



Planning Applications Manager
High Peak Borough Council
Planning Department
Municipal Buildings
Glossop
Derbyshire
SK13 8AF

For the attention of Rosie Dinnen

Your Ref: DOC/2025/0012

Our ref: DWTHPK679-1

17th March 2025

Dear Rosie,

**Proposal: Discharge of Condition 12 in relation to HPK/2022/0456 approved on Appeal
APP/H1033/W/24/3339815**

Location: Land Rear Of 21, Dinting Vale, Dinting, Glossop, Derbyshire

Application Ref No: DOC/2025/0012

With reference to the above application, I am responding as the Biodiversity Planning Officer responsible for work relating to the Service Level Agreement, which the High Peak Borough Council and the Trust have signed. The following comments are aimed at providing accurate and up to date information on the nature conservation issues associated with the proposed development.

Response

Condition 12. LEMP

Wording is provided in the box below for reference, due to the detailed nature of the condition.



No development shall commence until a detailed Landscape and Ecological Mitigation and Management Plan for all retained habitats within the development site including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, other than privately owned, domestic gardens, has been submitted to and approved in writing by the Local Planning Authority. The plan should be provided in accordance with the proposals set out in the updated Biodiversity Metric and Landscaping Plans and the content of the plan should include the following:

1. Description and evaluation of features to be managed / enhanced or created. This should include:-

- a) A copy of an updated metric, once the offsetting scheme has been approved.
- b) Description and location of features to be retained, created, enhanced and managed, as per the approved biodiversity metric to include habitat enhancements for wildlife, in line with British Standard BS 42021:2022, details of offset gullies and drop kerbs in the road network to safeguard amphibians and detailed specifications for SuDS to provide biodiversity benefits.

2. Ecological trends and constraints on site that might influence management.

3. Aims and objectives of management.

4. Appropriate management options and methods for achieving aims and objectives.

5. Timescales

6. Prescriptions for management actions methods and practices to achieve aims and objectives.

7. Preparation of a work schedule (including an annual work plan capable of being rolled forward over and including a 30-year work plan).

- a) Details of the body or organisation responsible for implementation of the plan.
- b) Details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured as by the developer with the management body(ies) responsible for its delivery.
- c) A monitoring schedule to assess the success of the habitat creation and enhancement measures at intervals of 1, 2, 3, 4, 5, 10, 15, 20, 25 and 30 years with Monitoring reports to be sent to the Council at each of the intervals above.
- d) Details where the results from monitoring show that conservation aims and objectives of the plan are not being met, how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme.

8. A statement of compliance upon completion of initial planting and enhancement works.

We have reviewed the Landscape and Ecological Mitigation and Management Plan V1 (Tetra Tech, January 2025). This appears to be based on the most recent version of the metric (V6, January 2024) and the BNG Strategy and 30-Year Management Plan document.

The LEMMP contains almost all necessary information required by the condition wording. We have several comments to be addressed, prior to discharge:

- The wording requires details of “habitat enhancements for wildlife, in line with British Standard BS 42021:2022”. Currently, there is no box / feature plan included within the LEMMP. We advise that this should be added as an appendix. We previously commented on a Bat and Bird Box Plan via email to the LPA dated 17/08/23.
- Table 3. states that grassland will be monitored at 6-month intervals in the specified years. It is not clear why this isn’t just annually during the optimal growing season e.g. (June-August) and we query if this is a typographical error?
- We recommend that an option for an end of winter/early spring cut is given for retained and created other neutral grassland (Sections 4.2.1 and 4.2.8 and Table 5), where it is required to reduce the vigour of more competitive herbaceous species. This must be done no later than the end of March.
- We welcome the use of flowering lawn in areas of modified grassland (Section 4.2.7) and this should be reflected in the landscaping plans.
- We welcome the incorporation of drop kerbs and offset gullies but can’t see a specification for offset gullies / Aco wildlife kerbs in Appendix C.

It is hoped that the information provided is helpful to the Council. If you require any further information or wish to discuss any of the comments made, please do not hesitate to contact me.

Yours sincerely,

Libby Duggan-Jones

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Biodiversity Planning Officer

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Endnote:

Please see our planning pages <https://www.derbyshirewildlifetrust.org.uk/planning> for ecological advice on submitting a planning application, finding an ecological consultant and information on mitigation and enhancement.