

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

For the attention of Rachael Simpkin

Your Ref: DOC/2024/0012 & DOC/2024/0013

Our ref: DWTHPK688-1

20th June 2024

Dear Rachael,

Proposal: Discharge of condition 14, 16 and 17 relating to HPK/2022/0300

Location: ALDI, Station Road, Buxton, Derbyshire, SK17 6AQ

Application Ref No: DOC/2024/0012 & DOC/2024/0013

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

DOC/2024/0012



Condition 16. Landscape Biodiversity and Ecological Management Plan

We have reviewed the LBEMP produced by Encon in January 2023. The Small Sites Metric was used to quantify biodiversity net gain, however the metric is not available on the planning portal, only a summary in the LBEMP. A gain of +0.1990 habitat units (42.45%) and + 0.6193 hedgerow units is predicted, based on the landscape plan, however the metric should be provided for review.

We query whether the mowing of the grassland in the east of the site could be relaxed during the spring / summer period (currently mown 3-4 times per month between March and October). It appears to be on a slope and unlikely used for seating, access etc. This could be managed differently from the grassland at the site frontage to provide greater benefit to pollinators.

Condition 17. Bat and Bird Box Scheme

The landscape plan indicates 3x Schwegler bat boxes on retained trees on the northern boundary. Based on a review of Google Street View, we are not particularly confident that retained trees are suitable for boxes. We advise that the Plan should have a text box added, which states that boxes will be installed on site by an ecologist and if trees are not suitable, either building-mounted boxes will be installed instead or a pole will be installed on the northern boundary to hang the 3x bat boxes.

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Condition 14. Landscape Scheme

We advise that the native hedgerow mix should be revised, in line with the guide produced by the Peak District National Park Authority for appropriate hedgerow species in the Peak District (provided with this response). We do not have any other comments on the proposed landscaping.

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,



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.