



**Derbyshire
Wildlife Trust**

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

For the attention of James Stannard

Your Ref: HPK/2026/0088

Our ref: DWTHPK866

21/07/2026

Dear James,

Proposal: Proposed alterations and extension work to form a larger workshop

Location: AURO HOUSE, STADEN BUSINESS PARK, Staden Lane, Buxton, Derbyshire, SK17 9RZ

Application Ref No: HPK/2026/0088

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

We have reviewed the information provided, Derbyshire Biological Records Database and aerial imagery of the site.

The application form states that the application is subject to a de minimis exemption from biodiversity net gain assessment. We would query this as the land subject to building works appears from aerial imagery to include an area of grassland/vegetation that may be larger than 25m². This should be checked and exemption confirmed.

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

01773 881188 • enquiries@derbyshirewt.co.uk

Derbyshire Wildlife Trust Limited is a company registered in England and Wales with company number 715675. Registered charity number 222212. VAT registration number 509 4825 32

Wilder by nature

Given the proximity of the proposals to adjacent trees an Arboriculture Impact Assessment may be required, along with the production of a Tree Protection Plan to illustrate how retained trees are to be protected during and after construction if extensive groundworks are required.

We would request that a lighting plan is submitted if additional new lighting features are proposed. Lighting should be designed to minimise disturbance to nocturnal wildlife including bats that may use the tree corridor along the northern side of the proposed extension. Lighting along this aspect should be avoided/minimised and feature only low-level lighting features with timers/sensors used wherever possible.

We recommend the following conditions with regards to lighting and species enhancement features.

Lighting

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.

Biodiversity Enhancement

The following biodiversity enhancement measures shall be implemented:

- 1No. external bird box located at least 2.5m high (avoiding southern elevations)
- 1No. external bat box located at least 2.5m high away from external lighting (favouring southern elevations)



The measure(s) shall be installed in accordance with the manufacturer's guidance and evidence that these measures have been implemented shall be submitted to the Local Planning Authority for approval, within one month of completion of development. Measures shall be retained in perpetuity.

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,



Jenny Wheeldon BSc MSc MCIEEM
Biodiversity Planning Officer

