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

**For the attention of James Stannard**

Your Ref: DOC/2025/0037

Our ref: DWTHPK679-5

12<sup>th</sup> June 2025

Dear James,

**Proposal: Discharge of condition 14 relating to HPK/2022/0456 approved on Appeal APP/H1033/W/24/3339815**

**Location: Land south of, Dinting Vale, Dinting, Glossop, Derbyshire**

**Application Ref No: DOC/2025/0037**

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

We have reviewed the CEMP V1 (Wain Homes, March 2025). This is intended to discharged both Conditions 10 (CEMP) and 14 (CEMP: Biodiversity). In relation to Condition 14, Appendix 9 comprises a specific 'Ecology Chapter' prepared by Tetra Tech.



We note that the proposed compound will be in close proximity to the offsite woodland and Gamesley Sidings Local Wildlife Site. We would typically advise that compounds should be installed in areas of low risk, as per Section 5.3 of the Ecology Chapter, and query whether any more suitable location can be found? Table 1 should include the potential for direct impacts caused by location and operation of the construction compound. More specific mitigation measures should be set out in Table 3 with regards to the adjacent LWS. Heras fencing should be installed to protect RPZs and reduce the likelihood of general encroachment and wind-blown debris into the woodland. Specific measures should be specified by an arboriculturist, if encroachment into the RPZ cannot be avoided.

The habitats to be translocated (marked as donor turves on Figure 2) should also be listed in the High Risk Zone in Table 2, with a note that they must be protected until translocation takes place at the start of works, as per Section 6.8. We note that Table 4 states translocation only in August / September – is this likely to conflict with the proposed start on site?

We also query whether the translocation of habitats *onsite* has been fully reflected in the Ecology Chapter, including the orchid patches and grassland to the new SuDS features? These habitats should be marked on Figure 2.

It would be helpful to annotate Figure 2 with the onsite habitats to be retained (Section 6.8), for clarity.

We advise that high risk offsite habitats should also be identified / labelled on Figure 2, including Gamesley Sidings LWS, other adjacent woodland and the adjacent watercourse.

Section 6.9.4 should specifically reference the area of Pond 1 in relation to EcOW supervision.

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.