

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

For the attention of James Stannard

Your Ref: HPK/2024/0378

Our ref: DWTHPK759

2nd December 2024

Dear James,

Proposal: 2x semi-detached 2 bed dwellings, 2x semi-detached 3 bed dwellings and 1x detached 3 bed dwelling, 1x detached 2 bed dormer bungalow

Location: Land rear of 74 and 76 Queens Road Fairfield Buxton

Application Ref No: HPK/2024/0378

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 Assessment and Biodiversity Net Gain Feasibility Study (Penny Anderson Associates, August 2024). The site visit was undertaken at a suitable time of year and the assessment of the onsite habitats and potential for protected species is



considered reasonable.

The submitted metric predicts a net gain of +0.07 habitat units (11.01%) and +0.03 hedgerow units (89.68%), with trading rules satisfied. This is dependent on the creation of other neutral grassland along the eastern boundary of the site. This is not represented in the submitted Site Plan for the application and it is not clear how this would work. Will this be in the ownership of the residents? Who is responsible for management and monitoring? Is there access for management? We have concerns over the suitability of this proposal and further information is required. If a suitable onsite area cannot be agreed, offsite units will need to be secured through an appropriate legal agreement.

We note that there are buildings included within the red line boundary in the west of the site but that these are not included within the ecological assessment. The report does mention farm buildings in the north-west that may support potential roost features and advises a Preliminary Bat Roost Assessment if any impacts are likely. This should be clarified at this stage, as any bat survey work should be undertaken prior to determination, if the buildings are included within proposals.

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.