



Derbyshire
Wildlife Trust

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

For the attention of Alex Bonser

Your Ref: DOC/2026/0052
Our ref: DWTHPK854-1

4th August 2026

Dear Alex,

Proposal: Discharge of conditions 4, 5 & 8 relating to HPK/2026/0056

Location: Crossgate Farm, Crossgate Lane, Tintwistle, Derbyshire, SK13 1HP

Application Ref No: DOC/2026/0052

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 4. Gain Plan

The Gain Plan should be signed by both the agent and the developer in the relevant sections and then it can be approved.

Sandy Hill, Main Street, Middleton, Matlock, DE4 4LR
01773 881188 • enquiries@derbyshirewt.co.uk

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Wilder by nature

Condition 5. HMMP

The brief HMMP that has been uploaded contains sufficient information to ensure the proposed trees are planted and established. The trees should be maintained for at least 30 years, in line with the condition wording, so we advise that Point 3 is revised to state that the trees will be managed for at least 30 years and replaced as necessary within that period. The condition can then be discharged. We do not need reconsulting n this minor amendment.

Condition 8. Landscaping

The new trees are shown on the Block Plan. Their species and size are detailed in the HMMP. This condition requires details of proposed hedgerow but there is no hedgerow proposed in either the metric or the HMMP. We advise that sufficient information has been provided to discharge this condition.

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)
planning@derbyshirewt.co.uk