



Derbyshire
Wildlife Trust

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

For the attention of Alex Bonser

Your Ref: HPK/2026/0056

Our ref: DWTHPK845

16/02/2026

Dear Alex,

Proposal: A lean-to agricultural building on an existing concrete base in the farmyard adjacent to the existing farm buildings. Change of use of grassed area measuring 4.6m x 35m for additional parking

Location: Crossgate Farm, Crossgate Lane, Tintwistle, Derbyshire, SK13 1HP

Application Ref No: HPK/2026/0056

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

We have reviewed the information provided including the Biodiversity Net Gain assessment although no calculation was available.

We have also checked the Derbyshire Biological Records Database and can confirm there are no designated sites in the vicinity of the site and no records of

protected/notable species at the site. However, there are observations of bats on land adjacent to the site.

Biodiversity Net Gain

The site consists of existing hardstanding and modified grassland. The BNG metric submitted anticipates the loss of a small area of the modified grassland and the required 10% statutory net gain will be achieved by planting native trees onsite. This should result in a 12.28% net gain in habitat units according to the information provided.

It is arguable whether these gains should be considered significant and we therefore suggest that a Habitat Management and Monitoring Plan (HMMP) may be disproportionate. We suggest that the habitat enhancements could be secured via a planning condition for a Landscape and Ecological Management Plan (LBEMP).

The following conditions are recommended with regards to the LBEMP and the potential for protected species.

Lighting (if required)

Prior to the installation of lighting fixtures, a detailed lighting strategy shall be submitted to and approved in writing by the LPA to safeguard bats and other nocturnal wildlife. This should provide details of the chosen luminaires, their locations and any mitigating features such as dimmers, PIR sensors and timers. Dependent on the scale of proposed lighting, a lux contour plan may be required to demonstrate acceptable levels of light spill to any sensitive ecological zones/features. The Strategy should refer to Guidance Note 08/23 - Bats and Artificial Lighting at Night (BCT and ILP, 2023) and explain how proposals have been designed in compliance with this document. Such approved measures will be implemented in full.

Landscape and Biodiversity Enhancement and Management Plan (LBEMP)

A Landscape and Biodiversity Enhancement and Management Plan (LBEMP) shall be submitted to, and be approved in writing by, the LPA [prior to the commencement of the development]. The aim of the LBEMP is to provide details



for the creation, enhancement and management of habitats on the site post-development, in accordance with the proposals set out in the submitted Biodiversity Metric. It shall include the following: -

- a) Description and location of features to be retained, created, enhanced and managed, as per the approved biodiversity metric.
- b) Aims and objectives of management, in line with desired habitat conditions detailed in the metric.
- c) Appropriate management prescriptions to achieve aims and objectives.
- d) Preparation of a work schedule (capable of being rolled forward in perpetuity).
- e) Details of the persons responsible for implementation of the plan.
- f) Requirement for a statement of compliance upon completion of planting and enhancement works.
- g) A set of remedial measures to be applied if conservation aims and objectives of the plan are not being met.

The approved plan will be implemented in accordance with the approved details.

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,

[Redacted signature]

Jenny Wheeldon BSc MSc MCIEEM
Biodiversity Planning Officer

[Redacted contact information]