



Derbyshire
Wildlife Trust

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

For the attention of Agatha Dutton

Your Ref: DOC/2025/0075
Our ref: DWTHPK714-1

1st December 2025

Dear Agatha,

**Proposal: Discharge of conditions 3, 4, 5, 6, 7 and 9 in relation to
HPK/2023/0515**

Location: How Green Farm Shiloh Road New Mills

Application Ref No: DOC/2025/0075

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 4. Landscaping

Cotoneaster horizontalis should be removed from the submitted landscape plan due to its invasive nature and listing in Schedule 9 of the Wildlife and Countryside Act 1981 (as amended). Borders should be planted with herbaceous perennials, rather than bedding which will need replacing each year. We advise that a selection should be chosen that will benefit wildlife, as well as providing aesthetic

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value. A good source of guidance is provided here: <https://www.rhs.org.uk/science/research/plants-for-pollinators> The species for the hedgerow should be specified. We suggest that yew, holly, hornbeam and beech all provide native evergreen or semi-evergreen hedging and provide more benefit to native wildlife than species such as laurel. The landscape plan should be revised, prior to discharge.

Condition 7. Species Enhancement Plan

Enhancement features are included on the lighting plan, however they are not in line with the condition wording. The sparrow terraces should be swapped for 2No. integral nest bricks. The two timber bat boxes should be swapped for an integral bat brick or tube. A bee brick should be installed on the southern elevation. The plan should be revised, prior to discharge.

Condition 9. Lighting

The lighting proposal is broadly acceptable. We advise that the solar powered security lights should operate with PIR sensor, as it would not be advisable to leave these on all night. They should also be angled downwards. We also suggest that the wall lights on the north-east elevation could be reduced in number, if possible.

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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Yours sincerely,

Libby Duggan-Jones

Libby Duggan-Jones MBiolSci MCIEEM

Biodiversity Planning Officer

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