



Sandy Hill, Main Street,
Middleton, Derbyshire, DE4 4LR
T 01773 881188
E enquiries@derbyshirewt.co.uk

www.derbyshirewildlifetrust.org.uk

Derbyshire Wildlife Trust is registered in
England and Wales, company number 715675
Charity number 222212
VAT number 509 4825 32

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: DWTHPK741a

7th November 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

A revised version of the Small Sites Metric (SSM) (Excel) and the BNG Report Rev. F (Tunley Environmental) have been submitted.



The proposed trees have been omitted from the metric, in line with the guidance. A net loss of - 0.02 habitat units (27.32%) is now predicted. A further 0.033 habitat units are required to deliver the minimum 10% gain required by the Environment Act 2021.

The applicant has been in touch with The Environment Bank, who have quoted for the required number of units, which will comprise medium distinctiveness grassland. This solution is acceptable and full details can be provided in the post-determination Gain Plan.

We advise that a nesting bird condition should be attached, along with a species enhancement condition to secure a bat box, bird box and hedgehog gaps:

Nesting Birds

No tree, scrub or hedgerow clearance shall take place between 1st March and 31st August inclusive, unless preceded by a nesting bird survey undertaken by a competent ecologist no more than 48 hours prior to clearance. If nesting birds are present, an appropriate exclusion zone will be implemented and monitored until the chicks have fledged. No works shall be undertaken within exclusion zones whilst nesting birds are present.

Species Enhancement Plan

Prior to the completion of development, the following biodiversity enhancement measures shall be implemented:

- 1No. integral bat box at eaves level (favouring southern elevations)
- 1No. integral swift/universal nest brick at eaves level (avoiding southern elevations)
- hedgehog gaps in any new fencing

Evidence that these measures have been implemented should be submitted to the Local Planning Authority for approval within one month of completion of development. Measures shall be retained in perpetuity.

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.