

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

For the attention of Rachael Simpkin

Your Ref: HPK/2024/0481

Our ref: DWTHPK774

6th March 2025

Dear Rachael,

Proposal: Outline planning application for the construction of up to 110 dwellings, with all matters reserved (except principal points of access) including all associated ancillary works and engineering operations

Location: Glossopdale Community College Lower Site Talbot Road Glossop

Application Ref No: HPK/2024/0481

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 Appraisal (PEA) (Tyler Grange, August 2024) and metric dated 12th August 2024. The application area currently comprises the site of a former



school (now demolished), with areas of hardstanding, unmanaged modified grassland and scattered trees.

Proposals comprise a high-level parameters plan rather than an outline layout. Likely impacts will include loss of modified grassland and some scattered trees. Existing hedgerow is predicted for retention. Protected species constraints are largely restricted to nesting birds and hedgehogs. All trees with bat roost potential (BRP) are predicted to be retained. If removal of any of the 11No. trees with BRP identified in the PEA becomes necessary, additional survey and/or precautionary felling methods will be necessary.

Whilst the BNG calculations will be subject to change once a detailed layout is available, the parameters plan enables a broad outline prediction of losses and gains. Based on the assumptions set out in the PEA, a net gain of +6.91 habitat units (144%) and +2.01 hedgerow units (167.37%) is predicted through habitat creation and enhancement on site. The area of proposed green space is considered sufficiently large enough to ensure that trading rules are satisfied, given the scope for tree planting and other habitat creation. We advise that an updated metric should be submitted as part of any reserved matters application. Full details of biodiversity gains must be provided in a statutory Gain Plan, prior to commencement of development. A Habitat Management and Monitoring Plan (HMMP) will be required to secure management and monitoring for onsite habitats for the 30 year period, as onsite gains are expected to be significant.

The PEA identifies the presence of internationally designated sites approximately 2.3 m from the application area. Whilst the type of development does not trigger consultation with Natural England, we would draw the attention of the LPA to Table 2.1 and Section 4.1 and advise that consideration should be given as to whether a Habitats Regulations Assessment is required.

We advise that the following conditions are attached to any permission:

Construction Environmental Management Plan (CEMP: Biodiversity)

No development shall take place (including demolition, ground works, vegetation clearance and movement of plant, machinery and materials) until a Construction Environmental Management Plan (CEMP: Biodiversity) has been submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) shall be produced by an ecologist and shall include the following.

- a) Risk assessment of potentially damaging construction activities.

- b) Identification of “biodiversity protection zones”.
- c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction, based on Tables 2.2 and 2.3 in the Preliminary Ecological Appraisal (Tyler Grange, August 2024).
- d) The location and timing of sensitive works to avoid harm to biodiversity features.
- e) The times during construction when specialist ecologists need to be present on site to oversee works.
- f) Responsible persons and lines of communication.
- g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
- h) Use of protective fences, exclusion barriers and warning signs.

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

Habitat Management and Monitoring Plan (HMMP)

A Habitat Management and Monitoring Plan (HMMP) shall be submitted to, and be approved in writing by, the LPA prior to the commencement of the development. This shall identify the habitats to be retained, created and / or enhanced on the site and specify the appropriate management prescriptions to secure the predicted condition targets, as per the approved biodiversity metric for the application. The HMMP shall also set out a monitoring schedule to ensure targets are met and remedial actions to take if not. Guidance on producing a HMMP can be found here:

<https://www.gov.uk/guidance/creating-a-habitat-management-and-monitoring-plan-for-biodiversity-net-gain>

Lighting

Prior to the installation of lighting fixtures, a detailed lighting strategy shall be submitted to and approved in writing by the LPA to safeguard bats and other nocturnal wildlife. This should provide details of the chosen luminaires, their locations and any mitigating features such as dimmers, PIR sensors and timers. Dependent on the scale of proposed lighting, a lux contour plan may be required to demonstrate acceptable levels of lightspill to any sensitive ecological zones/features. Guidelines can be found in Guidance Note 08/23 - Bats and Artificial Lighting at Night (BCT and ILP, 2023). Such approved measures will be implemented in full.

Species Enhancement Plan

Prior to building works commencing above foundation level, a Species Enhancement Plan shall be submitted to and approved in writing by the Local Planning Authority. Approved measures shall be implemented in full and maintained thereafter. The Plan shall clearly show positions, specifications and numbers of features, which will include (but are not limited to) the following:

- universal nest boxes at ratio of 1:1, in line with British Standard 42021:2022.
- integrated bat boxes in 30% of dwellings.
- insect bricks in 30% dwellings and / or towers in public open space.
- fencing gaps 130 mm x 130 mm to maintain connectivity for hedgehogs in all gardens.

A statement of good practice including photographs should be submitted to the local planning authority prior to the discharge of this condition, demonstrating that the enhancements have been selected and installed in accordance with the above.

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

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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.