



**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: DWTHPK825a

1st July 2026

Dear James,

Proposal: Erection of 25 no garages

Location: Land Behind Sumner Street , Glossop , Derbyshire , SK13 8DP

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 the nature conservation issues associated with the proposed development.

Response

An updated BNG Assessment summary (Pennine Ecological, May 2026) and metric have been submitted. These account for suspected habitat degradation on site since 2020. The current proposals would result in a loss of -0.16 habitat units (- 26.03%). This is despite the proposed of planting of mixed scrub, neutral grassland and additional trees. It is not considered feasible to deliver any

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Wilder by nature

additional gains on site within the current scheme. We also have some reservations about the limited access to the rear of the eastern row of garages for future management of the scrub and trees. Should the LPA require amendments to the proposed landscaping, the metric will require updating when the Gain Plan is submitted and a greater number of offsite units will be required.

Given the limited areas of onsite habitat creation and poor condition targets, onsite habitat creation is unlikely to be considered significant. We suggest that it could be secured through a detailed landscaping plan and management specification. Responsibility for management of the habitat areas should also be confirmed.

At least 0.23 habitat units are required from an offsite provider, however if these cannot be found within the LPA, it is likely that the required units will increase due to the application of the Spatial Risk Multiplier. The report identifies a Habitat Bank near Chisworth, Glossop, which may be suitable.

Whilst it is encouraged to engage with an offsite provider to determine if they could deliver the required units, it is not mandatory, and it is acceptable to provide full details when the post-determination Gain Plan is submitted, particularly when we are only dealing with fractions of a unit.

In addition to the statutory biodiversity gain condition, the following conditions are advised:

Hard and Soft Landscaping Strategy

Prior to commencement of works, a detailed Hard and Soft Landscaping Strategy, which includes a comprehensive planting schedule and management specifications, shall be submitted to and approved in writing by the Local Planning

Authority. The soft landscaping scheme shall align with the proposals presented within the Biodiversity Gain Plan.

Informative - Best practice measures

All works should be undertaken in a manner by which to safeguard wildlife, including nesting birds and hedgehogs. Immediately prior to commencement, the footprint of works should be checked for any wildlife. If any active bird nest is discovered, works must be delayed until chicks have fledged. Active nests are protected by law.

Any scrub or shrubs requiring removal should be cut by hand to ground level and removed from the footprint of works so as not to create habitat piles. If common amphibians or hedgehogs are discovered, they should be allowed to move away freely or can be carefully collected with gloved hand and clean container and moved to an area of safety.

If any concerns for wildlife arise during works, an ecologist should be contacted immediately for advice.

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

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