



**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/2025/0462

Our ref: DWTHPK829

19/01/2026

Dear James,

Proposal: 6 new dwellings with associated gardens and parking
Location: Gas Works Site Horwich End New Road Whaley Bridge
Application Ref No: HPK/2025/0462

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 reviewed the information provided and Derbyshire Biological Records Database which shows several protected species records in the local area. The Randal Carr Brook also borders part of the site.

Although a Biodiversity Net Gain metric has been submitted this does not address any issues with regards to protected species or impacts from the development to any habitats adjacent to the brook. It is recommended that a Preliminary Ecological Appraisal is undertaken to confirm the habitats that are present and to determine the presence or absence of protected species in particular along the adjacent brook. Please note that all necessary surveys for protected species should be undertaken prior to the determination of a planning application.

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

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Wilder by nature

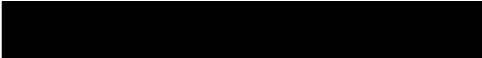
Paragraph 99 of Circular 06/2005 states, *"it is essential that the presence or otherwise of protected species, and the extent that they may be affected by the proposed development, is established before planning permission is granted, otherwise all material considerations may not have been addressed in making the decision. The need to ensure ecological surveys are carried out should therefore only be left to coverage under planning conditions in exceptional circumstances"*.

The field survey work should be undertaken by a suitably qualified and experienced ecologist¹ at the correct time of year and be supported by a desk study², which includes obtaining existing records from the local record centre. The format and content of the ecology report should follow current guidelines (CIEEM, 2019 and British Standard BS:42020: 2013). To be sufficient for planning purposes, the report should provide an assessment of impacts, along with details of agreed mitigation and compensation measures (not recommendations). It should also provide details of enhancement opportunities, in line with the NPPF 2024.

We would be happy to comment on the ecological survey report once it has been produced along with the submitted BNG information.

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,


Jenny Wheeldon MCIEEM
Biodiversity Planning Officer


¹ <https://cieem.net/i-need/finding-a-consultant/>

² Note for desk studies: NBN data provided under the CC-BY-NC licence must not be used for commercial purposes and would constitute a breach of that licence. CIEEM advise that NBN data should not be used in place of LERC data as a cost-saving approach. NBN data may differ from LERC data. [Guidance for using data - NBN Documentation \(nbnatlas.org\)](#)