



Derbyshire
Wildlife Trust

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

For the attention of James Stannard

Your Ref: HPK/2025/0423
Our ref: DWTHPK821

12th December 2025

Dear James,

Proposal: Single storey extension to residential care home

**Location: The Risings Rest Home Primrose Lane Simmondley
Glossop**

Application Ref No: HPK/2025/0423

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 submitted metric (Rev. 1, January 2025) and BNG Report (Elite Ecology, October 2025).

BNG

A loss of 96 m² of garden will be lost to accommodate proposals. Six small trees and 12 m of ornamental hedgerow will be planted post-development. A net gain

Sandy Hill, Main Street, Middleton, Matlock, DE4 4LR

of +0.06 habitat units (11.55%) and +0.01 hedgerow units (82.71%) will be delivered. Trading rules are satisfied.

The red line boundary falls within 10 m of Long Clough Brook, however the watercourse module of the metric has not been completed. We acknowledge that no works are required to the watercourse but the Statutory Metric User Guide states that if the red line boundary falls within 10 m of the riparian zone of a river or stream, it should be completed and 10% gains delivered. As rivers and streams cannot be reflected in the small sites metric, the full statutory metric should be used. To avoid this element, we would advise that the red line boundary is amended to fall more than 10 m from the watercourse.

Photographs in the BNG Report indicate at least two felled trees. If these have been removed to facilitate the works, they should be reflected in the metric calculations.

Due to the limited extent of habitat creation on site, we advise that onsite gains would not be considered significant and a Habitat Management and Monitoring Plan (HMMP) is not proportionate. Planting and management details provided in the BNG Report are considered sufficient to ensure the gains are realised. These should be secured in a suitably worded condition for a landscape plan and management schedule.

Protected Species

Information on protected species has not been submitted as part of the application. Information should be provided on the elevations to be impacted by the proposed extension and whether any features are present that could support roosting bats. It may be useful to submit photographs of the elevations initially

so that we can advise if a Preliminary Bat Roost Assessment is necessary. It is unclear why this was not commissioned at the time of the BNG site visit.

Other constraints may include nesting birds and hedgehog, which can be safeguarded through best practice working measures. We welcome the proposal to provide a bat box and bird box within proposals. Suitable models should be chosen and indicated on the elevation plans to avoid a condition for species enhancement.

Condition wording can be recommended, once the matters above have been addressed.

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

