



**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/2025/0479
Our ref: DWTHPK842

26th March 2026

Dear Alex,

Proposal: Construction of new changing facilities for Buxton Cricket Club

Location: 72 BUXTON CRICKET CLUB , Park Road , Buxton , Derbyshire , SK17 6SN

Application Ref No: HPK/2025/0479

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 submitted Preliminary Ecological Appraisal (PEA) (FPCR, January 2026), BNG Report (FPCR, January 2026) and metric.

A new building is proposed on exiting modified grassland. To offset this, 4No. new trees will be planted within the site. A net gain of +0.01 habitat units (15.13%) will be delivered. Given the limited extent of the proposed onsite habitats, it may

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be that the onsite gains are not considered significant and therefore a HMMP for these is not strictly required. A good quality landscape plan and management schedule may be sufficient to secure the gains, in addition to the statutory Gain Plan.

Protected species constraints are limited to a low risk of hedgehogs foraging over the grassland at night and the potential for bats and birds to use the trees along the track. Best practice measures should be implemented during construction to safeguard hedgehogs. No impacts to the trees are anticipated. If any tree felling / branch removal becomes necessary, the ecologists should be re-consulted as nesting bird checks and an aerial survey of Tree 1 for roosting bats may be required, as per the advice in the PEA.

In addition to the statutory biodiversity gain condition, the following conditions are advised:

Landscape Strategy

Prior to commencement of works, a detailed Hard and Soft Landscaping Strategy, which includes a comprehensive planting schedule and management schedule, shall be submitted to and approved in writing by the Local Planning Authority. The soft landscaping scheme shall align with the proposals presented within the Biodiversity Gain Plan and the BNG Report (FPCR, January 2026).

Lighting

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 lightspill 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.

Reasonable Avoidance Measures

All excavations shall be covered overnight or else have an escape ramp installed to prevent entrapment of hedgehogs and other wildlife. All pipework greater than 150 mm shall be blanked off at the end of the day and chemicals shall be stored securely. If a hedgehog is discovered at any time, it shall be moved immediately and carefully with gloved hands to an area of shelter such as beneath adjacent hedgerow/bushes. If there is any concern for its welfare, a local animal rescue / hospital shall be contacted for advice.

Enhancements

During construction, 1No. general purpose bird box shall be attached to the eastern elevation and 1No. general purpose bird box shall be attached to the northern elevation. Boxes shall be made from woodcrete or woodstone and be located at eaves level / wall top. Evidence that these measures have been implemented should be submitted to the Local Planning Authority for approval within one month of completion of development.

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.



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Yours sincerely,

Libby Duggan-Jones

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