



**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: DOC/2025/0080  
Our ref: DWTHPK808-1

27<sup>th</sup> November 2025

Dear James,

**Proposal: Discharge of Conditions 3 and 4 in relation to application  
HPK/2025/0318**

**Location: Land to the West of, Temple Street, Padfield, Glossop,  
Derbyshire**

**Application Ref No: DOC/2025/0080**

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**

### Condition 3. Gain Plan

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.

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

01773 881188 • [enquiries@derbyshirewt.co.uk](mailto:enquiries@derbyshirewt.co.uk)

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**Wilder by nature**

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.

#### Condition 4. HMMP

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.

We have also commented on the species enhancement section of the HMMP below, as those details are required to discharge Condition 5.

#### Condition 5. Species Enhancement Plan

Whilst this application does not specifically include the discharge of Condition 5, species enhancements are included in Section 7.2.5 of the HMMP submitted to discharge Condition 4 above.

The recommendations for bat boxes, bird boxes and hibernacula are welcomed but the HMMP should specify numbers and types / models of features to be installed, with these marked on Figure 9. This should be agreed in consultation with the community group to ensure appropriate locations are identified on site. Condition wording also requires a timetable for implementation.

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 MBiolSci MCIEEM  
Biodiversity Planning Officer  
[planning@derbyshirewt.co.uk](mailto:planning@derbyshirewt.co.uk)