



**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/2026/0265
Our ref: DWTHPK874

11/08/2026

Dear James,

Proposal: Conversion and alteration of barn to form a new dwelling with access, driveway and garden

Location: The Barn, Long Lane, Charlesworth, Derbyshire, SK13 5ES

Application Ref No: HPK/2026/0265

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 checked the Derbyshire Biological Records Database which shows that the proposals do not impact any designated sites. Protected/notable species records are present locally including notable birds and bats.

Non-native invasive species Rhododendron has been reported as present onsite, and we support the recommendations is for the removal of this species.

We have reviewed the documents submitted including the Daytime Bat Survey Report (Rachel Hacking Ecology, October 2024) & Dusk Emergence Surveys report

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Wilder by nature

(Rachel Hacking Ecology, June 2025). These reports include results of a building inspection and two emergence surveys covering the barn. No evidence of use by bats was found during the building inspection. However, 1x common pipistrelle bat was seen emerging from the southwest gable of the building during the second nocturnal survey. A mitigation strategy has been included in the report, and a bat mitigation license will be required to legitimise conversion of the barn.

We accept that although the bat surveys were completed a year ago the survey results are still likely to be relevant unless the building has materially changed.

Conditions relating to bats, invasive rhododendron, nesting birds, lighting, hedgehogs and species enhancement are recommended below.

Biodiversity Net Gain

The BNG assessment shows that the proposals for habitat creation/enhancement will result in a biodiversity net gain of 19.29% habitat units and 130.64% hedgerow/linear units. The gains result from enhancement of scrub and hedgerows including tree planting. The proposals are described as 'onsite' although these appear to currently fall within a blueline area. The areas subject to enhancement should be included in the redline application area if they are to be considered as 'onsite' gains rather than 'offsite'.

Given the limited extent and relatively low distinctiveness of the proposed onsite habitats, onsite gains may not be considered significant and therefore a Habitat Management and Monitoring Plan (HMMP) for these is not strictly required. A good quality landscape plan and management schedule, in line with the habitats detailed in BNG assessment report may be sufficient to secure these gains.

If the council is minded to approve the application, we recommend a suitably worded landscape enhancement and management plan condition for 'onsite' BNG plus the following conditions for species:

Bat Roost Confirmed on Site

The conversion of the building shall not take place until an appropriate bat licence has been obtained. Confirmation of that a licence has been granted shall be submitted to the LPA. Upon receipt of a licence from Natural England / site

registration, works shall proceed strictly in accordance with the approved mitigation, which should be based on the proposed measures outlined in Bat Survey Report (Rachel Hacking Ecology, June 2025) and amended as necessary based on any correspondence with Natural England or update surveys. Such approved mitigation will be implemented in full in accordance with a timetable of works included within the licence and maintained thereafter.

Restrictions on Operations

Prior to the commencement of development, an invasive non-native species protocol shall be submitted to and approved by the local planning authority, detailing the containment, control and removal of *Rhododendron* on site. The measures shall be carried out strictly in accordance with the approved scheme.

Nesting Birds

No site works including vegetation 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.

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.

Hedgehog Precautionary Measures

Site clearance shall be undertaken in a manner by which to safeguard hedgehogs. All rubble piles 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. All excavations shall be covered overnight or else have an escape ramp installed to prevent entrapment of hedgehogs and other wildlife. All pipework greater than 150 mm shall be blanked off at the end of the day and chemicals shall be stored securely. A short statement of compliance shall be submitted to the LPA upon completion of clearance works to discharge this condition.

Species Enhancement Plan

Prior to building works commencing above foundation level, a Species 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 integrated nest bricks at ratio of 1:1, in line with British Standard 42021:2022.
- integrated bat box in dwelling.
- bee brick in dwelling.

Prior to occupation, a statement of good practice including photographs should be submitted to the local planning authority to fully discharge this condition. This shall clearly demonstrate that the enhancements have been selected and installed in accordance with the above.

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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