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

For the attention of Pet Twigg

Your Ref: HPK/2023/0110

Our ref: DWTHPK704b

23rd July 2024

Dear Pet,

Proposal: Change of use of field with ownership boundary of the RT Mycock site to allow for additional concrete block storage and associated new unit

Location: Unit 1, Hunters Way, Harpur Hill Business Park, Harpur Hill, Buxton, Derbyshire, SK17 9JL

Application Ref No: HPK/2023/0110

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 overleaf



We have reviewed the submitted information inclusive of the updated Biodiversity Metric (February 2024) and have the following comments and recommendations to make.

Biodiversity Net Gain

Our previous response highlighted the need for further consideration of how a net gain can be achieved on-site and a plan confirming the location and configuration of the 0.1238 ha 'other neutral grassland' to be created within the site as part of the development.

Upon review of the updated metric, it is considered that the total area of developed land has been decreased by approximately 500m² to facilitate a larger area for the creation of 'Good' condition 'other neutral grassland', totalling 0.17ha.

The associated landscape plan highlights that the 'other neutral grassland' will be created around the periphery of the development site. The grassland will be seeded within Emorsgate EM2 Standard General-Purpose Meadow Mixture (or similar approved) with the addition of yellow rattle seed sown within the second year to help control grass growth to allow greater diversity of wildflowers.

Approximately 6 medium sized native trees will be planted within areas of 'other neutral grassland'. It is noted within the Biodiversity Metric 4.0 User Guide that most newly planted trees should be categorised as 'small' and further evidence is required to justify why larger sizes have been chosen instead. It is considered that the implementation of 6 medium trees is achievable in relation to the size of the scheme, however further details are advised to provide confidence that the desired size and condition can be achieved. Selection of heavy standard trees and the implementation of tree protection is recommended and will be secured within a Landscape and Biodiversity Enhancement and Management Plan (LBEMP)

Protected Species

The submitted Preliminary Ecological Appraisal (PEA) (Dunelm Ecology, August 2023) highlights that the application site provides limited opportunities for protected species. However, due to the majority of the modified grassland being cleared, precautionary working methods to safeguard nesting birds (specifically ground nesting birds), foraging and commuting bats, badgers, brown hare and hedgehog are to be secured within a Construction Environmental Management Plan (CEMP: Biodiversity).

Enhancement measures pertaining to bat and bird boxes outlined within the PEA are reiterated below as a condition.

Conditions

Construction Environmental Management Plan (CEMP: Biodiversity)

No development shall take place (including demolition, ground works, vegetation clearance and movement of plant, machinery and materials) until a Construction Environmental Management Plan (CEMP: Biodiversity) has been submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) shall include the following.

- a) Risk assessment of potentially damaging construction activities.
- b) Identification of “biodiversity protection zones”.
- c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction.
- d) The location and timing of sensitive works to avoid harm to biodiversity features.
- e) The times during construction when specialist ecologists need to be present on site to oversee works.
- f) Responsible persons and lines of communication.
- g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
- h) Use of protective fences, exclusion barriers and warning signs.

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

Landscape and Biodiversity Enhancement and Management Plan (LBEMP)

A Landscape and Biodiversity Enhancement and Management Plan (LBEMP) shall be submitted to, and be approved in writing by, the LPA prior to the commencement of the development. The aim of the LBEMP is to provide details for the creation, enhancement and management of habitats and species on the site post development, in accordance with the proposals set out in the submitted Biodiversity Metric (Dunelm Ecology, February 2024). The LBEMP should combine both the ecology and landscape disciplines and shall be suitable to provide to the management body responsible for the site. It shall include the following: -

- a) Description and location of features to be retained, created, enhanced and managed, as per the approved biodiversity metric.
- b) Aims and objectives of management, in line with desired habitat conditions detailed in the metric.
- c) Appropriate management methods and practices to achieve aims and objectives.
- d) Prescriptions for management actions.
- e) Preparation of a work schedule (including a 30-year work plan capable of being rolled forward in perpetuity).
- f) Details of the body or organization responsible for implementation of the plan.
- g) A monitoring schedule to assess the success of the habitat creation and enhancement measures at intervals of 1, 2, 3, 4, 5, 10, 15, 20, 25 and 30 years.
- h) Monitoring reports to be sent to the Council at each of the intervals above
- i) A set of remedial measures to be applied if conservation aims and objectives of the plan are not being met.
- j) Detailed habitat enhancements for wildlife, in line with British Standard BS 42021:2022.
- k) Requirement for a statement of compliance upon completion of planting and enhancement works.

The LBEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The approved plan will be implemented in accordance with the approved details.

Biodiversity Enhancement Plan

The mitigation and enhancement recommendations detailed in section 4.3.6 of the Ecological Appraisal (Dunelm Ecology, August 2023) which details the implementation of 3 x bat boxes and 3 x bird boxes on the sides of the new buildings shall be implemented in full during the course of the development and retained in perpetuity.

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

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,

Holly Fowler

Holly Fowler BSc (Hons)

Biodiversity Planning 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.