

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

For the attention of James Stannard

Your Ref: HPK/2023/0177

Our ref: DWTHPK700

5th October 2023

Dear James,

Proposal: Addition of one caravan hut to replace existing shed and second hut as owners occupied accommodation, including the expansion of an existing access for exit of cars to highway

Location: Windy Harbour Caravan Site Woodhead Road Glossop

Application Ref No: HPK/2023/0177

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 checked our Biological Records Database and can confirm the following:

- No records of protected species are present on or adjacent to site
- No notable habitats have been recorded to date on or adjacent to site
- The site is not covered by a statutory or non-statutory nature conservation designation

We have reviewed the Preliminary Ecological Appraisal (Pennine Ecological, 2023). The existing site was determined to offer low ecological value, with the site largely comprising of modified grassland and tall ruderal / ephemeral grassland. We advise that the application is considered low impact and unlikely to have a substantive adverse effect on biodiversity. We do not consider further ecological surveys or Biodiversity Net Gain assessment to be necessary or proportionate in this instance.

It is noted that there is an invasive species, Himalayan Balsam, present on site. Current proposals appear limited, and it is not proposed that the Himalayan balsam will be disturbed during construction. If proposals are amended and the Himalayan balsam is impacted, we advise that a suitably qualified ecologist is contacted prior to works.

Any tree or scrub clearance for development should be undertaken outside of the breeding bird season, 1st March to 31st August inclusive, unless preceded by a nesting bird survey undertaken by a competent ecologist no more than 48hrs prior to clearance. If nesting birds are present, an appropriate exclusion zone will be implemented and monitored until the chicks have fledged. No works shall be undertaken within exclusion zones whilst nesting birds are present.

Although no surveys for bats are considered necessary, the site has the potential to support commuting and foraging bats. We therefore advise that a sensitive lighting plan is secured, as listed below. We welcome the additional tree planting, and recommend that native tree species are secured through an appropriately worded landscape plan. Further biodiversity enhancements are recommended below.

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. 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.



Biodiversity Enhancement

Prior to the completion of development, the following biodiversity enhancement measures shall be implemented:

- 2x External Universal Bird Boxes (To be installed on the proposed huts or mature trees on site)
- 2x External Bat Boxes (Favouring southern elevations, to be installed on proposed huts or mature trees on site)

Evidence that these measures have been implemented should be submitted to the Local Planning Authority for approval within one month of completion of development.

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 BSc
Biodiversity Planning Assistant
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.

