



**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/2026/0264
Our ref: DWTHPK878

4th September 2026

Dear James,

Proposal: Roofing over feed yard as an extension of existing agricultural buildings

Location: Higher Green Meadow, Dolly Lane, Buxworth, Derbyshire, SK23 7QJ

Application Ref No: HPK/2026/0264

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 proposed extension is located on hardstanding and the access included within the red line comprises an existing track with no alterations. As such, we agree that the proposal qualifies under the de-minimis exemption from mandatory 10% net gain.

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

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Wilder by nature

Based on the photographs of the existing building, we do not consider it likely that features would be present to support roosting bats and no surveys are recommended.

We have reviewed the submitted Ecological Enhancement Plan and welcome the proposals to provide bat and bird boxes as part of the development. The proposed boxes and locations are well-chosen and should be secured with a condition:

The enhancement recommendations detailed in the Ecological Enhancement Plan (Harvey Hughes Independent Rural Consultants, June 2026) shall be implemented in full during the course of the development and retained in perpetuity. Evidence that these measures have been implemented shall be submitted to the Local Planning Authority for approval, prior to occupation.

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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