

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

For the attention of Rachael Simpkin

Your Ref: HPK/2022/0484

Our ref: DWTHPK680a

21st September 2023

Dear Rachael,

Proposal: Proposed glamping site, to include 10 glamping units, 5 units for facilities and covered parking for 10 cars

Location: Land off Long Lane South of Chapel-en-le-Frith High School

Application Ref No: HPK/2022/0484

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 Additional Ecological Information provided by Rachel Hacking Ecology (July, 2023) and welcome the extra detail and more thorough consideration of impacts.



The tree belt planting within the site and between pods should be secured, as this will help to reduce sound and visual impacts. Details of proposed lighting should also be agreed via condition. We also advise that a condition should be attached to any consent, requiring details of how information about the LWS will be provided to guests. We would suggest that information is provided as part of the booking or welcome procedure. We also suggest that signage should be provided at any direct entry points to the footpath along the southern boundary of the site, which leads to the LWS.

The completed metric predicts a net biodiversity gain of +10.3% habitat units, +89.86 hedgerow units and +58.1% watercourse units. The outline of measures to achieve this are provided in the Additional Ecological Information document and appear reasonable, however we request that the metric is also provided for review. Notwithstanding the request for the submission of the metric, we advise that the following conditions are attached:

Precautionary Ecological Walkover

Should works commence between March and August (including vegetation clearance, ground works or introduction of machinery or materials), an ecologist shall first undertake a walkover of the site to check for ground-nesting birds or breeding brown hare. If any bird nests or young hares are identified, appropriate exclusion zones shall be implemented and works delayed within these areas until they are deemed clear by the ecologist. A short statement of compliance shall be submitted to the LPA upon completion of the walkover.

Landscape and Biodiversity Enhancement and Management Plan (LBEMP)

A Landscape and Biodiversity Enhancement and Management Plan (LBEMP) shall be submitted to, and be approved in writing by, the LPA prior to the commencement of the development. The aim of the LBEMP is to provide details for the creation, enhancement and management of habitats and species on the site post-development, in accordance with the proposals set out in the Additional Ecological Information report (Rachel Hacking Ecology, 2023) and the submitted Biodiversity Metric and to achieve the predicted net gains. The LBEMP shall include the following:-

- a) Description and location of features to be retained, created, enhanced and managed, as per the approved biodiversity metric.
- b) Aims and objectives of management, in line with desired habitat conditions detailed in the metric.
- c) Appropriate management methods and practices to achieve aims and objectives.
- d) Prescriptions for management actions.

- e) Preparation of a work schedule (including a 30-year work plan capable of being rolled forward in perpetuity).
- f) Details of the body or organization responsible for implementation of the plan.
- g) A monitoring schedule to assess the success of the habitat creation and enhancement measures at intervals of 1, 2, 3, 5, 10, 15, 20 and 30 years.
- h) Monitoring reports to be sent to the Council at each of the intervals above.
- i) A set of remedial measures to be applied if conservation aims and objectives of the plan are not being met.
- j) Detailed habitat enhancements for wildlife.
- k) Requirement for a statement of compliance upon completion of initial planting and enhancement works.

The LBEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The approved plan will be implemented in accordance with the approved details.

Lighting

Prior to the installation of lighting fixtures, a detailed lighting strategy shall be submitted to and approved in writing by the LPA to avoid lightspill towards nearby Down Lees and Barlow Farm Fields Local Wildlife Site and safeguard nocturnal wildlife. This should provide details of the chosen luminaires, their locations and any mitigating features such as dimmers, PIR sensors and timers. Dependent on the scale of proposed lighting, a lux contour plan may be required to demonstrate acceptable levels of lightspill to any sensitive ecological zones/features. Guidelines can be found in Guidance Note 08/23 - Bats and Artificial Lighting at Night (BCT and ILP, 2023). Such approved measures will be implemented in full.

LWS Information

Prior to operation of the glamping site, the applicant shall submit details to the LPA of how they will inform guests of the sensitivity of the nearby Down Lees and Barlow Farm Fields Local Wildlife Site and the actions they can take to avoid/reduce impacts. If any direct access will be provided to the public right of way along the southern site boundary, a permanent sign board shall be installed prior to operation. The agreed details shall be implemented in full.

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