

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

For the attention of Rachel Simpkin

Your Ref: HPK/2023/0459

Our ref: DWTHPK712

9th January 2024

Dear Rachel,

Proposal: Development of 5no. new dwellings

Location: Land to the South of Dinting Road and West of Dinting Lane, Dinting Road, Higher Dinting, Glossop, Derbyshire

Application Ref No: HPK/2023/0459

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 Trust have previously commented on application HPK/2021/0654 at this site. The current application proposes a different layout, avoiding a requirement for an access road through the 'important'¹ hedgerow. The sycamore tree within the hedgerow is also retained. We do have

¹ Assessed as important under Hedgerow Regulations 1997.



concerns regarding incorporating the hedgerow and tree within the curtilages of the dwellings and advise that the LPA should consider whether it is possible to add a covenant to the hedgerow to ensure retention.

Our comments made previously in 2022 and 2023 to application HPK/2021/0654 regarding protected species and biodiversity net gain are still applicable. No further detail has been provided to address these:

“We have reviewed the Ecological Survey and Assessment (ERAP, February 2022). We are aware that the site was the subject of restoration due to unauthorised works in 2018. As part of this a flower-rich grassland should have been sown (Reinstatement Landscape Plan Ref: 1174. PL33. Rev. B. 2018). The grassland description in the ecology report is not consistent with species-rich grassland and we are unsure whether this was implemented or if the survey was unable to sufficiently identify the plant species present in January. This should be confirmed by the landowner.

Currently no assessment of Biodiversity Net Gain has been provided. Given that there is no open space proposed, it is likely to be difficult to achieve a net gain on site. Planning applications should demonstrate a biodiversity net gain, in line with the NPPF 2021 and therefore proposals should be entered into the most recent version of the DEFRA metric to quantify losses and gains. A Biodiversity Net Gain Plan should be submitted with the application, including the metric calculations, UKHabs habitat plans both pre- and post- development, a summary of how proposals meet the BNG Best Practice Principles and a strategy for dealing with any residual net loss. This will enable the council to assess the application against local and national biodiversity net gain policies.

In terms of protected species, the Trust largely agree with the conclusions of the report and we do not recommend any further survey. The Trust do not hold any records of reptiles in the locality but we do not agree that the site is unconnected to suitable habitat. It is bounded by a rail line and connected to allotments and previously disturbed land at the Dinting Railway Museum. Despite the site being cleared in recent years, it has re-vegetated and we would still advise precautionary working methods for site clearance. This would also safeguard hedgehogs and common amphibians.

Either an integrated bat brick or universal/swift brick should be incorporated in each dwelling, along with hedgehog gaps in fencing. These could be secured through an Ecological Enhancement Plan, however this does not count towards the assessment of biodiversity net gain.”

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,

A handwritten signature in black ink, appearing to be 'LDJ' with a long, sweeping horizontal line extending to the right.

Libby Duggan-Jones MBiolSci MCIEEM
Biodiversity Planning Officer

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.