

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

For the attention of James Stannard

Your Ref: HPK/2024/0378

Our ref: DWTHPK759a

2nd June 2025

Dear James,

Proposal: 2x semi-detached 2 bed dwellings, 2x semi-detached 3 bed dwellings, 1x detached 3 bed dwelling, 1x detached 2 bed dormer bungalow

Location: LAND REAR OF 74 AND 76 Queens Road Fairfield Buxton

Application Ref No: HPK/2024/0378

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

Revised plans have been submitted for this application, with an amended red line to omit the additional building(s). The developed area appears largely the same in terms of impacts to onsite habitats and BNG.



A revised metric should be submitted to reflect current plans and confirm the BNG figures. We assume offsite units will be purchased to deliver a 10% gain, based on previous correspondence. Offsite units should include the Spatial Risk Multiplier, if delivered out of the district or character area.

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 MBiolSci MCIEEM
Biodiversity Planning Officer

Endnote:

Please see our planning pages <https://www.derbyshirewildlifetrust.org.uk/planning> for ecological advice on submitting a planning application, finding an ecological consultant and information on mitigation and enhancement.