



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: DWTHPK866a

4th August 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

Following on from our previous comments (letter dated 21st July 2026), it has been confirmed that the application is not exempt from mandatory biodiversity net gain. We have now reviewed the submitted Biodiversity Net Gain Assessment (Peak Ecology, June 2026) and Statutory Biodiversity Metric (Libby Norton, June 2026).

There will be a net loss of -0.04 habitat units (-100%) on site due to the loss of other neutral grassland habitat in moderate condition.

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

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Given that the application does not qualify under any exemption, a minimum of 10% net gain is required, in line with the Environment Act 2021. The predicted losses cannot be offset within the site boundary and therefore an offsite option will be required. The BNG report indicates that offsite units will be purchased from a Habitat Bank. Final details can be provided in the post-determination Gain Plan, alongside a final copy of the metric with the offsite tab completed.

A Habitat Management and Monitoring Plan is not required in this instance, as onsite gains are not considered significant.

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.

Guidance for LPAs regarding Gain Plans can be found here:

<https://www.gov.uk/guidance/biodiversity-net-gain#para25> and the Gain Plan template is here: <https://www.gov.uk/government/publications/biodiversity-gain-plan>

Our previous comments regarding protected species, including the recommended Lighting and Biodiversity Enhancement Plan conditions remain relevant with no changes necessary.

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,



Avreen Roque BSc (Hons)
Biodiversity Planning Support Officer



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Reviewed by Libby Duggan-Jones MBiolSci MCIEEM - Biodiversity Planning Lead
(North)

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