNG metric has been updated accordingly. This should be noted when determining the application.

We believe we have provided all information and amendments required to make a positive recommendation to the committee. To ensure this application meets the February planning committee, we seek a meeting between ourselves, the client, head of department, and appropriate consultees to resolve any outstanding issues. We have missed the last 3 committees due to back-and-forth exchanges with the consultees, which could be easily addressed through a phone call. I hope we can now meet the February committee.

Please do not hesitate to contact me directly to discuss the matters presented in this letter.

Kind regards,

Charlotte Irwin,
Principal Planner

Cc'd. Jon Westwood, Centrica
Peter Stewart, Centrica

Encl. *Illustrative Landscape Masterplan*
Biodiversity Net Gain Report and Metric Calculation Tool