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Wildlife Trust

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 Derbyshire Wildlife Trust

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

For the attention of John Williamson

Your Ref: HPK/2016/0058
Our ref: PlanCon350a

23rd March 2016

Dear John,

Proposal: proposed new dwelling

Location: Wilshaw, Whithough Head Lane, Whitehough

Application Ref No: HPK/2016/0058

With reference to the above application, I am responding as the Wildlife Site 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.

Basis for response

We have checked the site against the Trust's data sets (see Endnote) and we are aware of a pipistrelle bat record within 50m of the site boundary. In addition, previous owner stated bats are present on site of the main house and also the outbuildings.

We have considered the relevant documents submitted as part of the planning application with particular reference to the following:

- Existing and proposed site plans
- Design and Access Statement (S J Design Ltd, January 2016)
- Daytime bat and badger survey (CES Ecology, March 2016)

Comments on ecological assessment

Derbyshire Wildlife Trust previously commented on the application (February 2016 PlanCon350) and requested a Phase 1 Habitat survey of the whole site and a daytime bat and nesting bird survey of the existing garage. The submitted ecological information

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is for the garage (including bats) and badgers potentially using the site. Detailed within the ecology report the surrounding area has been recently cleared and the area heavily disturbed, therefore evidence of badgers or undertaking a phase 1 was difficult.

The garage was identified as having negligible potential for roosting bats, with no evidence identified and the building itself lacking suitable features. Nesting birds were not discussed within the ecology report.

Due to the ground clearance works, no evidence of badgers and no suitable habitat for reptiles was present.

Informative Request

Due to the works being undertaken on site and the lack of information regarding nesting birds, it is recommended the below is 'informative notes' to the applicant to ensure the safety of potential protected species and construction works follow best practices on site:

- No works which include the creation of trenches or culverts or the presence of pipes shall commence until measures to protect badgers from being trapped in open excavations and/or pipe and culverts. The measures may include:
 - a) creation of sloping escape ramps (mammal ladders) for badgers (and other mammals potentially using the site), which may be achieved by edge profiling of trenches/excavations or by using planks placed into them at the end of each working day; and
 - b) open pipework greater than 200 mm outside diameter being blanked (capped) off at the end of each working day.
- If reptiles are found throughout the works, animals should be allowed to make their escape unharmed.
- No site clearance work / demolition of the building /construction works shall take place between 1st March and 31st August inclusive, unless a competent ecologist has undertaken a careful, detailed check of the site for active birds' nests immediately before work is commenced and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation should be submitted to the local planning authority.
- A number of trees have been removed to facilitate the development, these should be replaced on a like for like basis.
- Planting native shrub and plant species along with erection of artificial boxes (bird, bat and insect boxes) should be included the proposed development to ensure a biodiversity gain following the NPPF.

I hope that this response is useful. If you have any queries, please do not hesitate to contact me.

Yours sincerely,

Ceridwyn Jennings
Biodiversity Planning Officer
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