



**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/2025/0444
Our ref: DWTHPK825

12/01/2025

Dear James,

Proposal: Erection of 30 no garages

Location: Land Behind Sumner Street Glossop

Application Ref No: HPK/2025/0444

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 nature conservation issues associated with the proposed development.

Response

We have checked our Biological Records Database and can confirm the following:

- No records of protected species are present on or adjacent to site
- No notable habitats have been recorded to date on or adjacent to site
- The site is not covered by a statutory or non-statutory nature conservation designation

Sandy Hill, Main Street, Middleton, Matlock, DE4 4LR
01773 881188 • enquiries@derbyshirewt.co.uk

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We have also reviewed the submitted information including the BNG summary and calculations (Pennine Ecological, May 2025) and note comments from objectors with regards to site clearance and therefore the accuracy of the baseline calculation is in question.

The submitted baseline information states that the site was unsealed, unvegetated ground with patches of ruderal/ephemeral vegetation and a small number of trees at the time of the site BNG assessment site visit (May 2025). However, it has been suggested that the site has been cleared of vegetation including tree removal prior to an application being submitted. This is supported by aerial imagery of the site which appear to show the site to be covered by a mosaic of grassland, scrub and trees prior to any clearance.

Where unauthorised degradation of the onsite habitat has taken place on the land after 30 January 2020 the biodiversity pre-development value of the onsite habitat should be calculated as the biodiversity value of the habitat on the date immediately before the carrying out of these degradation activities. Unauthorised degradation of onsite habitat is any degradation which is not in accordance with a previous planning permission.

If there is insufficient evidence about the biodiversity value of the onsite habitat immediately before the degradation, the pre-development biodiversity value of the onsite habitat must be taken to be the highest biodiversity value of the habitat which is reasonably supported by any available evidence relating to it. This requirement must be applied to the calculation of pre-development biodiversity value in the metric tool.

We request that the baseline calculation is updated considering the above information. We will be able to provide further comments once we are satisfied that this has been done.

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.



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Yours sincerely,

Jenny Wheeldon

Jenny Wheeldon BSc MSc MCIEEM
Biodiversity Planning Officer
planning@derbyshirewt.co.uk

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