

Ms Rachael Simpkin
High Peak Borough Council
Development Control
Municipal Buildings Market Place
Glossop
Derbyshire
SK13 8AF

Our ref: LT/2023/127643/01-L01
Your ref: HPK/2023/0025
Date: 27 March 2023

Dear Ms Simpkin,

DEMOLITION OF REDUNDANT BUILDINGS INCLUDING PARTIAL DEMOLITION OF MODERN EXTENSIONS TO REDCOURT AND REDEVELOPMENT OF SITE TO PROVIDE 24 DWELLINGS (USE CLASS C3) INCLUDING THE RETENTION AND CONVERSION OF REDCOURT TOGETHER WITH ACCESS, PARKING AND LANDSCAPING (RESUBMISSION OF APPLICATION REFERENCE HPK/2020/0334). LAND SOUTH OF, HOLLIN CROSS LANE, GLOSSOP, DERBYSHIRE, SK13 8JH

Environment Agency Position – Flood Risk

As the presently provided drawings demonstrate that there is no substantive fixed development within the 8m buffer to the watercourse, we would not object to the proposed development.

However, there is still fencing proposed within the 8m buffer area. We will not be objecting on this basis, but it may still require a flood risk activity permit for this aspect of the development. Please see the following information.

Environmental permit - advice to applicant

The Environmental Permitting (England and Wales) Regulations 2016 require a permit or exemption to be obtained for any activities which will take place:

- on or within 8 metres of a main river (16 metres if tidal)
- on or within 8 metres of a flood defence structure or culverted main river (16 metres if tidal)
- on or within 16 metres of a sea defence
- involving quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert
- on the floodplain of a main river if the activity could affect flood flow or storage and potential impacts are not controlled by a planning permission For further guidance please visit <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits> or contact our National Customer Contact Centre on 03708 506 506 (Monday to Friday, 8am to 6pm) or by emailing enquiries@environment-agency.gov.uk.

The applicant should not assume that a permit will automatically be forthcoming once planning permission has been granted, and we advise them to consult with us at the earliest opportunity.

Environment Agency position - Biodiversity

The Agency would recommend for new riparian development (Site Plan 5417_1100 Rev.P18) planned along key ecological network and green infrastructure asset of Long Clough Brook; and based on ecological enhancements (R.Hacking, Nov 2021 & TBA Aug 2020) and recommendations (Ecology Solutions Aug 2020) that have been outlined as part of application will require one integrated long term site ecological management and monitoring plan to be in place. This will ensure coordinated and holistic approach is adopted, and the landscape provides a maximum benefit to people, wildlife and the environment.

In light of the above, the proposed development will only be acceptable if a planning condition requiring a landscape management scheme is included.

This approach is supported by paragraphs 174 and 180 of the National Planning Policy Framework (NPPF) which recognise that the planning system should conserve and enhance the environment by minimising impacts on and providing net gains for biodiversity. If significant harm resulting from a development cannot be avoided, adequately mitigated, or as a last resort compensated for, planning permission should be refused. Without this condition we would object to the proposal because it cannot be guaranteed that the development will not result in significant harm to the environment.

It is not necessary for the landscape plan to be provided prior to the granting of planning permission, as this matter can be addressed by a planning condition

Condition

A landscape, ecological management and monitoring plan, including long-term design objectives, management responsibilities and maintenance schedules for all landscaped areas (except privately owned domestic gardens), shall be submitted to, and approved in writing by, the local planning authority. The landscape and ecological management plan shall be carried out as approved and any subsequent variations shall be agreed in writing by the local planning authority.

The scheme shall include the following elements:

- details of conservation maintenance regimes of new and retained habitats.
- details of any new woodland and wildflower habitat created on site highlighted in landscape plan 6004.03F (TBA, 23/1/2023).
- details of treatment of site boundaries and/or buffers around the Long Clough Brook watercourse, including sensitive location and design of new site surface water drainage connections.
- details of sensitive and species specific management and control of all schedule 9 invasive non-native species identified on site (Ecology Solutions, Aug 2020).
- details of management responsibilities over the longer term including adequate financial provision and named body responsible for such management.
- details of any proposed new footpaths, lighting in retained greenspace areas.

Reason(s)

To ensure the protection of wildlife and supporting habitat. Also, to secure opportunities for enhancing the riparian site's nature conservation value in line with national planning policy and adopted policy EQ 2, 5 & 11 of the High Peak Local Plan.

Yours sincerely,

Mr Joshua Milsom
Sustainable Places Planning Advisor

Direct