



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

For the attention of Rosie Dinnen

Your Ref: DET/2024/0037

Our ref: DWTHPK762

5th December 2024

Dear Rosie,

Proposal: Application to determine if prior approval is required for - The proposed development consist of converting 4Nr agricultural barns to 5Nr dwellings. The barns are located adjacent Ravens Leach Farm on Hayfield Road, Birch Vale.

Location: Ravensleach Farm Unnamed Road from Hayfield Road to Ravensleach Farm Birch Vale

Application Ref No: DET/2024/0037

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 Protected Species Report (Dunelm Ecology, November 2024). This states that the application falls under the self-build exemption. We advise the LPA to check that proposals qualify under this exemption, given that 5No. dwellings will be created. In addition, if the works are considered a type of permitted development, then they will be exempt from mandatory 10% BNG. If neither is applicable, then a small sites metric may be the most appropriate way to assess BNG. If the application is not exempt, a BNG assessment should be provided prior to determination.

Barns 1 and 2 were subject to two nocturnal bat surveys in August and September 2024. A maximum count of 3No. common pipistrelle bats were recorded emerging from Barn 1 during the surveys. No roosting bats were recorded using Barn 2. Barns 3 and 4 had negligible bat roost potential and were not subject to nocturnal survey work. No evidence of owls or swallows was recorded in any of the barns, however pigeons are present and small passerine species could nest in the stonework.

Works to Barn 1 must proceed under an appropriate mitigation licence obtained from natural England. In this case, a Bat Mitigation Class Licence (low impact) would be suitable. Sensitive working methods should be employed and roosting opportunities retained where possible and additional opportunities provided, such as those described in Section 4.4.5. Additional opportunities for wildlife should be provided as enhancements, in line with the NPPF 2023.

We can provide condition wording, once the status of the application in relation to BNG has been confirmed. These are likely to be for a Bat Licence, Nesting Birds, Lighting Plan and a Biodiversity Enhancement Plan.

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.