

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

For the attention of Stuart Talbot

Your Ref: HPK/2025/0104

Our ref: DWTHPK782

12th May 2025

Dear Stuart,

Proposal: Extension and remodelling of the as existing house

Location: Woodcock View, Chapel Brow, Charlesworth, Derbyshire , SK13 5HH

Application Ref No: HPK/2025/0104

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) report (Pennine Ecological, July 2024) and the Bat Activity Report (Pennine Ecological, November 2024).



Habitats and Species

The site is dominated by the existing dwelling and garden, with additional grassland included within the survey area. This was classified as other neutral grassland using UKHabs. The survey was undertaken at a suitable time of year (May) and although it was horse-grazed, we consider the classification likely accurate. This grassland doesn't appear to be impacted by proposals, nor do the four mature sycamore trees recorded in the PEA.

The single onsite pond returned a negative result for GCN eDNA. The dwelling was considered to display moderate bat roost potential and two nocturnal bat surveys were subsequently undertaken in August 2024. No roosts were recorded. Onsite vegetation could support nesting birds. No nests were recorded in association with the onsite buildings.

BNG

The application form states that proposals are exempt from mandatory 10% net gain as it is a householder application. Providing the LPA are satisfied that it qualifies under this exemption, then no metric or further details are considered necessary in this instance. Some level of gain should be delivered in line with the NPPF 2024, however given the nature of the application, these could be delivered via species enhancements and a landscaping plan.

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

Nesting Birds

No tree, scrub or hedgerow clearance shall take place between 1st March and 31st August inclusive, unless preceded by a nesting bird survey undertaken by a competent ecologist no more than 48 hours prior to clearance. If nesting birds are present, an appropriate exclusion zone will be implemented and monitored until the chicks have fledged. No works shall be undertaken within exclusion zones whilst nesting birds are present.

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. The Strategy should refer to Guidance Note 08/23 - Bats and Artificial Lighting at Night (BCT and ILP, 2023) and explain how proposals have been designed in compliance with this document. Such approved measures will be implemented in full.

Enhancement Plan

Prior to the completion of development, a Biodiversity Enhancement Plan shall be submitted to, and agreed by, the LPA. This shall include measures such as the roost features detailed in Section 4.2.1 of the Bat Activity Report (Pennine Ecological, November 2024), bird boxes, bee bricks, habitat piles and hedgehog gaps (130 mm x 130 mm) in any new fencing. Evidence that the proposed measures have been implemented shall be submitted to the Local Planning Authority for approval within one month of completion of development. Measures shall be retained in perpetuity.

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.