



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: DWTHPK679-1a

30th April 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

Further to our letter dated 17th March 2025, an amended LEMP V2 (Tetra Tech, April 2025) has been submitted. We previously made several comments, which are repeated below, along with whether these have been addressed in blue text:



- 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.

A bat and bird box plan has been added as Appendix D. Total numbers required of swift bricks and bat features should be added, as per the rest of the bird boxes. Furthermore, Section 4.2.14 references only 30 bird boxes to be installed, rather than the 119 proposed in the Figure. This should be updated.

- 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?

Addressed

- 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.

Addressed

- 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.

Addressed

- 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.

We still cannot see a specification for these on the drawing 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 MBiolSci MCIEEM

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.