

## Gallacher, Hayley

---

**From:** Planning (HPBC)  
**Subject:** FW: Dinting Lane HPK/2015/0412 Outline up to 65 houses all matters Reserved except access, land south of Dinting Road

**From:** Teresa Hughes  
**Sent:** 23 September 2015 13:51  
**To:** Taylor, Karen  
**Cc:** Monica Gillespie - High Peak Borough Council ([monica.gillespie@highpeak.gov.uk](mailto:monica.gillespie@highpeak.gov.uk))  
**Subject:** Re: Dinting Lane HPK/2015/0412 Outline up to 65 houses all matters Reserved except access, land south of Dinting Road

Karen

Further to your recent consultation request – I apologise for the delay in our response, which is due to a problem with receipt of the consultation request. I am now responding under the terms of the SLA we have with the Authority.

I have now had an opportunity to consider the submitted information;

1. Extended Phase 1 Habitat Survey (Cheshire Ecological Services, 2015)
2. Reptile Survey (Etive Ecology Ltd, 12 May 2015)
3. Proposed Layout (Bowker Sadler Architecture dwg no 15-003 103)

As the Phase 1 Survey was undertaken outside the optimum survey season (February 2015), I have also taken the opportunity to visit the site (22.9.15).

I have the following comments to make;

- The Report indicates that the survey was conducted outside the survey season for grasslands. DWT have undertaken a site survey visit to assess the context of the site and validate the assessment provided.
- As a result of our visit we would concur with the Report's findings and although there is a recommendation in the Report to undertake an additional visit, we do not think that this is necessary.

Hedgoerw

- The Report identifies that the northern boundary of the site supports a hedgerow. Although the hedgerow is not important under the Hedgerow Regulations, these habitats are recognised as UK Biodiversity Action Plan Priority Habitats.
- We would recommend that any Reserved Matters submission – should the outline receive permission – should retain the boundary hedgerows and supplement and/or provide compensation for any necessary losses, such as for access.

### **Badger**

- The Report identified that there was no definitive signs of badger on the site, but acknowledges that the habitat is suitable and in some places dense.
- Badger are highly mobile animals and can establish new setts as population numbers and dynamics fluctuate over time.
- In order to ensure that this issue is reassessed at appropriate intervals we would recommend that a precommencement survey is undertaken, prior to any removal of vegetation, earth moving or site preparation occurs. A **condition** to this effect should be applied to any approval if granted and subsequently transferred across to any future approval of Reserved Matters.

### **Bats**

- We concur with the assessment provided for roosting potential of trees on site.
- We note that no bat activity surveys have been undertaken, but that the Report acknowledges that the hedgerow/scrub line on Dinting Road will provide a foraging corridor. If the design of the Reserved Matters layout proposes the loss of the hedgerow (see comments above about retention of UK BAP Habitats) a detailed bat activity survey will be required to ensure that there is no impact to foraging and commuting and that this can be mitigated for within the proposal.

### **Reptiles**

- The habitats on site are acknowledged to be suitable for reptiles in particular grass snake and slow worm. As a result a specific reptile survey has been submitted with the application.
- The survey appears to have used an appropriate methodology with the number of survey events, although we do note that only one week was allowed for 'bedding in' prior to the survey inspections being undertaken.
- In this particular case DWT would advise that sufficient effort has been used to assess this feature.
- Given the nature of the habitats present the Reptile Survey advises that a staged and systematic removal of vegetation is undertaken with a destructive hand search of the remnant drystone wall.
- We would concur with this approach and would recommend that a **condition** be placed on any approval if granted to ensure a Construction Environmental Management Plan (CEMP) is produced and implemented. This matter should be carried forward across any future Reserved Matters application.

