



**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/2026/0190
Our ref: DWTHPK871

4th August 2026

Dear James,

Proposal: Erection of a new self-build dwelling house within the landscape to the rear of Corbar Hill House, with associated external works and part-retrospective landscaping. Conversion of the Curtilage Listed Coach House building to a single self-build residential dwelling, with associated repair works and minor modifications

Location: LAND BEHIND CORBAR HILL HOUSE, Corbar Road, Buxton, Derbyshire

Application Ref No: HPK/2026/0190

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 already provided comments on the conversion of the Coach House in our letter dated 3rd August 2026 for application HPK/2026/0193. We would highlight the requirement for a bat mitigation licence prior to any works to this building and

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also the advice to investigate the history of this site with regards to bat mitigation licensing. Full details are provided in the aforementioned letter.

Regarding the construction of a new dwelling to the rear of the Corbar Hill House, we have reviewed the submitted PEA (Penny Anderson, April 2026). This maps the habitats and provides an assessment of likely impacts to protected species. Such impacts are limited to nesting birds, low numbers of amphibians or reptiles, and potentially foraging badger. Impacts can be avoided through the implementation of best practice working methods, secured via a Construction Environmental Management Plan (CEMP: Biodiversity).

Corbar Wood Local Wildlife Site (LWS) is located adjacent to the western boundary. This woodland is not discussed in the submitted Tree Report (Acacia Tree Services, April 2026), however we believe that the track in the west of the development site is existing and we do not anticipate impacts to the adjacent woodland from proposed construction. We advise that the Tree Report should be amended to consider the adjacent LWS and indicate protective fencing along the western boundary, as a precautionary measure. The area of woodland immediately adjacent to the development site is not mapped as ancient woodland and therefore a 15 m buffer is not strictly required.

There is no Biodiversity Net Gain Assessment or metric uploaded and I see that the application form claims exemption under the 'self-build' exemption. The LPA is advised to ensure that the proposals do meet the criteria for self-build and to impose any restrictions necessary to prevent misuse of this exemption.

Final condition wording can be recommended once the nocturnal bat surveys have been completed for the Coach House, however they are likely to include a Bat



Licence, a Precautionary Working Method Statement (PWMS), Lighting and Species Enhancement Plan. We also reiterate that clarity is requested on when works were undertaken to the Coach House and whether they were under licence, to determine whether this matter should be referred to the Rural Crime Team. I'm happy to discuss the latter over the phone, if needed.

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

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