

[REDACTED]

Sent: 22 June 2026 16:35
[REDACTED]
Cc: Planning (HPBC)
Subject: Re: HPK/2026/0165 (Private Track North of Manchester Rd, Buxton)

[REDACTED]

Hi Stuart,

In the interest of speed, please accept this email as our consultation response. We have reviewed the Inspection Note from the ecologists. Could you please forward a non-redacted copy so that I can see the redacted section?

The inspection by the ecologists does cover a wider area than the red line boundary. I see that the applicant states that work will impact less than 25m² of onsite habitat and less than 5m² of on-site linear habitat. If this is the case, the proposal would qualify under the de-minimis exemption. I assume the access track is currently existing?

From the photograph and red line boundary provided, it would seem that most of the footprint of works is made up of gravel / aggregate, with some low-growing species colonising in places. The very north-western part of the red line boundary looks to comprise grassland dominated by rushes and described in the Inspection Note. Based on the red line boundary and the 10 m radius drawn from the existing borehole, it would seem very likely that the new boreholes would be located on the gravel and at the edges of the grassland.

I have checked our Biological Records Database and no records of protected species or notable habitats are present on or immediately adjacent to site. Records of brown hare, stoat, badger and ground nesting birds are present in the surrounding moorland and rough grassland. Taking a pragmatic approach to these very localised works, I would recommend securing supervision of an Ecological Clerk of Works during installation. The ECoW can advise on micro-siting where possible to avoid the grassland and can check the footprint of works for common reptiles, amphibians or nesting birds etc., prior to works.

I would expect standard best practice procedures to be set out in a CEMP, including dust suppression, re-fuelling, site house-keeping etc., to protect the surrounding habitats and designated sites.

Suggested Condition for Ecological Clerk of Works

An Ecological Clerk of Works shall be present immediately prior to and during the installation of the boreholes. The Ecological Clerk of Works shall check the footprint of works prior to any introduction of machinery, vegetation clearance or ground works and must give confirm that the area is clear of constraints before the installation proceeds. The Ecological Clerk of Works shall remain present on site during installation in case wildlife concerns or queries arise. A short statement of compliance from the Ecological Clerk of Works shall be submitted to the LPA to discharge the condition.

Best regards,
Libby.

Sent: Thursday, June 18, 2026 12:17
[REDACTED]
Subject: HPK/2026/0165 (Private Track North of Manchester Rd, Buxton)

Hi Libby,

We're still waiting on comments from DWT on this one, please could you provide an update?

Just for your awareness there has been some pushback with regard to the requirement to provide a 10% biodiversity net gain and on the application form they have ticked that the de minimis exemption applies.

Many thanks

Stuart Talbot

Planning Officer

Development Services

High Peak Borough Council and Staffordshire Moorlands District Council

www.highpeak.gov.uk | Follow HPBC on [X \(Formerly Twitter\)](#) | [Facebook](#)
www.staffsmoorlands.gov.uk | Follow SMDC on [X \(Formerly Twitter\)](#) | [Facebook](#)



Do you really need to print out this Email? Be green - keep it on the screen.

This email is intended for the addressee(s) only and may contain sensitive, privileged or confidential information that could be protectively marked. If you are not the addressee please do not use the information in any way. If you have received this email in error please notify the sender immediately and delete it from your system. Thank you.

The Council may be required to disclose this email or any responses to it under the Freedom of Information Act 2000. The way in which we handle personal information is set out in our privacy notice and is available at <https://www.highpeak.gov.uk/YourData>

Links contained in this email have been replaced. If you click on a link in the email above, the link will be analyzed for known threats. If a known threat is found, you will not be able to proceed to the destination. If suspicious content is detected, you will see a warning.