

From:
To:
Subject: FW: Re Planning application HPK/2023/0192
Date: 24 April 2025 09:51:56
Attachments: [Hogshaw-Nun-Brook-Otter-Evidence.pdf](#)
[image001.png](#)

Ben Haywood Head of Development Services
Development Services
High Peak Borough Council and Staffordshire Moorlands District Council

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From: Quinn, Rachael (CLLR)
Sent: 23 April 2025 18:11
To: Rachael Simpkin ; Ben Haywood
Subject: Re Planning application HPK/2023/0192

Dear Rachael and Ben,

I believe that this report will shortly be put on the above planning application. The author is particularly concerned about the danger of contamination of the water. This applies to the Hogshaw area, where there is evidence of otters, right up to the cusp of the proposed site. However, contamination would be disastrous. Not that it wouldn't be for everyone and everything else,

Rachael Quinn

Sent from [Outlook for iOS](#)

From: Simon Fussell
Sent: Saturday, April 12, 2025 6:56 pm
To: Quinn, Rachael (CLLR)
Subject: Report
Apologies not sure what happened here is the report.
Simon

Simon Fussell

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Evidence of European Otter *Lutra lutra* in Hogshaw Brook and Nun brook

Signs of otter were recorded during a targeted survey of Hogshaw Brook and Nun brook on 10 April 2025. This report summarises the status of otters in Buxton and details the survey findings in order to inform the relevant bodies about the presence of a protected species so they carry out their statutory duties. This has implications for the proposed development by Barratt Homes Planning Ref. HPK2023/0192 Land at Hogshaw Farm, Fair field, Buxton.

The contents of this report are classified as confidential and are intended exclusively to inform the Developers, Barratt Homes, and High Peak Planning officers of the presence of otters on Hogshaw Brook, Nun Brook and downstream in Ashwood Park, and the need to protect them as set out in the Wildlife and Countryside Act 1981 and the Natural Environment and Rural Communities Act 2006. Unauthorised disclosure, distribution, or reproduction of any portion of this report is strictly prohibited. Due to the ongoing risk of persecution of otters, all information contained herein is sensitive and must be managed with the highest degree of care to safeguard the privacy and integrity of the data concerning the otter population.

From <https://www.gov.uk/guidance/otters-advice-for-making-planning-decisions>

How otters are protected

Otters are a European protected species, protected under the Conservation of Habitats and Species Regulations 2017.

It is an offence to:

- deliberately kill, injure, disturb or capture them
- damage or destroy their breeding sites and resting places (including when otters are not present)
- possess, control or transport them (or any part, alive or dead)
- sell, exchange or offer for sale or exchange

It is also an offence under the Wildlife and Countryside Act 1981 to intentionally or recklessly:

- disturb them while they occupy a structure or place used for shelter or protection
- obstruct access to a place used for shelter or protection
- possess or transport them (or any part alive or dead)
- sell, offer, or publish an advert to sell them

Otters are included on the [list of species of principle importance in England](#) under section 41 of the Natural Environment and Rural Communities Act (2006).

You must consider the conservation of otters as part of your planning decision.

The developer must comply with the legal protection of otters.

The developer may need to [apply for an otter mitigation licence](#) to carry out their development proposal.

When to ask for a survey

A survey is needed if:

- distribution and historical records suggest otters may be present
- a development will affect a water body, river, stream, lake, sea or marshland
- a development will affect habitats near a water body directly or through environmental effects, such as creating noise or light

Absence of a record does not mean there are no otters. It could mean there is no survey data available for that location.

Assess the effect of development on otters

Developers should submit information with their planning application on how their development proposal avoids or mitigates harm to otters.

To understand the level of mitigation needed in the development proposal, the information must show:

- how likely it is that otters will be affected by any development work
- the size of the development proposal, for example, if it's a large development close to where otters are it might affect them more

Otters and their habitat could be affected if the development proposal causes:

- habitat loss or degradation in or near water bodies
- habitats being cut off and becoming fragmented
- loss of holts and resting places
- disturbance to resting and feeding places
- disturbance to their usual routes, for example, a road bridge or culvert works forcing otters to use roads or bridges that might mean it's more likely to cause them death or injury
- a change to water quality which could also affect food sources

For information about otters, their distribution and conservation status, read [chapter 8.4 of Natural England's review of the population and conservation status of British mammals](#).

Otters in Buxton

Surveys in Buxton from April 2021 have confirmed presence of otters on the River Wye from Ashwood Park upstream as far as Long Hill and Level Lane. Trail camera footage highlights the significance of the River Wye in Buxton as a breeding zone and dispersal route.

There were no records of otters in Buxton's watercourses prior to 2021, suggesting that recolonisation has occurred in recent years. Otters have been recorded in Buxton every year since 2021 and are considered a resident breeding species.

The watercourses of Buxton are accessible to otters from both the River Wye and Goyt catchments, providing a crucial habitat network which links populations and provides multiple feeding sites including Ashwood Park, Hogshaw and Nunsbrook, Pavilion Gardens and Serpentine, Gadley Wood, Cavendish Golf Course and the higher reaches of the Wye towards Goyt Valley, and the upper course of the Wye from Axe Edge.

According to frequency and locations of spraints, there has been increased otter activity from winter 2024/25 compared to the period 2022-2024.

Spraints and feeding remains show the diet consists of signal crayfish, brown trout, bullhead, amphibians, birds and small mammals.

Survey Methods

Spraint points are regularly checked and on occasions spraint is analysed to identify prey species. Surveying the riverbank and river channel in extended areas from the known spraint points is carried out according to recorded activity levels.

