



High Peak Borough Council
working for our community

Mr Calvin Castles
Fisher German
International House
Kingsfield Court
Chester Business Park
Chester
CH4 9RE

20/01/2026

Re: DOC/2025/0068 – Application to discharge Condition 5 relating to HPK/2024/0255

I write in connection with the above application which seeks to discharge Conditions 5 and 4 relating to HPK/2024/0255.

Condition 5 states the following:

5. *Within 1 month from the date of this decision notice, a Landscape, Biodiversity and Enhancement Plan (LBEP) shall be submitted and approved in writing by the Local Planning Authority. The aim of the LBEMP is to provide details for the creation, enhancement and management of habitats on the site post development, in accordance with the proposals set out in the submitted Biodiversity Metric. It shall include the following:-*
1. *Description and location of habitat features to be retained, created, enhanced and managed, as per the approved biodiversity metric. This must not include standard trees.*
 2. *Aims and objectives of management, in line with desired habitat conditions detailed in the metric.*
 3. *Commitment to manage perimeter hedges at no more than 1.5 m in height and to remove any self-seeded trees within the hedgerows or buffer zone.*
 4. *Appropriate management prescriptions to achieve aims and objectives.*
 5. *Preparation of a work schedule (capable of being rolled forward in perpetuity).*
 6. *Details of the person or organization responsible for implementation of the plan.*
 7. *A monitoring schedule to assess the success of the habitat creation and enhancement measures at intervals of 1, 5, 10, 20 and 30 years and requirement to send a monitoring statement to the LPA at each of these intervals.*

The application in its original submitted form has been accompanied by a Location Plan, Habitat Management Plan and Cover Letter. This was the subject of a repeated objection from Derbyshire Wildlife Trust (dated 4th November 2025 and 26th November 2025).

In response, a Rebuttal Letter, a Proposed Site Plan (Rev F) and Habitat Management Plan was submitted. A sustained objection was received by Derbyshire Wildlife Trust on 20th January 2026.

In light of the fact that Derbyshire Wildlife Trust has objected on three separate occasions to submitted information, I hereby confirm to you in writing that the Local Planning Authority find the submitted information to be unacceptable and therefore permission to discharge Condition 5 is hereby refused.

You will now be required to submit a new Discharge of Condition application at the earliest opportunity that specifically addresses the points made within the latest comments provided by Derbyshire Wildlife Trust.

Please be advised that the Council's Enforcement Team will also be notified of this decision, who may wish to take appropriate action as and when they see fit.

Yours Sincerely

A handwritten signature in purple ink, appearing to read 'James Stannard', with a large circular flourish at the end.

Mr James Stannard
Planning Officer
High Peak Borough Council
Email: james.stannard@highpeak.gov.uk
Tel: 01298 28400