



Derbyshire
Wildlife Trust

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

For the attention of Stuart Talbot

Your Ref: HPK/2026/0181
Our ref: DWTHPK862

6th July 2026

Dear Stuart,

Proposal: Proposed 3 agricultural buildings to cover yard, provide dry storage for fodder and straw and to extend and cover a muck store

Location: Colt Croft Farm, Dukes Drive, Buxton, Derbyshire, SK17 9RP

Application Ref No: HPK/2026/0181

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 Preliminary Ecological Assessment (PEA) (Chris Seabridge and Associates, April 2026). The application area is of relatively low ecological value, being comprised largely of hardstanding with areas of modified grassland in poor condition. No tree or hedgerow removal is required.

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Wilder by nature

Protected species impacts are limited and can be managed through the implementation of best practice working measures.

A net gain of +0.01 habitat units (14.48%) will be delivered through the enhancement of grassland on site. We would advise that this area is clearly distinguishable to enable successful future management. Given the limited area and low distinctiveness of the enhanced habitat, we suggest that the gains could be secured via a good quality Landscape Plan and management schedule.

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

Nesting Birds

No works to grassland or buildings shall take place between 1st March and 31st August inclusive, unless preceded by a nesting bird check no more than 48 hours prior to clearance. If nesting birds are present, an appropriate exclusion zone will be implemented and monitored until the chicks have fledged. No works shall be undertaken within exclusion zones whilst nesting birds are present.

Landscape Strategy

Prior to commencement of works, a detailed Soft Landscaping Strategy, which includes a comprehensive planting schedule and management specifications, 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.

Informative - Best practice measures

All works should be undertaken in a manner by which to safeguard common reptiles, amphibians, hedgehogs and badgers. Immediately prior to commencement, the footprint of works should be checked for any wildlife.

Clearance of any potential refugia should be done by hand and care should be taken not to create habitat piles within the footprint of works. If common amphibians, reptiles or hedgehogs are discovered, they should be allowed to move away freely or can be carefully collected with gloved hand and clean container and moved to an area of safety.

Excavations should be covered overnight or ramps / planks should be installed to prevent entrapment. Excavations should be checked daily for wildlife. All machinery and chemicals should be stored correctly.

Machinery and vehicles should access the works area via existing tracks and disturbance should be limited to the footprint of works, as far as practicable.

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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