From Otters and Development, Northern Ireland Environment Agency:

Spraints are otter faeces. They are one of the most obvious indications that an otter is using an area. When fresh they have a very characteristic sweet, but fishy smell, and fish bone fragments are often visible. They appear black and quite tarry and have jagged edges. When they are older and dry out they become grey in colour.

Otters tend to deposit spraints in obvious places such as on top of large boulders, on ledges under bridges, or on well defined trails to mark territory. A large number of spraints in a small area may indicate that a natal den is close by.

Numbers of spraint points currently in Buxton:

Gadley – 2

Serpentine Walks – 1

Pavilion Gardens – 4

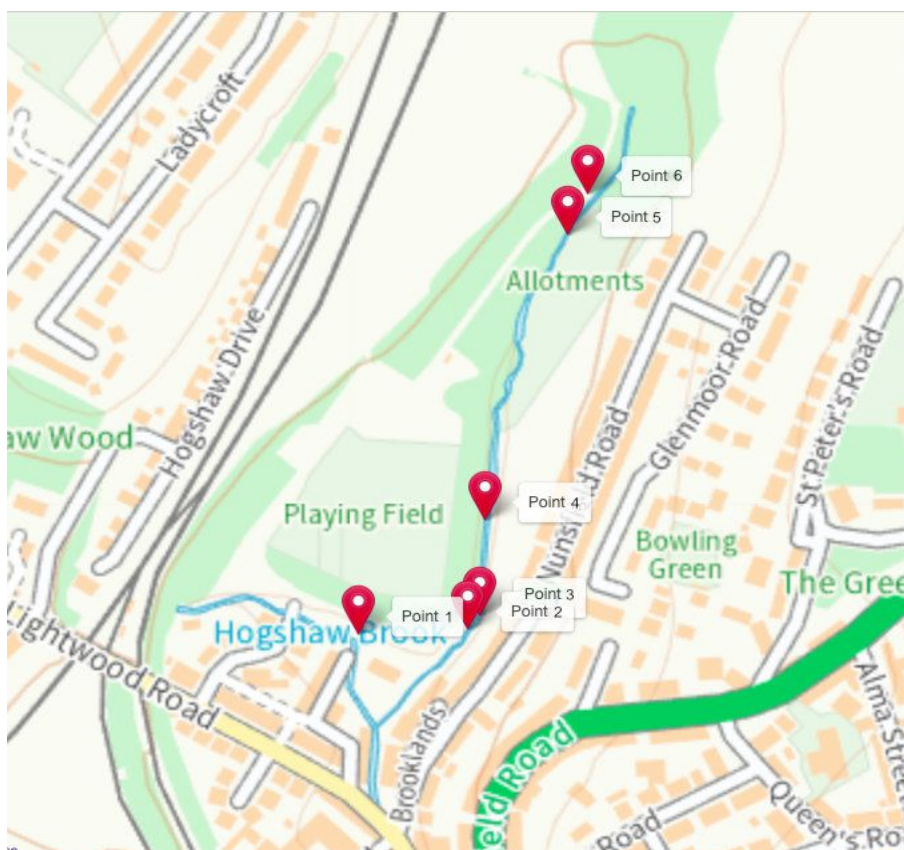
Ashwood Park – 6

Hogshaw and Nun Brook – 6

Trail cameras are regularly set overnight at strategic locations, with otters filmed most recently in March 2025 in Pavilion Gardens.

Hogshaw Brook and Nunsbrook

On 10 April 2025, this location was surveyed intensively for first time since 2022. 6 spraint points were recorded, detailed below.



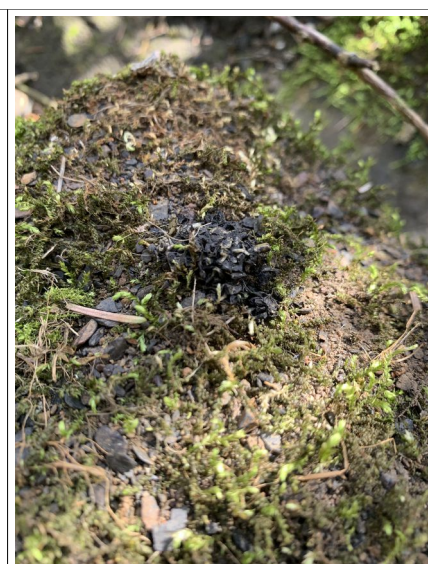
Locations of spraint points 1-6 at Hogshaw & Nun Brook

Point 1: Hogshaw Brook
Spraints x 4 on stone steps, riverside

		
Point 1 53.262848 , -1.9069822	Point 1 53.262848 , -1.9069822	Point 1 53.262848 , -1.9069822

Points 2-6: Nun Brook
Spraint points/clusters on rocks from below footbridge to Nunsfield Road and upstream to wooden allotment footbridge.

		
Point 2 53.262883 , -1.9059066	Point 3 53.262965 , -1.9057886	Point 4 53.263573 , -1.9057390

		
Point 5	Point 5	Point 6
53.265377 , -1.9049035	53.265377 , -1.9049035	53.265635 , -1.9047157

Sprints vary in age with some appearing only as bone remnants while others are darker and fresher indicating otter activity in Hogshaw Brook and Nun Brook over a period of at least several months. Clustered sprints were recorded at points 1 and 3, demonstrating multiple visits by otter and the importance of these points as territory markers.

The dense tree cover on and around Nun Brook provides important habitat for otters which may include holts and is likely to include sleeping and resting places.

A request should be made for the field signs to be shared on site with the ecologist when the required Otter Survey is conducted.

Survey conducted by Lindsey Wakefield (BSc Hons Environmental Science)
info@buxtonbiodiversity.org.uk