

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

For the attention of Rachael Simpkin

Your ref: DOC/2023/0024 & DOC/2023/0030

Our ref: DWTHPK490-2b

11th September 2023

Dear Rachael

Proposal: Discharge of conditions 17, 18, 19 & 29

Location: Land At Foxlow Fields, South West of, Ashbourne Road, Buxton, Derbyshire

Application Ref No: DOC/2023/0024 & DOC/2023/0030

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

Condition 17. Landscaping Plan

No significant changes can be seen between the previous and current landscaping proposals that are likely to affect the existing BNG metric calculations. If there are any particular amendments you wish to discuss, please let me know, otherwise we have no comments.

Condition 18. Landscaping Phasing Plan and Implementation Programme

The majority of the landscaping, including the eastern grassland and most of the northern grassland, will be completed in association with the first phase. We are satisfied with the further detail in the Landscape Phasing Note (20th September 2022).

Condition 19. LEMP

We have reviewed the LEMP Rev. C_02/05/2023 (Vector Design Concepts, 04/08/2022). Further to our comments dated 23rd February 2023 (DWTHPK490-3a), the condition targets related to the BNG metric have still not been included, nor has the monitoring requirements:

1) The Design and Maintenance Objectives section should refer to the requirement for the onsite landscaping to achieve the required condition and subsequent biodiversity value, as predicted in the approved metric for the site. The predicted onsite biodiversity value has been used to calculate the contribution secured via the Section 106 Agreement and therefore it is important that the onsite value is realised through high quality planting, habitat creation and aftercare. We advise that several monitoring visits are made by an ecologist to check that the habitats are achieving the desired condition, as specified in the metric and assessed against standard condition criteria. For example, annually in mid-summer for the first five years, then at five-year intervals for a 30 year period, in line with Biodiversity Net Gain best practice.

Biodiversity Net Gain Condition Targets for Onsite Habitats:

Amenity grassland - Moderate

Other neutral grassland (Wildflower/flowering lawn) - Moderate

Introduced shrub - Poor

Mixed scrub - Moderate

Street tree - Moderate

In addition, the timing for trimming the native hedgerow is stated as mid – late summer. This conflicts with nesting bird season and will mean that the hedgerow won't bear fruit. Hedgerow trimming should be undertaken in February, before the nesting season (March-August), and this will leave fruits/berries on the hedge throughout the autumn and winter for birds.

Thinning of the native landscape buffer states March or October. We would suggest it should stick to the same timings as the native hedgerow above i.e. February. These timings should be altered throughout the document.

Condition 29. Lighting

Proposed lux levels to the outer, landscaped areas of the plot are ~2.5 lux, which is the same as shown on previous plans. If this could be reduced any further e.g. using shields, it would be preferable, to create a darker environment along the northern and eastern grassland areas. We note that lighting will not operate between 10:30pm - 06:00am, which is welcomed.

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,

Libby Duggan-Jones MBiolSci MCIEEM

Biodiversity Planning Officer

planning@derbyshirewt.co.uk

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.