

Date: 29 August 2025
Our ref: 484050 – August 2025 updated response
Your ref: HPK/2023/0192



High Peak Borough Council

BY EMAIL ONLY

Hornbeam House
Crewe Business Park
Electra Way
Crewe
Cheshire
CW1 6GJ

Dear Rachael Simpkin

Planning consultation: HPK/2023/0192
Location: Land at Hogshaw, Buxton

Thank you for your consultation on the above dated 04 August 2025 which was received by Natural England on 04 August 2025

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

SUMMARY OF NATURAL ENGLAND'S ADVICE

NO OBJECTION

Based on the plans submitted, Natural England considers that the proposed development will not have an adverse effect on statutory designated sites and has no objection.

A lack of objection does not mean that there are no significant environmental impacts. Natural England advises that all environmental impacts and opportunities are fully considered and relevant local bodies are consulted.

European sites – Peak District Dales Special Area of Conservation

Natural England notes that your authority, as competent authority, has undertaken an appropriate assessment of the proposal in accordance with regulation 63 of the Conservation of Species and Habitats Regulations 2017 (as amended). Natural England is a statutory consultee on the appropriate assessment stage of the Habitats Regulations Assessment process.

Your appropriate assessment concludes that your authority is able to ascertain that the proposal will not result in adverse effects on the integrity of the Peak District Dales SAC. Having considered the assessment, and the measures proposed to mitigate for the nutrient input from the proposal, Natural England advises that we concur with the assessment conclusions, providing that all mitigation measures are appropriately secured as described.

The Wye Valley Site of Special Scientific Interest

This SSSI underpins the Peak District Dales SAC Designation. Based on the plans submitted, for the reasons set out above for the SAC, Natural England considers that the proposed development

will not damage or destroy the interest features for which the site has been notified and has no objection.

Other advice

Further general advice on the consideration of protected species and other natural environment issues is provided at Annex A.

Should the proposal change, please consult us again.

If you have any queries relating to the advice in this letter please contact me

Yours sincerely

Senior Sustainable Development Officer – Natural England