



**Derbyshire
Wildlife Trust**

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

For the attention of James Stannard

Your Ref: HPK/2026/0220
Our ref: DWTHPK869

30th July 2026

Dear James,

Proposal: Change of use of land for the installation of 1no. luxury camping pod

Location: LAND AT HORWICH FARM, ECCLES ROAD, WHALEY BRIDGE, DERBYSHIRE

Application Ref No: HPK/2026/0220

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

We have checked the application area on our Biological Records Database and can confirm that there are no records of protected species, priority habitats or designated sites within the red line boundary. Records of hedgehog, brown hare and bats are present in the wider area. The addition of an extra camping pod is

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Wilder by nature

not considered likely to have adverse impacts to wildlife, providing best practice working measures are implemented.

The Supporting Statement claims that the proposals qualify under the de-minimis exemption from mandatory BNG, however it would appear that more than 25m² of habitat will be affected, comprising the footprint of the pod, the decking and any new paths. We request further clarity on the exact footprint of works to determine whether a metric is required.

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

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