

Planning Applications Manager
High Peak Borough Council
Planning Department
Municipal Buildings
Glossop
Derbyshire
SK13 8AF

For the attention of Bob Philips

Your Ref: Appeal ref.: 6006040: Talbot Road

Our ref: DWTHPK774a

19th August 2026

Dear Bob,

Proposal: Planning Inquiry Talbot Road, Glossop: Outline planning application for the construction of up to 110 dwellings, with all matters reserved (except principal points of access) including all associated ancillary works and engineering operations (HPK/2024/0481)

Location: Glossopdale Community College Lower Site, Talbot Road, Glossop

Application Ref No: Appeal ref.: 6006040: Talbot Road

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 understand that application HPK/2024/0481 was refused and subsequently appealed. Impacts to ecology and biodiversity were not a reason for refusal.



No new ecology reports or assessments have been submitted for the appeal. We understand that the Preliminary Ecological Appraisal (PEA) and BNG Assessment (Tyler Grange, August 2024) and metric dated 12th August 2024 are still the most up to date reports.

The baseline habitat types were mapped and corresponding BNG value calculated using the metric. This satisfies the minimum level of information required for determination in government guidance¹.

In terms of post-development habitat value, this was calculated based on the Parameters Plan dated May 2024 only, with habitats split between developed land and other neutral grassland to represent the proposed green spaces on site. It assumed hedgerows would be retained and nine trees would be removed. Whilst not very detailed, this gave a broad indication of predicted losses and gains. Whilst a Concept Plan was subsequently submitted, with additional details including indicative tree planting and drainage basin, the general area of green space was the same. Whilst the metric could be updated to reflect the Concept Plan, it would still be subject to change again at the Reserved Matters stage. Our previous comments are therefore still considered appropriate:

“Whilst the BNG calculations will be subject to change once a detailed layout is available, the parameters plan enables a broad outline prediction of losses and gains. Based on the assumptions set out in the PEA, a net gain of +6.91 habitat units (144%) and +2.01 hedgerow units (167.37%) is predicted through habitat creation and enhancement on site. The area of proposed green space is considered sufficiently large enough to ensure that trading rules are satisfied, given the scope for tree planting and other habitat creation. We advise that an updated metric should be submitted as part of any reserved matters application. Full details of biodiversity gains must be provided in a statutory Gain Plan, prior to commencement of development. A Habitat Management and Monitoring Plan (HMMP) will be required to secure management and monitoring for onsite habitats for the 30 year period, as onsite gains are expected to be significant.”

If additional tree or hedgerow removal becomes necessary, this must be reflected in the metric and compensated for in line with metric rules and local policy. If removal of any of the 11No. trees with bat roost potential identified in the PEA becomes necessary, additional survey and/or

¹ <https://www.gov.uk/guidance/biodiversity-net-gain#biodiversity-net-gain-submitting-a-planning-application>

precautionary felling methods will be necessary. It is worth noting, that significant gains should also be secured via legal agreement or planning condition².

The PEA identified the presence of internationally designated sites approximately 2.3 m from the application area. Whilst the type of development does not trigger consultation with Natural England, we previously highlighted Table 2.1 and Section 4.1 of the PEA and advised that consideration should be given as to whether a Habitats Regulations Assessment was required.

I have repeated below the conditions that were previously recommended:

Construction Environmental Management Plan (CEMP: Biodiversity)

No development shall take place (including demolition, ground works, vegetation clearance and movement of plant, machinery and materials) until a Construction Environmental Management Plan (CEMP: Biodiversity) has been submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) shall be produced by an ecologist and shall include the following.

- a) Risk assessment of potentially damaging construction activities.
- b) Identification of “biodiversity protection zones”.
- c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction, based on Tables 2.2 and 2.3 in the Preliminary Ecological Appraisal (Tyler Grange, August 2024).
- d) The location and timing of sensitive works to avoid harm to biodiversity features.
- e) The times during construction when specialist ecologists need to be present on site to oversee works.
- f) Responsible persons and lines of communication.
- g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
- h) Use of protective fences, exclusion barriers and warning signs.

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

² <https://www.gov.uk/guidance/make-on-site-biodiversity-gains-as-a-developer#significant-on-site-enhancements>

Habitat Management and Monitoring Plan (HMMP)

A Habitat Management and Monitoring Plan (HMMP) shall be submitted to, and be approved in writing by, the LPA prior to the commencement of the development. This shall identify the habitats to be retained, created and / or enhanced on the site and specify the appropriate management prescriptions to secure the predicted condition targets, as per the approved biodiversity metric for the application. The HMMP shall also set out a monitoring schedule to ensure targets are met and remedial actions to take if not. Guidance on producing a HMMP can be found here:

<https://www.gov.uk/guidance/creating-a-habitat-management-and-monitoring-plan-for-biodiversity-net-gain>

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 lightspill to any sensitive ecological zones/features. Guidelines can be found in Guidance Note 08/23 - Bats and Artificial Lighting at Night (BCT and ILP, 2023). Such approved measures will be implemented in full.

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 nest boxes at ratio of 1:1, in line with British Standard 42021:2022.
- integrated bat boxes in 30% of dwellings.
- insect bricks in 30% dwellings and / or towers in public open space.
- fencing gaps 130 mm x 130 mm to maintain connectivity for hedgehogs in all gardens.

A statement of good practice including photographs should be submitted to the local planning authority prior to the discharge of this condition, demonstrating 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,

Libby Duggan-Jones

Libby Duggan-Jones MBiolSci MCIEEM

Biodiversity Planning Officer

planning@derbyshirewt.co.uk