



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

For the attention of Jane Colley

Your Ref: DOC/2024/0120

Our ref: DWTHPK503-3a

7th April 2025

Dear Jane,

Proposal: Discharge of Conditions 15, 24, 28 in relation to application HPK/2019/0028

Location: Land Off Hallsteads Close Hallsteads Close Dove Holes

Application Ref No: DOC/2024/0120

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 15 – Landscaping

We note that minor changes to the scheme have been undertaken. The revised landscaping plans detail the planting schemes and extent of created and retained habitats. The proposed



planting includes native trees and shrub species as well as new native hedgerows. Areas of grassland around the site will be created using a wildflower mix which if managed appropriately, will create a higher diversity grassland than the standard amenity lawns and verges. We therefore have no objections to the discharge of Condition 15.

Condition 28 - LEMP

We have reviewed the LEMP, which has been revised to reflect the minor amendments to the landscaping plans. The LEMP sets out clear objectives of the soft landscaping and also for specific habitat types. It includes a program of works for each habitat which appears appropriate in terms of timings and intensity. We therefore have no objections to the discharge of Condition 28.

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,

Holly Fowler BSc (Hons)
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.