



Derbyshire
Wildlife Trust

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

For the attention of James Stannard

Our ref: DWTHPK868
7th August 2026

Dear James,

Proposal: Erection of battery storage facility

**Location: Land west of Hardybarn Lane , Green Fairfield , Buxton ,
Derbyshire**

Application Ref No: HPK/2026/0188

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

I have reviewed biodiversity data held by DWT and the Derbyshire Biological Records Centre together with the following documents and reports:

- Preliminary Ecological Appraisal Report (Weddles, April 2026)

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Wilder by nature

- Biodiversity Net Gain Summary Report (Weddles, April 2026)
- Statutory Biodiversity Metric (Weddles, April 2026)

The site does not have any statutory or non-statutory designations directly associated with it. There are statutory and non-statutory sites located close to the site but impacts on these are unlikely. With regard to the presence of statutory nature conservation sites the PEA has recommended that Natural England are consulted. There is a potential Local Wildlife Site on the other side of Hardy Barn Lane (east). It is thought unlikely that this site will be adversely affected.

Biodiversity Net Gain and habitats

The PEA has informed the Biodiversity Metric, and it is noted that a degree of degradation of habitat has been identified and that this has been addressed within the BNG assessment. There are no Irreplaceable habitats or Habitats of Principal Importance (priority habitat) present within the site or immediately adjacent to the site.

Most of the site is artificial unvegetated surface with no biodiversity value (0.7 ha). However, there is c. 0.08 ha of other neutral grassland either present or considered to have been present prior to degradation. The development will result in the permanent loss of all but 0.002 ha of the grassland habitat.

The baseline value of the site is 0.32 area (habitat) units. Post development the intention is to create the following habitats on-site,

- Modified grassland
- Other neutral grassland
- Mixed scrub

- Urban trees x 21 small trees
- Sustainable Urban Drainage System

Creating these habitats results in a net gain of 0.8 habitat units (249.99%). However, the BNG assessment and metric have flagged up that the Trading rules have not been fully met, and that an additional 0.25 HU of Medium Distinctiveness Grassland group habitats will be needed. These units will need to be purchased from a habitat bank.

The PEA includes an assessment of the potential risk or impacts to protected species and has made recommendations for mitigation and enhancement. The assessment is accurate and mitigation measures can be addressed through a requirement for a Construction and Environmental Management Plan for Biodiversity, a lighting condition and through the Habitat Management and Monitoring Plan.

Conclusions and recommendations

The ecological information submitted is considered to sufficient for the Council to be confident that impacts on protected species can be addressed and that > 10% net gain can be achieved and that the trading rules of Defra's metric can be met through the purchase of off-site habitat units.

0.25 habitat units of same broad habitat or higher distinctiveness will be needed in relation to the loss of other neutral grassland. These habitat units are usually available through Habitat Banks in the Derbyshire area.

Biodiversity Gain Plan

The statutory framework for biodiversity net gain requires a Biodiversity Gain Plan to be submitted and approved by the planning authority to discharge the mandatory biodiversity gain condition prior to the commencement of development.

A final updated Biodiversity Metric should accompany the Biodiversity Gain Plan and include the off-site details. It is essential that the Council receives a completed metric that has met the Trading Rules and provides > 10% net gain.

Recommended conditions

Habitat Management and Monitoring Plan (HMMP)

A Habitat Management and Monitoring Plan (HMMP) shall be submitted to, and be approved in writing by, the LPA prior to the commencement of the development. If the standard HMMP template is not used, the HMMP checklist shall be consulted to ensure all appropriate information is included. The HMMP shall identify the habitats to be retained, created and / or enhanced on the site over the mandatory 30-year period and specify the appropriate management prescriptions to secure the predicted condition targets, as per the approved biodiversity metric for the application. The HMMP shall also set out a monitoring schedule to ensure targets are met and remedial actions to take if not. Guidance on producing a HMMP can be found here:

<https://www.gov.uk/guidance/creating-a-habitat-management-and-monitoring-plan-for-biodiversity-net-gain>

Construction Environmental Management Plan (CEMP: Biodiversity)

No development shall take place (including demolition, ground works, vegetation clearance and movement of plant, machinery and materials) until a Construction Environmental Management Plan (CEMP: Biodiversity) has been submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) shall be produced by an ecologist and include the following.

- a) Risk assessment of potentially damaging construction activities.
- b) Identification of "biodiversity protection zones".
- c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts on [REDACTED] reptiles, great crested newt, breeding birds and hedgehog during construction.
- d) The location and timing of sensitive works to avoid harm to biodiversity features.
- e) The times during construction when specialist ecologists need to be present on site to oversee works.
- f) Responsible persons and lines of communication.
- g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
- h) Use of protective fences, exclusion barriers and warning signs.

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

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.

If you require any further information or wish to discuss any of the comments made, please do not hesitate to contact me.

Yours sincerely,

Kieron Huston BSc MSc MCIEEM
Head of Biodiversity Planning