



Derbyshire
Wildlife Trust

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

For the attention of James Stannard

Your Ref: HPK/2023/0520

Our ref: DWTHPK646-1

20/02/2023

Dear James

Proposal: Proposed erection of 2no dwellings

Location: Land Rear Of 102 Market Street Chapel-En-Le-Frith

Application Ref No: HPK/2023/0520

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 information provided including the Ecological Assessment Survey Report (Middlewood Ecology, May 2022) and Derbyshire Biological Records Database.



The report does not appear to include a baseline habitat plan with the focus on protected species particularly water voles and otters given that Warm Brook runs along one of the site boundaries.

The watercourse and adjacent habitats do provide a potential wildlife corridor through the area which could be used by otter, bats and birds. The report quite rightly advises that a buffer is provided between the development footprint and the watercourse to protect this corridor. A buffer of 7m has been suggested within the report and this should be the minimum. Any lighting introduced to the site should avoid the watercourse including this buffer to maintain a dark corridor.

No evidence of protected species was found and no invasive plant species were recorded on site.

The habitats on site appears to be dominated by grassland with no trees or hedgerows. Scrub was noted along the watercourse bank with some scrub clearance having taken place elsewhere on site. However, given the lack of habitat plan it is difficult to determine the impact on habitats and whether a net loss of biodiversity will occur.

Biodiversity Net Gain

It is not clear from the information provided whether there will be an overall net loss in biodiversity. The habitats present may be recognised by Defra and Natural England within the current Biodiversity Metric tools. If so then the loss of these habitats should be quantified so that mitigation proposals can address any loss in line with the NPPF and Local Plan policies. We therefore advise that a Biodiversity Net Gain Assessment using the Defra Metric Calculator Tool is undertaken to fully assess any habitat loss/alteration. The small sites metric may be used in this situation but advice from a qualified Ecologist is recommended.

Given the information provided so far with regards to protected species we have the following recommendations for conditions.

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 light spill 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.

Breeding Birds

No vegetation clearance shall take place between 1st March and 31st August inclusive, unless preceded by a nesting bird survey undertaken by a competent ecologist no more than 48 hours 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.

Biodiversity Enhancement Plan

Prior to building works commencing above foundation level, a Biodiversity Enhancement Plan shall be submitted to and approved in writing by the Local Planning Authority. Approved measures shall be implemented in full and maintained thereafter. The Plan shall clearly show positions, specifications and numbers of features, which will include (but are not limited to) the following:

- universal nest boxes at ratio of 1:1, in line with British Standard 42021:2022.
- integrated bat boxes.
- insect bricks / towers.
- fencing gaps 130 mm x 130 mm to maintain connectivity for hedgehogs.

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,

Jenny Wheeldon BSc MSc MCIEEM
Biodiversity Planning Support Officer
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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.