



Derbyshire
Wildlife Trust

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

For the attention of Rachael Simpkin

Your Ref: HPK/2024/0475
Our ref: DWTHPK767c

14th July 2026

Dear Rachael,

Proposal: Construction of 4no Units (Units 1-4) for B8 Warehouse & Distribution and 3no Units (Units 5-7) for B2 general light industrial uses, including associated Parking Areas and landscaping.

Location: Land Off , Graphite Way , Hadfield , Glossop , Derbyshire ,

Application Ref No: HPK/2024/0475

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

The BNG assessment for this site has been updated to reflect the adopted Local Nature Recovery Strategy for Derbyshire. This has only marginally altered the onsite losses from -2.51 habitat units (-48.19%) to -2.5 habitat units (-52.02%).

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Wilder by nature

It was previously proposed that sufficient offsite units would be purchased from two different habitat banks to deliver at least 10% gains¹. One bank was within the NCA of Manchester Pennine Fringe and one within the adjacent NCA of Shropshire, Cheshire & Staffordshire Plain. We assume this is still the case but final details can be confirmed in the post-determination Gain Plan and final metric, which should include completed offsite tabs.

We also note that the proposed site plan has altered slightly, which is reflected in the most recent BNG Assessment report (V3, Quants, June 2026). Post-development habitats have also been amended in the metric and we note that other neutral grassland in good condition is now proposed. This is a fairly ambitious target for grassland surrounding a commercial premises. It will require the grassland to be seeded appropriately and to be managed appropriately, allowing the grassland to develop a tall sward, with a late-summer cut.

The area of biodiverse green roof has been reduced from ~0.09 ha to ~0.06 ha. The roof should comprise an appropriate green roofing system which supports low-growing species suitable to support pollinators, such as dingy skipper.

Full details of landscaping should either be provided at this stage to ensure it will deliver the proposed habitats in the metric or a landscape condition should be attached requiring approval of a plan to align with the BNG requirements e.g.:

Prior to commencement of works, a detailed Hard and Soft Landscaping Strategy, which includes a comprehensive planting schedule and management specifications, shall be submitted to and approved in writing by the Local Planning

¹ Letter from Biodiversity Units UK Ltd dated 12th August 2025



Authority. The soft landscaping scheme shall align with the proposals presented within the Biodiversity Gain Plan and the Habitat Management and Monitoring Plan.

Habitats will be monitored for at least 30 years and if targets are not met, remedial actions will be required.

The other conditions set out in our letter dated 25th September 2025 are still applicable.

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

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