

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

For the attention of

Your Ref: HPK/2025/0137

Our ref: DWTHPK792

16th June 2025

Dear,

Proposal: Alterations to existing car park and HGV loading area

Location: Mastermelt Ltd Staden Business Park Staden Lane Buxton

Application Ref No: HPK/2025/0137

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 reviewed the BNG Assessment (Peak Ecology, May 2025) and associated metric. The habitat assessment, classification and calculations appear reasonable. The proposals will result in a net loss of -1.83 habitat units (95.71%). A total of 2.02 habitat units are required to deliver



10% gain. We are disappointed to see the removal of mature trees on site, which has already taken place. These have been accounted for in the metric but should be considered against Local Plan Policy EQ9.

Given that there is no scope to deliver these units on site, units should either be purchased from a local habitat bank or delivered on other land owned by the applicant or third party. If a habitat bank is the chosen option, details can be provided in the post-determination Gain Plan. However, if offsite land will be used, details must be provided as any requirement for a legal agreement must be determined at this stage.

We agree with the report that a Habitat Management and Monitoring Plan is not proportionate in this instance. Retained grassland will continue under the current management regime.

No protected species constraints are anticipated given the predominance of hardstanding on the site.

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,

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.