



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 Rosie Dinnen

Your Ref: HPK/2024/0160

Our ref: DWTHPK730

17/06/2024

Dear Rosie,

Proposal: Proposed new dwelling and associated works

Location: 4A Browside Farm Stoneheads Whaley Bridge

Application Ref No: HPK/2024/0160

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 and acknowledge the conclusion that the proposals are exempt from Biodiversity Net Gain requirements. Ecological surveys appear to be disproportionate in this case. However, we would recommend that the following conditions with



regards to nesting birds, lighting and enhancement.

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.

Nesting birds

No demolition or 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

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

- 1No. integrated bat feature at eaves level (favouring southern elevations)
- 1No. integrated universal bird nest box at eaves level (avoiding southern elevations)
- summary of ecologically beneficial landscaping (full details to be provided in Landscape Plans).

A statement of good practice including photographs should be submitted to the local planning authority prior to the discharge of this condition, demonstrating that the enhancements have been selected and installed in accordance with the above.

The enhancements should be implemented in accordance with the approved details and all features retained in that manner thereafter.

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,

J. Wheeldon

Jenny Wheeldon

Biodiversity Planning Support 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.