

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

For the attention of Stuart Talbot

Your Ref: HPK/2025/0013

Our ref: DWTHPK776a

12th May 2025

Dear Stuart,

Proposal: Proposed 20m x 40m Sand and Fibre All-Weather Outdoor Arena

Location: Westfield House High Hill Road Birch Vale

Application Ref No: HPK/2025/0013

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

Further to our response dated 12th March 2025, a revised plan has been submitted. This amends the red line boundary to encapsulate a larger area of land, providing scope for onsite gains. Whilst this area has been surveyed in the ecological report, no updated metric has been submitted to



show the baseline for the new red line boundary, as per government guidelines. We see that 22No. trees are proposed, however it is not clear if these will provide the required 10% gains until the updated metric is submitted.

Furthermore, despite the advice in our previous letter, the new boundary has been drawn immediately adjacent to the River Sett in the north of the site. This will trigger the requirement to complete the watercourse element of the metric and deliver gains in watercourse units (applicable when a watercourse is within 10m of a site, even if no direct impacts). We strongly advise that the applicant contacts their ecologist regarding this matter, as in-depth survey work is required for watercourses and gains can be complex to achieve. We would maintain our advice that the boundary should remain 10 m or more away from the River Sett to simplify the BNG element of this application.

Our comments regarding lighting are still applicable.

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.