

Cheshire Planning Solutions Ltd

**Land off Dinting Road
Glossop
Derbyshire
SK13 7EB**

Application reference HPK/2023/0459

Response to comments from the Derbyshire Wildlife Trust 27th March 2025

Trees and hedgerow

The important hedgerow is outside of the red line boundary and is within the land of the adopted highway and therefore owned and maintained by the local authority. The applicant has no intention to damage the hedge and will ensure its protection during construction works.

Over time, as required, growth that encroaches into the application site will be pruned in accordance with best practice and outside of bird breeding season.

In accordance with section 4.2.1 of the Arboricultural Report and Arboricultural Impact Assessment, in order to facilitate the proposed development, it will be necessary to remove T2, a section of H5 (as shown in red in the plan at Appendix 1), T8, T9, T10 and T11, each of which are considered to be low value trees which fall into retention category 'C'. T2 is a common sycamore and requires removal due to the severe rooting zone infringement caused by the new driveway.

With regard to ownership of areas of the site, please refer to the attached plan which indicates the land to be associated and owned by each unit. The driveway and associated perimeter grassland, hatched in blue on the attached plan, will form a communal area, outside of individual ownership of the dwellings. A service management agreement will be put in place for the maintenance of these areas.

Grassland

From comments, it is believed that an area of grassland was meant to be re-seeded as part of a restoration condition, in association with the adjacent development site. To the applicant's knowledge those works were not carried out, or if they were carried out, the grassland was not managed. The site is overgrown with no distinguishable special species of restorative grassland.

Photographs of the grassland on the application site









Biodiversity Net Gain

The landscape architect, ecologist and arboriculturalist have worked together to try to create a scheme to be able to achieve 10% BNG onsite. However, the applicant is aware that due to the site layout constraints and the number of trees to be removed to make way for the development, a financial contribution will be required as an offsite contribution, to ensure the site can achieve a 10% net gain, as per legislation.