



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: DWTHPK854a

26th May 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 the nature conservation issues associated with the proposed development.

Response

A revised Block Plan has been submitted, accompanied by a revised metric and Gain Plan. Please note that metrics should be submitted in Excel format as standard, not pdf.

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

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Wilder by nature

A proposed net gain of +0.0132 habitat units (21.55%) has been calculated, due to the provision of 6No. trees. Trading rules are satisfied. Due to the minor nature of the proposed gains, we advise that these could be secured via a detailed landscaping plan. In addition to the statutory biodiversity gain condition, the following conditions are advised:

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.

Hard and Soft Landscaping Strategy

Prior to commencement of works, a detailed Hard and Soft Landscaping Strategy, which includes a planting schedule for the new trees, 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 Habitat Management and Monitoring Plan.



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,

Libby Duggan-Jones

Libby Duggan-Jones MBiolSci MCIEEM

Biodiversity Planning Lead (North)

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