



High Peak Borough Council
working for our community

Mr Andrew Zuntz
120 Padfield Main Road
Glossop
SK13 1ET

01/12/2025

Dear Mr Zuntz

Re: DOC/2025/0080 – Application to discharge Conditions 3 and 4 relating to HPK/2023/0318

I write in connection with the above application which seeks to discharge Conditions 3 and 4 relating to HPK/2023/0318.

Condition 3 states the following:

3. *No development shall commence until a Biodiversity Net Gain Plan has been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out and subsequently maintained in accordance with the approved plan.*

The application is supported by a Biodiversity Net Gain that has been reviewed by Derbyshire Wildlife Trust. Comments received from this consultee read as follows:

"We have reviewed the submitted Gain Plan, dated 29/10/2025. We provided comments on the metric calculations as part of previous responses to the scheme and the calculations do not appear to have changed in the interim.

Net gains of +0.1859 habitat units (10.22%) and +0.0647 hedgerow units (13.26%) will be delivered, through onsite habitat creation and enhancement. The trading rules have been satisfied. The statutory Gain Plan template has been used and we advise that all necessary information has been provided. We advise the LPA that the Gain Plan condition can be discharged."

In light of these comments, and subject to adherence to the Gain Plan as submitted, the Council confirm that Condition 3 relating to HPK/2025/0318 is hereby discharged.

Condition 4 states the following:

4. *Prior to any boundary fencing being installed, a Habitat Management and Monitoring Plan (HMMP) shall be submitted to, and be approved in writing by, the Local Planning Authority. 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.*

The application is supported by a Habitat Management and Monitoring Plan (HMMP) which has been reviewed by Derbyshire Wildlife Trust. Comments received from his consultee read as follows:

"The submitted HMMP in this case comprises a bespoke document, which includes background information about the site, site survey details, desk study results and project objectives. Sections 7-9 provide the specific management and monitoring information required to ensure the BNG targets are met and a net gain is delivered on site. Appendix 4 contains the HMMP Checklist. We have the following minor comments to address prior to discharge:

- *We advise that reference to 'BNG points' should be amended to 'BNG units'.*
- *We advise that the term 'recommendations' should be reviewed in the BNG sections of the document.*



Where interventions are required to achieve the BNG targets, these should be set out as prescriptions that will happen, rather than recommendations. Where interventions are above and beyond the BNG targets, the use of recommendations is acceptable.

- *Section 8.1.1 states that a monitoring report will be produced annually for first 10 years, then every five years after. However, Section 8.3 states that report will be issued to the LPA in Years 1, 3, 5 and then every five years after. We suggest that the latter approach is acceptable."*

Further to the above, a revised HMMP (V2) was received on 27th November which was again subsequently subject of review by Derbyshire Wildlife Trust.

In light of further comments being forthcoming from Derbyshire Wildlife Trust on 1st December which confirm that this revised HMMP is acceptable, please take this letter as formal confirmation that Condition 4 relating to HPK/2025/0318 is hereby discharged subject to full compliance with this revised document.

Yours Sincerely

A handwritten signature in black ink, appearing to read 'James Stannard', with a stylized, cursive script.

Mr James Stannard
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