

Date: 02 April 2025
Our ref: 506762
Your ref: HPK/2024/0378



FAO James Stannard
High Peak Borough Council

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

T 0300 060 3900

BY EMAIL ONLY

Dear James,

Planning consultation: : Amended NN Assessment & Mitigation Strategy - 2x semi-detached 2 bed dwellings 2x semi-detached 3 bed dwellings 1x detached 3 bed dwelling 1x detached 2 bed dormer bungalow

Location: LAND REAR OF 74 AND 76, Queens Road, Fairfield, Buxton, Derbyshire

Thank you for your consultation on the above dated 19 March 2025 which was received by Natural England on the same date.

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.

Please note that the advice provided in this letter supersedes the advice in our previous response dated 9th December 2024 (ref:494750).

SUMMARY OF NATURAL ENGLAND'S ADVICE

NO OBJECTION

Based on the plans submitted, Natural England considers that the proposed development will not have significant adverse effects on the integrity of the [The Peak District Dales SAC](#) and has **no objection**.

Natural England's advice on other natural environment issues is set out below.

Peak District Dales Special Area of Conservation:

The proposed development lies within the catchment of Unit 70 and 71 of the River Wye SSSI¹. Point Source, i.e. foul water discharges from development (including via mains sewage treatment works), are one of the main contributors to nutrient enrichment. As such, any development which will cause an increase in overnight stays within the catchment must calculate a nutrient budget and provide mitigation which will prevent any increase in nutrients entering the River.

Natural England have updated our advice regarding the Peak District Dales SAC and the River Wye SSSI. Our full updated advice was sent to your authority on 16th March 2022.

For more information regarding the site's designated features, condition assessment and conservation objectives visit Natural England's [Designated Sites View](#).

¹ <https://magic.defra.gov.uk/magicmap.aspx>

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 likely significant effects cannot be ruled out.

The following advice should be taken in to account by the competent authority within the HRA.

Addition of On-Site Mitigation

Natural England welcome the addition of on-site mitigation in the updated 'Nutrient Neutrality Assessment & Mitigation Strategy' document. We note the SuDS calculations have considered the P removal from the implementation of a Rain Garden and Permeable Paving. Whilst NE do not request any further information, we'd like to point out that the calculation of P removal for the rain garden has multiplied 44% by 55% to account for the fact this feature is only considered to remove particulate phosphorous. However, Table 2.8 of CIRIA C808 sets out that this has already been included within the 44% shown: *'55% TP in sediment and sediment removal in a bioretention zone is assigned an index of 0.8 in CIRIA C753 so 55% of 80%=44%*). Removal of this step would only indicate further P removal by the Rain Garden, so this is not considered necessary as the calculations already show that the development, with mitigation, is nutrient neutral.

Amended Nutrient Budget Calculations

Natural England welcome the amended calculations in the 'Nutrient Neutrality Assessment & Mitigation Strategy' and appreciate the time and effort made to address our recommendation regarding the nutrient budget calculations. Upon reviewing the revised calculations, we note the amended default mean concentration figure in Section 7.2.1.1, Step 3 of the calculation to reflect the PTP default mean concentration value of 9.7 mg/l, as set out in Natural England's budget calculator.

Conclusions

Following the amendment to the PTP default mean value figure and the addition of on-site SuDS mitigation measures, the calculations continue to show an overall reduction in total P input. Based on this, Natural England consider that the proposed development will not have an adverse effect on the integrity of the Peak District Dales SAC, subject to mitigation being secured, as detailed within the updated 'Nutrient Neutrality Assessment and Mitigation Strategy'.

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.

The Wye Valley Site of Special Scientific Interest

Based on the plans submitted, Natural England considers that the proposed development will not damage or destroy the interest features for which the site has been notified and has no objection.

Other advice

Further information regarding Nutrient Neutrality can be found in the suite of documents located [here](#).

Should the proposal change, please consult us again.

If you have any queries relating to the advice in this letter please contact me at megan.bromiley@naturalengland.org.uk

Yours sincerely

Megan Bromiley
Higher Officer- Sustainable Development
East Midlands Area Team