



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/2025/0409

Our ref: DWTHPK834a

11/03/2026

Dear James,

Proposal: Outline planning permission with some matters reserved for the proposal to construct a two-storey dwelling on a site circa 360m2.

Location: Land adjacent to 9 Corn Street, Glossop

Application Ref No: HPK/2025/0409

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 additional information submitted including the Preliminary Ecological Appraisal and Roost Assessment (Arbtech, January 2026) and the information supplied regarding Biodiversity Net Gain Assessment.

The application appears to be exempt from statutory Biodiversity Net Gain assessment given that it is a self-build application.

The site consists of a small building, bramble scrub, a non-native hedgerow and a small number of trees. No invasive species were recorded within the site.

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Wilder by nature

The Preliminary Ecological Appraisal and Roost Assessment (Arbtech, January 2026) also states that the building onsite has 'Low Roost Value' when considering bats. It is likely to also support nesting birds although no evidence of this was mentioned in the report.

In line with best practice guidance and based on the level of bat roost potential identified (Low) a further nocturnal bat survey will be required to assess the presence/absence of roosting bats in the building.

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*".

Surveys should be undertaken at the correct time of year by suitable qualified and experienced ecologists. The results should be submitted to the LPA, including a mitigation strategy, as necessary.

In addition, and given the results of the PEA report, suitable planning conditions will be required with regards to a precautionary working method statement for reptiles/great crested newts/amphibians and also for hedgehogs. Conditions to prevent disturbance to nesting birds, to secure sensitive lighting and to provided biodiversity enhancements as part of the proposed development will also be required. Suitable wording is provided below:

Method Statement for Herptiles

Due to the low risk of great crested newts, other amphibians and reptiles being present, a Method Statement for site clearance shall be produced and submitted to the LPA for approval, prior to commencement of works. This shall include reasonable avoidance measures such as seasonal timings, strategic clearance of vegetation and any potential refugia, and a watching brief. It shall also include instructions in the unlikely event that herptiles are encountered. The approved Method Statement shall be implemented in full, and a short statement of compliance submitted to the LPA upon completion of clearance works.

Nesting Birds

No site clearance shall take place between 1st March and 31st August inclusive, unless preceded by a nesting bird survey undertaken by a competent ecologist no more than 48 hours prior to clearance. If nesting birds are present, an appropriate exclusion zone will be implemented and monitored until the chicks have fledged. No works shall be undertaken within exclusion zones whilst nesting birds are present.

Hedgehog Precautionary Measures

Site clearance shall be undertaken in a manner by which to safeguard hedgehogs. All rubble piles, leaf piles, compost heaps, dense vegetation and other general debris that could be used for shelter shall be carefully cleared by hand to a location such as a skip, other container or raised pallets. This shall be undertaken prior to machinery entering site and avoiding the core hibernation period (November-February). If a hedgehog is discovered during clearance, it shall be moved immediately and carefully with gloved hands to an area of shelter such as beneath adjacent hedgerow/bushes. A short statement of compliance shall be submitted to the LPA upon completion of clearance works to discharge this condition.

Lighting

Prior to the installation of lighting fixtures, a detailed lighting strategy shall be submitted to and approved in writing by the LPA to safeguard bats and other nocturnal wildlife. This should provide details of the chosen luminaires, their locations and any mitigating features such as dimmers, PIR sensors and timers. Dependent on the scale of proposed lighting, a lux contour plan may be required to demonstrate acceptable levels of light spill to any sensitive ecological zones/features. The Strategy should refer to Guidance Note 08/23 - Bats and Artificial Lighting at Night (BCT and ILP, 2023) and explain how proposals have been designed in compliance with this document. Such approved measures will be implemented in full.

Continued overleaf

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Biodiversity Enhancement Plan

Prior to building works commencing above foundation level, a Biodiversity Enhancement Plan shall be submitted to and approved in writing by the Local Planning Authority. Approved measures shall be implemented in full and maintained thereafter. The Plan shall clearly show positions, specifications and numbers of features, which will include (but are not limited to) the following:

- universal nest boxes at ratio of 1:1, in line with British Standard 42021:2022.
- integrated bat boxes.
- insect bricks in new dwelling.
- fencing gaps 130 mm x 130 mm to maintain connectivity for hedgehogs in all gardens.
- summary of ecologically beneficial landscaping (full details to be provided in Landscape Plans).

A statement of good practice including photographs shall be submitted to the local planning authority to fully discharge this condition, demonstrating that the enhancements have been selected and installed in accordance with the approved Plan.

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,

J. Wheeldon

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