



Derbyshire
Wildlife Trust

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

For the attention of James Stannard

Your Ref: HPK/2025/0111

Our ref: DWTHPK784

14th May 2025

Dear James,

Proposal: Application for outline planning permission with details of access, appearance, layout & scale (all other matters reserved) for the demolition of existing light industrial building and erection of 3no. dwellinghouses.

Location: 2nd Glossop Scouts Hall Edward Street Glossop

Application Ref No: HPK/2025/0111

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 Small Sites Metric dated 24.03.25, habitat maps and draft Gain Plan.



The baseline habitats are stated as ruderal/ephemeral vegetation and sealed surface. No photographs are included in the metric, hence the error has been flagged. These should be submitted to evidence the habitat types. The site contains a building, which from Google Street View, appears suitable for roosting bats and should be subject to a Preliminary Bat Roost Assessment, in line with survey guidelines (Collins, 2023).

The building will be demolished and onsite habitats replaced with houses and gardens. Hedgerows are proposed at the garden boundaries, which are welcomed, but unfortunately these cannot be included in the metric as they are within the residential curtilage and cannot be secured for the long-term. The habitat plans indicate trees within the gardens, however these are not included in the metric, as per the guidance. A net loss of -0.04 habitat units (57.10%) is predicted by the metric.

A draft Gain Plan has been submitted, which does not match the figures in the metric and states that gains will be delivered on site, with trading rules satisfied.

Clarity should be provided regarding the BNG figures and whether offsite units will be required, and all bat work is required prior to determination.

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

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.