



**Derbyshire
Wildlife Trust**

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

For the attention of Stuart Talbot

Your Ref: HPK/2026/0270
Our ref: DWTHPK875

4th September 2026

Dear Stuart,

Proposal: Erection of a single detached dwelling, with associated access, landscaping and all other works

Location: LAND BETWEEN 19 AND 21 , Dinting Vale , Dinting , Glossop , Derbyshire

Application Ref No: HPK/2026/0270

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 reviewed the BNG Assessment report (Collington Winter Environmental, June 2026). The survey area comprises existing garden with a small ornamental pond and sealed surfacing. These will be entirely developed with a new dwelling and garden.

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

01773 881188 • enquiries@derbyshirewt.co.uk

Derbyshire Wildlife Trust Limited is a company registered in England and Wales with company number 715675. Registered charity number 222212. VAT registration number 509 4825 32

Wilder by nature

Proposals will result in a net loss of -0.02 habitat units (-54.40%). At least 0.02 units will be required to deliver 10% gains. We assume that units will be purchased from a Habitat bank in this instance and full details can be provided in the post-determination Gain Plan. As onsite habitat comprise vegetated garden, a Habitat Management and Monitoring Plan is not required.

Whilst there are no records of great crested newts (GCN) on our database in the immediate locality, frogs, toads and smooth newts are present in surrounding habitat. Based on the size and type of pond and the absence of local GCN records, survey work is considered disproportionate. I have attached an informative for removal of the pond. I have also recommended a condition to secure ecological enhancements in line with the NPPF. If the locations specified are not suitable for any reason, please let me know and I can amend the wording accordingly.

In addition to the statutory Biodiversity Gain condition, the following conditions / informatives are advised:

Species Enhancement Plan

During construction, 1No. integral bat box shall be installed in the south-east elevation, close to the eaves. 1No. integral nest brick shall be installed in the north-west elevation close to the eaves. Evidence that these measures have been implemented should be submitted to the Local Planning Authority for approval prior to occupation.

Informative

The following advice is provided to minimise impacts to wildlife during removal of a pond, where GCN presence is considered unlikely:

- The best time of year for removal is autumn, after the amphibian breeding season and before hibernation.
- Draw down water carefully using a pump, bucket or by creating a small hole in the liner. Cover the end of the pump with a fine net to avoid animals becoming trapped or killed.
- Leave any amphibians to relocate of their own accord or carefully move to an area of shelter, ideally close to a neighbouring pond. It is not best practice to move animals to ponds between which they would not naturally disperse to prevent spread of disease.
- Carefully dismantle edge habitats such as stones or lift the liner, as these provide ideal refuges for amphibians.
- Backfill clear excavations where possible or where holes must be left for a period of time, leave an escape plank in them in case any animals fall in.
- If you unexpectedly encounter GCN or are in any doubt over amphibian identification, works should stop whilst you obtain further advice from an ecologist <https://cieem.net/i-need/finding-a-consultant/> or local amphibian group such as [Derbyshire Amphibian and Reptile Group](#) . It is against the law to interfere with individual GCN or their habitat.

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



Derbyshire
Wildlife Trust

Biodiversity Planning Lead (North)

planning@derbyshirewt.co.uk

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

01773 881188 • enquiries@derbyshirewt.co.uk

Derbyshire Wildlife Trust Limited is a company registered in England and Wales with company number 715675. Registered charity number 222212. VAT registration number 509 4825 32

Wilder by nature