



**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: DOC/2026/0031  
Our ref: DWTHPK724-1

11<sup>th</sup> June 2026

Dear Jane,

**Proposal: Discharge of Conditions 15, 18 and 19 in relation to  
HPK/2023/0488**

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

**Application Ref No: DOC/2026/0031**

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 15. Himalayan balsam

The letter from Japanese Knotweed Solutions dated 24/11/25 confirms that a check was undertaken on 14/11/25 and found no evidence of any Schedule 9 species on site. However, the survey was not instructed until after soil had been

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cleared and stockpiled, in non-compliance with the pre-commencement condition wording.

The stockpiles were also searched and no evidence was found, which is encouraging, however Japanese Knotweed Solutions advise that they cannot be completely sure of absence due to the works on site prior to the survey. They advise that contractors are briefed on Himalayan balsam and that if any suspected plants establish, that Japanese Knotweed Solutions are contacted for further advice. The discharge of this condition is at the discretion of the case officer due to the initial non-compliance.

#### Condition 18. Species Enhancement Plan

We have reviewed the submitted Species Enhancement Plan. We are satisfied with the provisions for bees, bats and hedgehogs, although dimensions of the hedgehog gaps should be added, along with brief installation instructions for bee bricks and bat boxes i.e. bee bricks at least 1 m from ground level and bat boxes at eaves level or apex of gable ends.

The condition requires compliance with BS42021: 2022, which stipulates integral nesting bricks at a ratio of 1:1 with dwellings. The current provision does not deliver this and requires amending, prior to discharge.

#### Condition 19. Lighting

We are satisfied with the lighting details submitted and advise the condition can be discharged.



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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*

Libby Duggan-Jones MBiolSci MCIEEM

Biodiversity Planning Lead (North)

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