



Derbyshire
Wildlife Trust

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

For the attention of Rachael Simpkin

Your Ref: HPK/2023/0459

Our ref: DWTHPK712b

27th March 2025

Dear Rachael,

Proposal: Development of 5no. new dwellings

**Location: Land to the South of Dinting Road and West of Dinting Lane, Dinting Road,
Higher Dinting, Glossop, Derbyshire**

Application Ref No: HPK/2023/0459

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

Further to our letter dated 4th December 2024, revised documents have been submitted, including:



- Arboricultural Method Statement (JCA Ltd., February 2025).
- BNG Assessment (JCA Ltd., February 2025).
- Landscape Proposals rev. D.
- Metric Version 4 (26th February 2025)

Trees and hedgerow

We see that 11 No. trees are now proposed for removal, including the sycamore (T2) within the important hedgerow. It is unclear why T2 needs to be removed, as it appears in good health with a 40+ year life expectancy and was previously proposed for retention. The tree removals appear to be reflected in the metric / BNG report, although we would encourage the completion of the comments sections in the metric to provide clarity on numbers of trees included within the baseline and post-development tabs.

Proposed trees are now classed as small in the metric, as per the metric guidelines. We previously commented that only trees planted outside of gardens / residential curtilages can be included within the post-development tab of the metric. The post-development habitat plan maps the outer perimeter of the site as other neutral grassland with hedges and trees, separately to the vegetated gardens. However, there are steps into the northern-most grassland from the adjacent house. The ownership of the perimeter grassland should be confirmed, along with access for management. It is still not clear that this area is entirely separate from the residential curtilages.

We would reiterate that we advise some sort of agreement / covenant to secure the future of the important hedgerow. Careful consideration should also be given to the boundary treatment on this side of the site and we would not advise close board fencing immediately adjacent to the hedge.

Grassland

Our comments regarding the onsite grassland classification do not appear to have been addressed.

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 MBiolSci MCIEEM
Biodiversity Planning Officer

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.