



**Derbyshire**  
Wildlife Trust

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

T 01773 881188

E [enquiries@derbyshirewt.co.uk](mailto:enquiries@derbyshirewt.co.uk)

 @derbyswildlife

 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 Faye Plant**

Your Ref: DET/2021/0002

Our ref: DWTHPK593

24<sup>th</sup> March 2021

Dear Faye

**Proposal: 4 proposed houses created by converting barns.**

**Location: Gow Hole Farm, Gow Hole, Furness Vale, Derbyshire, SK23 7QE**

**Application Ref No: DET/2021/0002**

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 Daytime Bat Survey report (Rachel Hacking Ecology, 2015). The survey is well out of date at almost six years old. This should be updated and given the construction of the buildings and their location close to optimal foraging habitat, we would expect that some level of nocturnal survey work is likely. Whilst previously recorded features appear limited during previous inspections, unless access is provided to the roofs, it is not possible to fully inspect the tiles, ridge tunnels or the wall plates. Access into two of the buildings for bats was present in

2015 allowing potential roosting on or between wooden beams. A thorough inspection for droppings could not be undertaken in Building 2 due to the presence of straw on the floor of the barn.

The 2015 report makes reference to birds' nests but does not specify which species and how many were present. This information should be provided to enable appropriate mitigation to be provided.

The update survey(s) should be undertaken prior to determination of the application and appropriate mitigation and enhancement measures incorporated into the proposals to deliver a net biodiversity gain (NPPF 2019).

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,

A handwritten signature in black ink, appearing to read 'ED' followed by a stylized flourish.

Libby Duggan-Jones MBiolSci MCIEEM  
Biodiversity Planning Officer

**Endnote:**

Please see our planning pages <https://www.derbyshirewildlifetrust.org.uk/planning> for ecological advice on submitting a planning application, finding an ecological consultant and information on mitigation and enhancement.