



**Derbyshire
Wildlife Trust**

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

For the attention of Jane Colley

Your Ref: HPK/2023/0488
Our ref: DWTHPK724a

14th October 2025

Dear Jane,

Proposal: Proposed 10 dwellings

**Location: Land At Burlow Road And Heathfield Nook Road Burlow Road
Harpur Hill
Buxton**

Application Ref No: HPK/2023/0488

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

Proposals have been revised to provide 10 dwellings rather than 15. DWT previously reviewed the Ecology & Arboricultural Technical Note (Tyler Grange, October 2023) in May 2024, which was submitted for the 15-dwelling scheme. No new ecology information has been submitted but given the nature of the site, this is not considered necessary.

Sandy Hill, Main Street, Middleton, Matlock, DE4 4LR

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Wilder by nature

Himalayan balsam was previously recorded on the site within a strip of grassland and we advise that an update survey is carried out prior to works, to check if this is still present. Protected species constraints are considered limited.

We have reviewed the landscape plan for the revised scheme. Landscaping is limited to gardens, with a soakaway shown outside the red line boundary. Several small trees are proposed within the curtilages of the dwellings and native hedgerow around the soakaway.

The following conditions are advised:

Restrictions on Operations

Prior to the commencement of development, a check for Himalayan balsam should be undertaken during the growing season (spring-summer). If present, an invasive non-native species protocol shall be submitted to and approved by the local planning authority, detailing the containment, control and removal of Himalayan balsam on site. The measures shall be carried out strictly in accordance with the approved scheme.

Breeding birds (if site not already cleared)

If decommissioning of the site compound occurs during the bird nesting season (between March and August inclusive), a check of the open sided materials stores should be made by a Suitably Qualified ecologist (SQE) to check for any bird nests no more than 48 hours prior to clearance. If nesting birds are present, an appropriate exclusion zone will be implemented and monitored until the chicks have fledged. No works shall be undertaken within exclusion zones whilst nesting birds are present.

Hedgehog Precautionary Measures (if site not already cleared)

Site clearance shall be undertaken in a manner by which to safeguard hedgehogs. All rubble piles, structures and other general debris that could be used for shelter shall be carefully cleared by hand. This shall be undertaken prior to machinery entering site and avoiding the core hibernation period (November-February). If a hedgehog is discovered during clearance it shall be moved immediately and carefully with gloved hands to an area of shelter such as beneath adjacent hedgerow/bushes. A short statement of compliance shall be submitted to the LPA upon completion of clearance works to discharge this condition.

Species Enhancement Plan

Prior to building works commencing above foundation level, a Species Enhancement Plan shall be submitted to and approved in writing by the Local Planning Authority. Approved measures shall be implemented in full and maintained thereafter. The Plan shall clearly show positions, specifications and numbers of features, which will include (but are not limited to) the following:

- universal nest boxes at ratio of 1:1, in line with British Standard 42021:2022.
- integrated bat boxes.
- insect bricks / towers.
- fencing gaps 130 mm x 130 mm to maintain connectivity for hedgehogs.

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.



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Wildlife Trust

Yours sincerely,

Libby Duggan-Jones

Libby Duggan-Jones MBiolSci MCIEEM

Biodiversity Planning Officer

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