

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

For the attention of Rosie Dinnen

Your Ref: HPK/2024/0333

Our ref: DWTHPK747

30th September 2023

Dear Rosie,

Proposal: Proposed demolition of existing buildings and erection of 9 No. four bedrooomed detached dwellings with associated access, landscaping and detached garages

Location: Reliance Garage Glossop Ltd Turnlee Road Simmondley

Application Ref No: HPK/2024/0333

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 Preliminary Ecological Appraisal (Elton Ecology, July 2024), the BNG Report (Elton Ecology, July 2024) and the metric (Elton Ecology, July 2024). Further information



is requested in respect of some elements, prior to determination:

Woodland

Whilst most of the site comprises hardstanding, woodland is present in the north-east. There is conflicting information provided between the PEA and the BNG Assessment as to the impacts to this woodland and the habitat classification. The PEA states that the woodland comprises Priority Habitat¹ 'Lowland Mixed Deciduous Woodland', which is supported by its inclusion on the Priority Habitats Inventory. The PEA states that partial removal of the woodland will be required to facilitate the proposals. The BNG Assessment and metric however, classify the woodland as 'Other woodland; broadleaved' and indicate that it will be retained. Based on the proposed plans, it appears that gardens will extend into the wooded area in the north-east, with some trees being retained. It is important that the correct habitat classification is used in the metric as these two woodland types differ in distinctiveness and in the requirements for compensation. An accurate reflection of impacts is also essential to ensure calculations are accurate.

The north-eastern woodland forms a green corridor along Long Clough Brook and is listed on the Priority Habitats Inventory. This habitat should be factored into the overall scheme design, in line with the mitigation hierarchy and the BNG hierarchy. Buffering the Brook and retaining habitats of value should be central to the development of the site. Loss of Priority Habitat is not acceptable and does not comply with local or national policies. Lowland Mixed Deciduous Woodland is included within the Peak District Biodiversity Action Plan (BAP). We advise that the scheme is revised to retain this woodland and restrict development to the currently developed portion of the site.

Watercourse

In line with the Statutory Metric User Guide, the watercourse element of the metric should be used where the red line boundary falls within 10 m of a watercourse². The metric should be revised to address this.

Line of trees

If a line of trees is associated with a watercourse / ditch, the option in hedgerow tab should not use the 'associated with ditch' habitat types³. The metric should be revised to address this.

¹ Priority habitats and species: Species and Habitats of Principal Importance included in the England Biodiversity List published by the Secretary of State under section 41 of the Natural Environment and Rural Communities Act 2006.

² Page 40 of Statutory Metric User Guide.

³ Page 38 of Statutory Metric User Guide.

Bats

The PEA states that previous bat survey work was carried out in 2023 by a different ecological consultancy (Echo Calls Bat Surveys, 27th August 2023). Buildings 1a, 1b and 3 displayed low bat roost potential and therefore a single nocturnal bat survey was undertaken, in accordance with current survey guidelines (Collins, 2023). No summary of the results of this survey work is provided, however the current assessment in 2024, considered just Buildings 1a and 1b to display low potential and advises further nocturnal bat survey. Depending on the results of the 2023 survey, additional nocturnal survey may or may not be required. Presence or likely absence of a protected species must be ascertained prior to determination.

Riparian Mammals

No evidence of water vole or otter was recorded during the 2024 site survey, however survey was only undertaken on a single occasion and given that the Brook is suitable for riparian mammals, caution should be exercised in the impact assessment. The PEA states that the Brook will not be directly affected, however an embankment is detailed on the Proposed Site Plan and the nature of this and how it will affect the channel and banks should be clarified. It is not clear if this is proposed or if it relates to the bank of the watercourse. If works are required within 5 m of the channel, additional survey work for otter and water vole may be required. It is essential that the watercourse remains suitable for riparian mammals and therefore a vegetated buffer of 5 m should be maintained, excluding gardens. No lighting should be directed onto the brook corridor, either during construction or post-development.

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.