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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/2024/0279

Our ref: DWTHPK741

19th September 2024

Dear James,

Proposal: Proposed Two storey 3-bedroom dwelling

Location: Land Adjacent Bank Lane Tintwistle

Application Ref No: HPK/2024/0279

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 pdf version of the Small Sites Metric (SSM) and the BNG Report (Tunley Environmental). (Please note that the metric should be uploaded to the LPA website in Excel format for review.)



No ecological assessment report has been submitted for this application and baseline habits were determined using site photographs and aerial images. In this case, we advise that the habitat classifications are likely accurate.

The BNG Report states that no Priority Habitats are present on site and that no designated sites are located in proximity, however, it does not clarify how this has been determined. We have checked our biological records database and can confirm that these details are correct and that the site appears to be of low ecological value.

The BNG Report and SMM predict a net gain of +0.06 habitat units (31.01%) and +0.02 hedgerow units (26.02%). We have two main comments regarding the post-development habitats:

- The porous paving has been classed as a SuDS scheme. We have not seen this before and are unsure how acceptable this approach is, given that the paving will not provide any habitat value. However, we have checked the SuDS definition in UKHabs and consider that it may be a 'grey area'. Given that the site is small and that impacts are minor, we do not request changes in this instance.
- Four trees have been added separately to the metric. Whilst existing trees can be recorded at baseline, and therefore retained trees can be reflected, new trees located within vegetated gardens cannot be counted separately post-development (See page 26 and 27 of SSM User Guide).

The metric should be revised in light of our second point above and additional measures may be required to achieve the required gains.

Given the low impact of this site and the minor habitat creation / enhancements, a full Habitat Management and Maintenance Plan (HMMP) is considered disproportionate. However, the agreed habitat measures should be secured via compliance with a detailed Landscaping Plan.

A nesting bird condition should be attached, along with a species enhancement condition to secure a bat box, bird box and hedgehog gaps.

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.