

Date: 20 April 2017
Our ref: 212620
Your ref: HPK/2016/0691



Planning Services
High Peak Borough Council

Customer Services
Hornbeam House
Crewe Business Park
Electra Way
Crewe
Cheshire
CW1 6GJ

T 0300 060 3900

BY EMAIL ONLY

Dear Sir/Madam,

Planning consultation: Outline planning permission will all matters reserved (except for access) for up to 165 dwellings with associated works, public open space and vehicular and pedestrian access off New Road

Location: Former Bridge Mills, New Road, Tintwistle

Thank you for your consultation on the above dated 30 March 2017 which was received by Natural England on 30 March 2017

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

SUMMARY OF NATURAL ENGLAND'S ADVICE

NO OBJECTION

Based on the plans submitted, Natural England considers that the proposed development will not have significant adverse impacts on designated sites and protected landscapes and has no objection.

Natural England's advice on other natural environment issues is set out below.

European sites – South Pennine Moors Special Area of Conservation (SAC)/ Peak District Moors (South Pennine Moors Phase 1) Special Protection Area (SPA)

Based on the plans submitted, Natural England considers that the proposed development will not have likely significant effects on the South Pennine Moors Special Area of Conservation (SAC)/ Peak District Moors (South Pennine Moors Phase 1) Special Protection Area (SPA) and has no objection to the proposed development.

To meet the requirements of the Habitats Regulations, we advise you to record your decision that a likely significant effect can be ruled out. The following may provide a suitable justification for that decision:

- The application site is located approximately 800m from the SAC/SPA boundary and approximately 100m below the level of the protected site on brownfield land within the built up area of Tintwistle. The protected site is shielded by the existing settlement and therefore

we consider any potential impacts during construction such as noise and dust are unlikely to have a significant effect on the interest features of the SAC/SPA.

- Traffic accessing the development site during construction and operation is likely to use roads adjacent to the designated sites and therefore there is potential for air quality impacts on ecological receptors within 200m of the road. Based on the proposed number of dwellings we do not anticipate the volumes of traffic associated with the development will exceed thresholds included within Highways England's Design Manual for Roads and Bridges (DMRB) guidance. However we recommend that ecological receptors, which have been screened out under the DMRB criteria, are further screened to check whether or not the 1% critical load/level threshold is exceeded.
- There does not appear to be any hydrological pathways from the development site to the SAC/SPA therefore potential impacts on water resources and water quality can be screened out.
- Due to the scale of development and the provision of alternative open space in the local area, we consider the recreational impacts on the SAC/SPA to be insignificant.

Dark Peak Site of Special Scientific Interest

Based on the plans submitted, Natural England considers that the proposed development will not damage or destroy the interest features for which the site has been notified and has no objection.

Protected Landscapes – Peak District National Park

The proposed development is for a site within or close to a nationally designated landscape namely Peak District National Park. Natural England advises that the planning authority uses national and local policies, together with local landscape expertise and information to determine the proposal. The policy and statutory framework to guide your decision and the role of local advice are explained below.

Your decision should be guided by paragraph 115 of the National Planning Policy Framework which gives the highest status of protection for the 'landscape and scenic beauty' of AONBs and National Parks. For major development proposals paragraph 116 sets out criteria to determine whether the development should exceptionally be permitted within the designated landscape.

Alongside national policy you should also apply landscape policies set out in your development plan, or appropriate saved policies.

The landscape advisor/planner for the National Park will be best placed to provide you with detailed advice about this development proposal. Their knowledge of the site and its wider landscape setting, together with the aims and objectives of the park's management plan, will be a valuable contribution to the planning decision. Where available, a local Landscape Character Assessment can also be a helpful guide to the landscape's sensitivity to this type of development and its capacity to accommodate the proposed development.

The statutory purposes of the National Park are to conserve and enhance the natural beauty, wildlife and cultural heritage of the park; and to promote opportunities for the understanding and enjoyment of the special qualities of the park by the public. You should assess the application carefully as to whether the proposed development would have a significant impact on or harm those statutory purposes. Relevant to this is the duty on public bodies to 'have regard' for those statutory purposes in carrying out their functions (section 11 A (2) of the National Parks and Access to the Countryside Act 1949 (as amended)). The Planning Practice Guidance confirms that this duty also applies to proposals outside the designated area but impacting on its natural beauty.

Other advice

Green Infrastructure (GI) potential

We are pleased GI has been incorporated into this development, through provision of new habitat planting and retention of a green buffer strip adjacent to the River Etherow which will deliver a strategic section of the Trans-Pennine Trail, improve access and linkages to the Peak District National Park and other green spaces and help to improve biodiversity and enhance landscape character.

Multi-functional green infrastructure can perform a range of functions including improved flood risk management, provision of accessible green space, climate change adaptation and biodiversity enhancement.

GI can be designed to maximise the benefits needed for this development. The following case studies demonstrate how GI can be used to:

- Remediate unused landfill sites, improve flood-water management, adapt to climate change, connect and enhance biodiversity habitats and promoting opportunities for recreation and play – [Beam Parklands](#)
- Improve connectivity to other green spaces, provide opportunities for recreation, promote sustainable transport and improve conservation and biodiversity – [Wynyard Woodland](#) and [Blyth Estuary Green Travel Project](#)

We strongly encourage you to share this advice with the applicant to maximise opportunities to incorporate green infrastructure during the development of the detailed proposal.

Additional evidence and case studies on green infrastructure, including the economic benefits of GI can be found on the Natural England [Green Infrastructure web pages](#)

Further general advice on the consideration of protected species and other natural environment issues is provided at Annex A.

Should the proposal change, please consult us again.

If you have any queries relating to the advice in this letter please contact me on 02080261965

We really value your feedback to help us improve the service we offer. We have attached a feedback form to this letter and welcome any comments you might have about our service.

Yours sincerely

Elizabeth Newman
Lead Adviser – Sustainable Development
East Midlands Area Team