

**From:** [planningcomments@highpeak.gov.uk](mailto:planningcomments@highpeak.gov.uk)  
**To:** [Planning Comments \(HPBC\)](#)  
**Subject:** Comment Received from Public Access  
**Date:** 05 August 2024 10:38:35

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Application Reference No. : HPK/2023/0192  
Site Address: Land at Hogshaw Fairfield Buxton Derbyshire  
Comments by: David Carlisle Friends of Buxton Station

From:

Buxton Station  
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Phone:

Email:

Submission: Neither

Comments: HPK/2023/0192: Comments from Friends of Buxton Station, FoBS.

FoBS is a voluntary community group who are working with others to rewild an area of land immediately adjacent to the proposed development site, which has been reclaimed from an 'old tip' as part of the Hogshaw railway siding extension project. The other collaborators include High Peak Borough Council (landowner), Network Rail (site developer), Friends of Hogshaw (community group) and Buxton Civic Association's Woodland Group (shared-interest volunteers working with a local charity).

Being a 'station adoption group', we initially became interested in biodiversity at our railway station, primarily in several projects to highlight the endangered status of 'High Peak's treasured pollinator', the Bilberry bumblebee, a rare species threatened with extinction from the UK, a threat thought so grave that the Peak District National Park Authority expect them to be extinct from southern Derbyshire within 10 years. Our voluntary bumblebee work qualifies us to make these comments and earned us a DEFRA 'Bees' Needs Champion' Award in 2021, one of only ten community-based awards given.

There is no legal protection for this cold-loving bee, but they are generally accepted as requiring special protective measures.

The 'old tip' site lies at the western edge of the proposed development site and is a place where we have seen and photographed Bilberry bumblebees, predominantly on the red and white clover plants close to the footbridge carrying the public footpath. Their presence sparked our most recent project to rewild the 'old tip' site that lies alongside these clover patches. It is not known if the bees nest in this area, but they certainly forage there. It seems appropriate to expect them to nest nearby.

We provided evidence to Barratt Homes about the rare bees and, although their Preliminary Ecological Appraisal document, dated October 2022 quotes us (paragraph 3.3.3 on page 22), it infers rather than confirms the presence of bees. They certainly are there! And more flowers means more food for bees! Therefore, any foraging sites nearby on the proposed development site would benefit from enhancement and any nesting sites need protection (the nest areas can be screened with metallic caging materials to stop invaders and accidental disturbance 'these are not solitary bees that can make use of 'artificial beehives' or 'brick bee-houses' as advised in paragraph 4.4.1 of the Preliminary Ecological Appraisal because they are ground-nesting species,

with queens creating colonies of 50 or so). We would expect Planning Conditions to require such protective nesting and foraging provision.

Within the Biodiversity Enhancement Management Plan, dated April 2023, section 3.4 refers to annual site assessment by a competent Ecologist, with reports submitted to the landowner. We would expect these reports and the steps required to remedy deficiencies to be more widely shared, particularly with the Derbyshire Local Biological Records Office. We would expect this to be a Planning Condition.

Also within this latter Plan in paragraph 6.2.5, there is a suggestion that seed mix EM2 be used, being a standard general purpose meadow mixture. We are aware that similar reinstatement and seeding programmes additionally use Emorsgate EM3 special general purpose meadow mixture for areas of species-rich grassland ; this comprises 80% grass species and 20% native wildflowers. We would expect both mixes to be dictated as appropriate to address pollinator needs.

David Carlisle, Chairman, on behalf of The Friends of Buxton Station,

Note: These comments were originally made on 11 June 2023.

They were re-submitted upon request on 5 August 2024, following alteration in Application.

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