

Date: 08 November 2024
Our ref: 491118
Your ref: HPK/2024/0287



Hornbeam House
Crewe Business Park
Electra Way
Crewe
Cheshire
CW1 6GJ

BY EMAIL ONLY

Dear James

Planning consultation: Amended NN and mitigation strategy Erection of a self-build 4-bedroom dwelling and ancillary

Location: FORMER LANDSCAPE DEPOT, Grinlow Road, Harpur Hill, Buxton, Derbyshire, SK17 6UJ building with associated work.

Thank you for your consultation on the above dated 14 October 2024 which was received by Natural England on 14 October 2024.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

SUMMARY OF NATURAL ENGLAND'S ADVICE

NO OBJECTION - SUBJECT TO APPROPRIATE MITIGATION BEING SECURED

Natural England considers that without appropriate mitigation the application would:

- have an adverse effect on the integrity of the Peak District Dales Special Area of Conservation
- damage or destroy the interest features for which the Wye Valley Site of Special Scientific Interest has been notified.

In order to mitigate these adverse effects and make the development acceptable, the following mitigation measures are required / or the following mitigation options should be secured:

Natural England advise that the development may have an impact on the Peak District Dales SAC without the following:

Mitigation proposals must be secured within the application, and subsequently implemented prior to occupation.

We advise that an appropriate planning condition or obligation is attached to any planning permission to secure these measures.

The LPA, as competent Authority, should undertake a HRA for this development and in doing so ensure that there will be no harmful discharges of foul or surface water from the application site into the River Wye or its tributaries.

A lack of objection does not mean that there are no significant environmental impacts. Natural England advises that all environmental impacts and opportunities are fully considered and relevant local bodies are consulted.

Natural England's further advice on designated sites/landscapes and advice on other natural environment issues is set out below.

Further advice on mitigation

Natural England acknowledges receipt of the amended Nitrogen Neutrality and Mitigation Strategy. We can advise that we are satisfied that our concerns raised in our response of 24 September (our ref 486875) have been met.

We are content with the proposals for the upgrade system and ask that the LPA secures delivery of the proposed mitigation via condition. The address of the proposed location of the PTP has now been provided and we are satisfied with this location. We ask that this location is secured by its inclusion in the Nitrogen Neutrality and Mitigation Strategy.

We note the calculations have not been amended as requested but this is acceptable as we acknowledge that this would not have changed the outcome and conclusions.

Other advice

Habitats Regulations Assessment (HRA)

In advising your authority on the requirements relating to Habitats Regulations Assessment, it is Natural England's advice that the proposal is not necessary for the management of the European site. Your authority should therefore determine whether the proposal is likely to have a significant effect on any European site, proceeding to the Appropriate Assessment stage where significant effects cannot be ruled out.

The following advice should be taken into account by the competent authority within the HRA:

Nitrogen & Phosphorous

It should be noted that in the Peak District Dales SAC catchment, Nutrient Neutrality is only necessary for Phosphorous. See the PDD SAC Nutrient Neutrality Evidence Pack. We note that reference to Phosphorus has been removed from the amended Nitrogen Neutrality and Mitigation Strategy.

Nutrient Budget Calculations

Natural England welcome the Nutrient Neutrality Assessment and Mitigation Strategy provided. Your authority should satisfy itself that the calculations provided are robust.

Mitigation

The Nutrient Neutrality Assessment and Mitigation Strategy sets out the proposed mitigation approach to upgrade a septic tank to a PTP elsewhere in the catchment.

Should the applicant wish to discuss the further information required and scope for mitigation with

Natural England, we would be happy to provide advice through our [Discretionary Advice Service](#).

Further advice can be found at Annex A and B (attached).

We would not expect to provide further advice on the discharge of planning conditions or obligations attached to any planning permission.

Should the proposal change, please consult us again.

Yours sincerely

SANDRA CLOSE
Sustainable Development Higher Officer