



**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/2026/0220
Our ref: DWTHPK869a

4th September 2026

Dear James,

Proposal: Change of use of land for the installation of 1no. luxury camping pod

Location: LAND AT HORWICH FARM, ECCLES ROAD, WHALEY BRIDGE, DERBYSHIRE

Application Ref No: HPK/2026/0220

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 response dated 30th July 2026 and my email dated 19th August 2026, it has been confirmed that the de-minimis exemption does not apply and a small sites metric has now been accurately completed and supplied on 20th August 2026. This accounts for the full extent of the proposed works, including the pod footprint, decking, access path and car parking area. I note that the date and

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

01773 881188 • enquiries@derbyshirewt.co.uk

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Wilder by nature

revision need updating on Tab 2 to ensure it can be referenced correctly. We do not need reconsulting.

Net gains of +0.44 habitat units (10.34%) and +0.02 hedgerow units (97.82%) have been calculated. These gains are largely delivered through the planting of 40No. native trees and 5m of native hedgerow. These figures should be confirmed in the post-development Gain Plan, prior to commencement. We advise that the information provided on the Proposed Site Plan Rev. B is sufficient to secure the proposed habitat creation and a Habitat Management and Monitoring Plan is considered disproportionate in this instance.

Encountering protected species is considered unlikely, however the following general informative is advised to safeguard wildlife:

Best practice measures during works

All works should be undertaken in a manner by which to safeguard nesting birds and other wildlife. Immediately prior to commencement, the footprint of works should be checked for any wildlife. If any active bird nest is discovered, works must be delayed until chicks have fledged. Active nests are protected by law. Other wildlife, such as hedgehogs, should be allowed to move away freely or else be moved carefully by gloved hand and clean container to an area of shelter.

Machinery and vehicles should access the works area via existing tracks and disturbance should be limited to the footprint of works, as far as practicable.

All excavations should be covered overnight or else have an escape ramp to prevent entrapment of wildlife, such as badger, hedgehog, other small mammals and herptiles. All pipework greater than 150 mm should be blanked off at the end



of the day and chemicals shall be stored securely. Materials should be kept on bare ground or raised areas such as pallets, to avoid creating refugia.

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