



Sandy Hill, Main Street,
Middleton, Derbyshire, DE4 4LR
T 01773 881188
E enquiries@derbyshirewt.co.uk

www.derbyshirewildlifetrust.org.uk

Derbyshire Wildlife Trust is registered in
England and Wales, company number 715675
Charity number 222212
VAT number 509 4825 32

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

For the attention of James Stannard

Your Ref: HPK/2024/0255

Our ref: DWTHPK748a

30th July 2025

Dear James,

Proposal: Retention of use of land as dog exercise area from agricultural field.

Location: Land at, Park Road, Hadfield, Glossop, Derbyshire, SK13 1EP

Application Ref No: HPK/2024/0255

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

Ground Nesting Birds

We have reviewed the Breeding Bird Report (Leigh Ecology Ltd., July 2025), which reports the results of three breeding bird surveys across April, May and June 2025. No evidence of lapwings or other ground-nesting birds was recorded within the exercise field, with the exception



of a single meadow pipit nest. This is as expected, given that the field is already in use as a dog exercise field.

Adjacent fields recorded largely common bird species, however lapwing were noted on one survey occasion in the field north of Park Road. This does indicate that lapwing are still using the field to the north, despite the exercise field being in use. The surveys only included a small proportion of the adjacent fields in proximity to the application area and therefore it is possible that ground nesting birds could also be present further into these fields, at greater distance from the application area.

Without survey evidence prior to the change of use, it is impossible to know the extent to which the application area itself was used by lapwings or other ground nesting birds. We are aware of anecdotal reports from the public comments but Derbyshire Biological Record Centre does not hold any formal records in our database. It is likely that some loss of habitat will result from the change of use but the survey indicates that it may not be detrimental to the use of surrounding fields.

Should the LPA be minded to approve this application, it is essential that measures are in place to prevent any further habitat loss or degradation for ground nesting birds and other species such as barn owl. Lighting should be explicitly prohibited as part of any permission and management of the onsite habitats should be secured through a Landscape and Biodiversity Enhancement and Management Plan (LBEMP).

It is important that perimeter hedges are maintained at a relatively low height and that standard trees are not planted to avoid the creation of predator perches, which may increase the predation on nests in surrounding fields. The Site Plan Rev. E, which details, "Native Hedgerow and trees planted in wildlife corridor", should be amended. The wildlife buffer should be managed as wildflower or tussocky grassland, as per the BNG Assessment, rather than a belt of scrub for the same reasons. We would suggest an annual trim of the buffer zone in autumn and removal of any self-seeded trees.

BNG

The mandatory 10% gain is not applicable to retrospective applications, however, measurable gains are targeted by the NPPF 2024. The submitted BNG Assessment predicts a net gain of +0.51 habitat units (19.37%). This does not include the new hedgerow planting. These gains are based on the improvement of the buffer zone from modified grassland to other neutral grassland.

As mandatory BNG does not apply, there is no requirement for a Habitat Management and Monitoring Plan (HMMP), however given the concerns relating to ground nesting birds, we advise that a LBEMP is secured to create and manage the habitats described in the BNG Assessment, as well as the hedgerow planting. Recommended wording for a LBEMP is provided below:

LBEMP

A Landscape and Biodiversity Enhancement and Management Plan (LBEMP) shall be submitted to, and be approved in writing by, within three months of approval. The aim of the LBEMP is to provide details for the creation, enhancement and management of habitats on the site post-development, in accordance with the proposals set out in the submitted Biodiversity Metric. It shall include the following:-

- a) Description and location of habitat features to be retained, created, enhanced and managed, as per the approved biodiversity metric. This must not include standard trees.
- b) Aims and objectives of management, in line with desired habitat conditions detailed in the metric.
- c) Commitment to manage perimeter hedges at no more than 1.5 m in height and to remove any self-seeded trees within the hedgerows or buffer zone.
- d) Appropriate management prescriptions to achieve aims and objectives.
- e) Preparation of a work schedule (capable of being rolled forward in perpetuity).
- f) Details of the person or organization responsible for implementation of the plan.
- g) A monitoring schedule to assess the success of the habitat creation and enhancement measures at intervals of 1, 5, 10, 20 and 30 years and requirement to send a monitoring statement to the LPA at each of these intervals.
- h) Commitment to implement remedial measures if conservation aims and objectives of the plan are not being met.

The LBEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured. The approved plan will be implemented in accordance with the approved details.

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