



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

For the attention of Rosie Dinnen

Your Ref: HPK/2024/0431

Our ref: DWTHPK761

9th December 2024

Dear Rosie,

Proposal: Installation of a pipe array to serve a ground source heat pump

Location: Far Woodseats Barn Far Woodseats Lane Chisworth

Application Ref No: HPK/2024/0431

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 checked our Biological Records Database. The application area is not located within a designated site, however it falls within a SSSI risk zone. One of the criteria that triggers consultation with Natural England in this location is pipelines and underground cables, although



we would expect that this is associated with larger infrastructure projects. The LPA may wish to consider whether consultation is required in this instance:

[https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0101305322342%C2%ACes=&location=399325,392518%20%20\(IRZ%20polygon%20centre\)](https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0101305322342%C2%ACes=&location=399325,392518%20%20(IRZ%20polygon%20centre))

The only protected species records for the site and immediate locality are several bat roost records associated with Far Woodseats Farm from 2017. Bats are unlikely to be affected by the underground cabling works, however we would advise that any additional works at the Farm (outside of this application) should be mindful of previous roosts, the approved mitigation and whether any impacts to bats are likely. If there is any doubt, an ecologist should be contacted for advice.

The field is not identified as supporting any notable grassland on our database and it appears to comprise pasture from aerial images. Given that the grassland will be re-instated after laying the cable, impacts are minimal. If, however, more than 25m² will be impacted, the application would fall within the remit of mandatory 10% net gain, unless another exemption applies.

We would suggest that habitat would be classed as retained in the metric, as it would be re-instated within a short timeframe, but nevertheless, a 10% gain may have to be demonstrated. This should be considered by the LPA and the applicant. Consideration should be given to which metric to use and how to achieve the 10% gains. Grassland enhancement or tree planting seems possible but this would likely have to be within a wider blue line though, as the red line is quite restricted. We are happy to discuss the BNG implications further, if necessary.

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.