



Derbyshire
Wildlife Trust

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

For the attention of Ben Haywood

Our ref: DWTHPK462-3
24th July 2026

Dear Ben,

Proposal: Application for the Variation of Conditions 1, 8, 10, 12, 13, 14, 16, 17, 18, 22, 23, 30, 33, 36 & 39 in relation to HPK/2020/0064

Location: Land Off , Trenchard Drive , Harpur Hill , Buxton , Derbyshire , SK17 9HX

Application Ref No: HPK/2026/0110

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 nature conservation issues associated with the proposed development.

Response

I understand that the applicant is proposing to vary the above conditions by changing the wording of the conditions so that they become compliance conditions so that they can be discharged. I also note that the applicant has indicated that

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Wilder by nature

the development is complete. The following conditions relate to nature conservation and biodiversity:

Condition 8 – Lighting

I have reviewed the lighting information, and I have no objection to the variation in relation to this condition.

Condition 10 – Biodiversity Enhancement Strategy

I have reviewed the information relating to biodiversity enhancements including bat and bird boxes and hedgehog highways. I note that the hedgehog highways proposed are not throughout the site but focused on one area of the site only when the gaps should have been constructed between gardens. It may be difficult to do this retrospectively, but the applicant should give further consideration to this and adjust the proposals where feasible.

Condition 16 – Ecological Mitigation and Management Plan

I have no objection to the proposed variation of the wording in relation to this condition.

If you require any further information or wish to discuss any of the comments made, please do not hesitate to contact me.

Yours sincerely,

Kieron Huston

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Head of Biodiversity Planning

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