### **Other matters relating to biodiversity - design & landscaping**

- The indicative plan for the proposal shows a corridor through the site supporting a number of attenuation basins (Bowker Sadler Architecture Proposed Site Plan dwg no 15-003 103).
- Although DWT support the use of SuDS (Sustainable Drainage Systems) we would advise that they are designed to be beneficial to biodiversity and that this could include open water features and appropriate seeding.
- We note that an attenuation basin is shown in the southeastern corner of the site and would strongly recommend that any full layout submitted with Reserved Matters is designed to relocate this feature.
- The isolation of the basins current location diminishes its value to wildlife as it is isolated from the open space shown across the middle of the site.
- We would strongly recommend that this open space provision can also act as a corridor for animal movement through the site from the open land to the north connecting to the railway to the south.
- We would question the validity of creating an area of wet woodland on such a small area of land – especially if isolated from other habitat.
- The physical isolation of such a small feature may lead to antisocial activity and tipping of domestic waste and this could be exacerbated by developing wet woodland.
- We note that the site is on a steep slope and that a number of gabion retaining structures are proposed.
- The introduction of such features will have implications for the drainage of the site and also for the landscaping schedule. We would recommend that the detailed landscape proposals provide a biodiversity sympathetic treatment to the gabions which allows access for amphibians, reptiles and invertebrates into the internal structure for shelter and hibernation, but also planting of rock & drought tolerant species.
- Any Reserved Matters application should be supported by sufficient landscape detail to show how this can be achieved.
- Features to be retained should be adequately fenced from construction impacts and a condition should ensure that this is implemented.
- All vegetation clearance should avoid the bird breeding season (March – August inclusive) unless it can be demonstrated that no nesting activity is present. The timing of this may conflict with the site clearance for reptiles and this issue should be considered within the Construction Environmental Management Plan (CEMP – see comments above).

In **summary and conclusion** Derbyshire Wildlife Trust would advise;

1. Sufficient information has been provided in order to determine an outline application for the proposal.
2. However, a number of matters need to be followed through to the Reserved Matters design stage, if the current application were to receive permission;
3. Retention of the boundary hedgerows – in particular along Dinting Road.
4. Layout of SuDS drainage to provide habitat connectivity through the site
5. The treatment of retaining gabions needs to be sympathetic
6. If the proposal changes and the Dinting Road hedgerow is to be lost further activity survey work for bat activity will be required to justify that no impacts will occur as a result.
7. Any Reserved Matters application should be supported by details of both a Landscape Ecological Management Plan and a Construction Environmental Management Plan.
8. The CEMP should include details of precommencement badger survey, reptile clearance strategy, protection of habitats from construction impacts and avoidance of bird breeding season. A condition should require this submission.

I hope you find these comments helpful. If you have any queries, please do not hesitate to contact me.

Regards Teresa

Teresa Hughes  
Wildlife Sites Officer  
Derbyshire Wildlife Trust, East Mill, Bridge Foot, Belper, Derbyshire, DE56 1XH  
Switchboard: 01773 881188  
[www.derbyshirewildlifetrust.org.uk](http://www.derbyshirewildlifetrust.org.uk)

## Derbyshire Wildlife Trust | Derbyshire Wildlife Trust

Derbyshire Wildlife Trust is the only organisation working to protect all wildlife throughout Derbyshire. We manage 42 nature reserves, from bird-rich wetlands in the Trent Valley to wildflower meadows in the glorious White Peak. We work with schools to provide environmental education through school visits and advise landowners on managing their land for wildlife.

[Read more...](#)

---

**WE'RE MOVING NEXT WEEK, 21<sup>st</sup> SEPTEMBER, TO SANDY HILL, MAIN STREET, MIDDLETON, MATLOCK, DE4 4LR**



### Protecting wildlife, Restoring landscapes, Inspiring people

Derbyshire Wildlife Trust is a company registered in England and Wales with company number 715675 and Registered Charity Number 222212

Stay in touch with us. Find us on [Twitter](#), [Facebook](#), [YouTube](#) and [Flickr](#)

---

Do you really need to print out this Email? Be green - keep it on the screen.

This transmission is intended for the named addressee(s) only and may contain sensitive or protectively marked material up to RESTRICTED and should be

handled accordingly. Unless you are the named addressee (or authorised to receive it for the addressee) you may not copy or use it, or disclose it to anyone else. If you have received this transmission in error please notify the sender immediately. All GCSX traffic may be subject to recording and/or monitoring in accordance with relevant legislation.

If this has come to you in error, please notify the sender immediately and delete this email from your system. The Council may be required to disclose this email or any response to it under the Freedom of Information Act 2000

<http://www.staffs Moorlands.gov.uk>