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

For the attention of James Stannard

Your ref: DET/2022/0014

Our ref: DWTHPK670

9th November 2022

Dear James

Proposal: Change of use of agricultural building to a dwelling under class Q of the general permitted development order.

Location: Highwood Farm, Mellor Road, New Mills, Derbyshire, SK22 4QG

Application Ref No: DET/2022/0014

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

The above application is supported by a Daytime Bat Survey (Rachel Hacking Ecology, May 2022). This appears to have been commissioned after significant works to the roof and barn have been undertaken, which is disappointing and could have impacted bats in a building of this type and location.

In its current condition, the existing agricultural building was determined to have **negligible** potential to support roosting bats. On the basis of the information submitted, we advise that bats should not present a constraint on the proposed development and **no further surveys regarding bats are considered necessary.**

We advise that sufficient information regarding bats has been submitted to enable the Local Planning Authority to reach an informed decision in accordance with Circular 06/2005 and to discharge its duty in respect of the requirements of The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019.

Recommendations

The surrounding area has potential to support foraging and commuting bats, and as such, we recommend that a lighting condition is secured with any planning approval to safeguard nocturnal wildlife. Given that previous roosting opportunities could have been lost, we advise that a Biodiversity Enhancement Plan should be secured conditionally.

Lighting

Prior to the installation of lighting fixtures a detailed lighting strategy shall be submitted to and approved in writing by the LPA to safeguard bats and other nocturnal wildlife. This should provide details of the chosen luminaires, their locations and any mitigating features such as dimmers, PIR sensors and timers. Guidelines can be found in Guidance Note 08/18 - Bats and Artificial Lighting in the UK (BCT and ILP, 2018). Such approved measures will be implemented in full.

Biodiversity Enhancement Plan

Prior to building works commencing above foundation level, a Biodiversity Enhancement Plan shall be submitted to and approved in writing by the Local Planning Authority to achieve a net gain for biodiversity in accordance with the National Planning Policy Framework (2021).

Measures shall include (But are not limited to) the following:

- 1x External Bird Box (Including details on position/specification)
- 1x External Bat Box (Including details on position/specification)

Such approved measures shall be implemented in full and maintained thereafter, with photographs of the measures in-situ submitted to the Local Planning Authority.

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,

Rhianna Kemp

Biodiversity Planning Assistant

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.

