

From: Kieron Huston
Sent: 11 May 2026 17:46
To: Stuart Talbot; Planning (HPBC)
Subject: Application Ref No: HPK/2026/0084
Attachments: DWTHPK846.pdf

Categories:

Hi Stuart,

Please see attached comments on the above application. The proposed biodiversity net gain appears to be outside of the red line boundary in which case it will need to be secured with a legal agreement and the land will need to be registered as a habitat bank with Natural England. Given that it is only 8 trees it would be better to either change the red line, re-locate the trees inside the existing red line or the applicant should purchase units from a registered habitat bank.

Kind regards

Kieron Huston
Head of Planning and Policy (Biodiversity)
Derbyshire Wildlife Trust, Sandy Hill, Main Street, Middleton, Matlock, DE4 4LR
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Working Days: I work a 9 day fortnight. Monday - Friday / Monday – Thursday



To submit species sightings - speciesrecords@derbyshirewt.co.uk



Derbyshire Wildlife Trust, Sandy Hill, Main Street, Middleton, Derbyshire, DE4 4LR
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Derbyshire
Wildlife Trust

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

For the attention of Stuart Talbot

Our ref: DWTHPK846
11th May 2026

Dear Stuart,

Proposal: Retention of new access track onto the main road (A515) and proposed construction of a new track off the existing track to Beechcroft

Location: Beechcroft Great Low Farm Unnamed Road Section Of A515 From Brierlow Bar to District Boundary Flagg

Application Ref No: HPK/2026/0084

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

I have reviewed the proposed application against data held at DWT and the following reports and metrics:

Sandy Hill, Main Street, Middleton, Matlock, DE4 4LR

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Wilder by nature



- Biodiversity Net Gain Statement
- Biodiversity Gain Plan
- Small Sites Metric

The proposal is retrospective and seeks the retention of a new access track. The site does not have any statutory or non-statutory nature conservation designations, and we are not aware of any Habitats of Principal Importance or protected species or Species of Principal Importance at this location. The site is adjacent to Great Low Field Pond Local Wildlife Site.

The construction of the access track has had a minor adverse impact on habitats of low distinctiveness (modified grassland) and the applicant intends to address this by planting 8 small trees. A net gain of 10.25% net gain.

On reviewing the location for the 8 trees it appears to lie outside of the red line boundary for the development. If this is the case the Council will need to secure the net gain with a legal agreement. The off-site location will also have to be registered with Natural England for it to be eligible for net gain.

The applicant has the following options:

- a) Register the off-site land as a habitat bank with Natural England (a legal agreement will be needed in order to do this)
- b) Amend the red line boundary of the application to include adjacent land to be used for net gain.
- c) Re-locate the 8 trees to land already within the red line boundary



d) Purchased the required biodiversity units from a registered habitat bank.

Options b) or c) may be the most cost effective from the applicant's perspective.

The application will require a mandatory Biodiversity Gain Plan and a condition or legal agreement for a management plan for the 8 trees. Once it is clear how the net gain is to be delivered, we can provide further advice and suggested text for conditions.

If you require any further information or wish to discuss any of the comments made, please do not hesitate to contact me.

Yours sincerely,

Kieron Huston

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Head of Biodiversity Planning

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