

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

For the attention of James Stannard

Your Ref: HPK/2024/0194

Our ref: DWTHPK734

23rd July 2023

Dear James,

Proposal: Full Planning Application seeking the construction of 3no. 3-bedroom, 3 storey townhouses following demolition to part of the boundary wall to Albion Road

Location: Land adjacent to 208 Albion Road New Mills

Application Ref No: HPK/2024/0194

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 submitted information inclusive of the Ecological Appraisal (Rachel Hacking Ecology, April 2024) and Derbyshire Biological Record Centre (DBRC) and have the following recommendations and comments to make.



The ecological report highlights that the application area comprises ephemeral / short perennial, mixed scrub, scattered trees and a single hedgerow. The habitats are considered to be of low value and are not designated as important or UK BAP Priority habitats. However, it is anticipated that the majority of the site will be cleared to facilitate the development of three townhouses, resulting in a likely loss of biodiversity without mitigation.

Furthermore, the application was submitted after 2nd April 2024 and therefore is subject to mandatory Biodiversity Net Gain:

- Unless exempt, all applications must include an Excel copy of the Statutory Metric or Statutory Small Sites Metric, including baseline habitat data as a minimum, along with a habitat plan in line with government guidance: <https://www.gov.uk/guidance/biodiversity-net-gain-what-local-planning-authorities-should-do> Note: We cannot accept any other versions of the metric, or other methods of displaying the metric (e.g. screen capture images)
- If post- development data is included within the metric, trading rules must be met except in exceptional circumstances (see section 3 of User Guide) [https://assets.publishing.service.gov.uk/media/65c60e0514b83c000ca715f3/The Statutory Biodiversity Metric - User Guide .pdf](https://assets.publishing.service.gov.uk/media/65c60e0514b83c000ca715f3/The_Statutory_Biodiversity_Metric_-_User_Guide_.pdf) In such cases, specific justification is required as to why Rule 4 has been applied. If the metric calculations predict less than 10% gain or unsatisfied trading rules, measures to address this should be explored by the applicant to provide the LPA with confidence that the required gains are achievable.
- The BNG hierarchy must be followed, with impacts to medium, high and very high distinctiveness habitats avoided in the first instance, then compensated for onsite where this is not possible. Offsite compensation should be considered once all onsite options have been explored, with statutory credits proposed as a last resort <https://www.gov.uk/guidance/biodiversity-net-gain>

We would be happy to comment on the Biodiversity Net Gain Assessment once completed and provide further comments relating to protected species and recommended conditions.

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.