



**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: DOC/2026/0054
Our ref: DWTHPK736-1

19th August 2026

Dear James,

Proposal: Application for discharge of conditions 22. 23. 24 and 25 in relation to HPK/2024/0275

Location: PENNINE AGGREGATES LTD, Waterswallows Lane, Green Fairfield, Buxton, Derbyshire, SK17 7JD

Application Ref No: DOC/2026/0054

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 22. Lighting

We are satisfied with the information submitted and advise that this condition can be discharged.

Sandy Hill, Main Street, Middleton, Matlock, DE4 4LR

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Wilder by nature

Condition 23. Gain Plan

A Gain Plan has been completed, informed by a BNG Assessment Rev.2 (Peak Ecology, July 2026) and a final metric. Gains of 10% will be delivered and trading rules are satisfied. The Gain Plan can be approved.

Condition 24. HMMP

A HMMP has been produced by Peak Ecology (July 2026). This aligns with the proposals reflected in the BNG Assessment and metric. This contains sufficient information to discharge the condition.

Condition 25. Biodiversity Enhancement Plan

We are satisfied with the information submitted and the condition can be partially discharged. Full discharge requires evidence of the measures in situ.

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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