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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/2024/0102

Our ref: DWTHPK725

14/05/2024

Dear James,

Proposal: Application for full planning for the construction of a new 3 storey, 4 bedroom detached dwelling with associated landscaping and car parking on the land rear of 44/46 Town Lane, Charlesworth, fronting access from Chapel Brow.

Location: Land rear of 44 to 46 Town Lane Charlesworth

Application Ref No: HPK/2024/0102

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 Preliminary Ecological Appraisal (Pennine Ecological, March 2024). The proposals will result in a small loss of species poor



grassland, tall ruderal vegetation and scrub. There were no habitats considered suitable to support protected species and no further surveys were recommended. Landscaping proposals include native species tree and shrub planting and a green sedum roof on the new dwelling which should offset any loss of habitats.

Any introduced lighting should be designed to avoid light spill onto adjacent habitats and the planted boundary trees. Given the potential for hedgehogs being present on-site precautionary measures should be employed during site clearance. As such we would recommend the following 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.

Hedgehog Precautionary Measures

Site clearance shall be undertaken in a manner by which to safeguard hedgehogs. All rubble piles, leaf piles, dense vegetation and other general debris that could be used for shelter shall be carefully cleared by hand to a location such as a skip, other container or raised pallets. This shall be undertaken prior to machinery entering site and avoiding the core hibernation period (November-February). If a hedgehog is discovered during clearance it shall be moved immediately and carefully with gloved hands to an area of shelter such as beneath adjacent hedgerow/bushes. A short statement of compliance shall be submitted to the LPA upon completion of clearance works to discharge this condition.

Biodiversity Enhancement Plan

A Biodiversity Enhancement Plan (BEP) should be approved in writing by, the Local Planning Authority. Approved measures could include those listed below and shall be implemented in full and maintained thereafter. The Plan shall clearly show positions, specifications and numbers of features, which will include the following:

- universal nest boxes at ratio of 1:1, in line with British Standard 42021:2022 avoiding southern elevations
- integrated bat boxes favouring southern elevations
- insect bricks.
- fencing gaps 130 mm x 130 mm to maintain connectivity for hedgehogs if required.
- Native species planting and green sedum roof as detailed in the landscape plan (tba Landscape, Architecture, Arboriculture Drawing No. 6910.02 RevA, February 2024)

Photographs of these features in situ shall be submitted to the LPA to discharge this condition and the features shall be maintained in perpetuity.

I hope that this response is useful. If you have any queries, 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.