



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

For the attention of Rachael Simpkin

Your Ref: HPK/2024/0475

Our ref: DWTHPK767a

28th May 2025

Dear Rachael,

Proposal: Construction of 4no Units (Units 1-4) for B8 Warehouse & Distribution and 3no Units (Units 5-7) for B2 general light industrial uses, including associated Parking Areas and landscaping.

Location: Land Off Graphite Way Hadfield Glossop

Application Ref No: HPK/2024/0475

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

Further to our letter dated 6th February 2025, a revised BNG Assessment and metric have been submitted, along with an invertebrate scoping report.



The recommended minor amendment to strategic significance of woodland has been made, resulting in a net loss of -2.51 habitat units (-48.19%). However, no further information has been provided as to the approach to deliver the required 10% net gain and therefore the comments relating to BNG in our previous letter remain outstanding.

The invertebrate report refers to the Arbtech botanical survey in 2023 but not to the most recent Quants report from 2024, nor to our response letter which discusses the habitat classification on site and agrees that it no longer conforms to Open Mosaic Habitat. Our letter stated that despite the changes to onsite habitats, *“The site could support notable invertebrates though and we still support the recommendation for invertebrate survey, as per the PEA (Arbtech, July 2023), at an appropriate time of the year to determine if any protected species or Species of Principal Importance (NERC Act, 2006) or of local conservation concern are present. Survey should be undertaken during spring/summer”*.

The invertebrate scoping report concludes that invertebrate survey is not necessary, as the site acts as a small patch within a wider resource across the industrial estate and along the river corridor. The assessment does not really give much consideration or weight to the potential for the site to support Species of Principal Importance such as dingy skipper, wall and small heath butterflies. However, if there is suitable mitigation including green roofs, tree planting and habitat creation both on-site and off-site we are willing to accept the conclusion. The invertebrate scoping report recommends the use of native flowering species within landscaping to provide more nectar resources for pollinating insects.

We advise that confirmation is obtained from the applicant on whether they intend to use a Habitat Bank or other off-site land to establish whether a legal agreement will be required. Once the approach to BNG is agreed, we advise that conditions should include a habitat management and monitoring plan either in the form of an LBEMP or HMMP. A lighting strategy and a CEMP: Biodiversity will also be required.

Commented [LD1]: Unsure if HMMP will be required, or LBEMP. Perhaps HMMP as woodland is present and it could include the green roofs.

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,

Kieron Huston BSc MSc MCIEEM

Head of Biodiversity Planning

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