



**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/2025/0462
Our ref: DWTHPK829b

5th August 2026

Dear James,

Proposal: 6 new dwellings with associated gardens and parking

**Location: Gas Works Site Horwich End, New Road, Whaley Bridge,
Derbyshire, SK23 7JZ**

Application Ref No: HPK/2025/0462

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

Further to our letter dated 21st May 2026, a River Condition Assessment report has been submitted (Helen Hamilton Ecology, July 2026).

Section 2.10 refers to 'both brooks' which we assume is an error. The report states that +0.07 watercourse units could be delivered (48.18%), with trading

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Wilder by nature

rules satisfied. This would be delivered through the enhancements set out in the report, namely removal of invasive plant species, planting of bankside scrub and placement of woody debris in the channel. Details are provided of how to implement these enhancements, however we advise that the LPA should ensure the applicant has the necessary ownership rights and permissions to implement these enhancements to ensure the proposed gains are feasible.

Outstanding matters discussed in detail in our previous letter, which are still to be addressed include:

- Submission of a final metric to include the completed watercourse module, appropriate Strategic Significance scores based on the LNRS and correct use of the onsite and offsite tabs.
- Further consideration of whether an otter holt is present adjacent to site and whether any further mitigation is required, in addition to the band of scrub, sensitive lighting and CEMP: Biodiversity. We assume that evidence to this effect will have been gathered during the River Condition Assessment.

Once the above comments have been addressed, we can recommend condition wording. 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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Biodiversity Planning Lead (North)

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