



Derbyshire
Wildlife Trust

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

For the attention of Stuart Talbot

Your Ref: DOC/2026/0039
Our ref: DWTHPK802-1

30th July 2026

Dear Stuart,

Proposal: Discharge of Conditions 6, 8, 3 and 4 in relation to HPK/2025/0269

Location: Land Adjacent 39 Bankbottom, Hadfield, Glossop

Application Ref No: DOC/2026/0039

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 8 – Gain Plan

We have reviewed the submitted Gain Plan, dated 09/06/2025. We provided comments on the Statutory Biodiversity Small Sites metric calculations (11/10/2025) as part of previous responses to the scheme and the calculations do not appear to have changed in the interim.

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Wilder by nature



The metric details that a gain of +0.0017 habitat units, equating to +12.90% will be delivered on-site. Trading rules are satisfied.

At present, the figures in section 6. On-site habitat enhancements do not match the figures as displayed in the headline results tab in the metric. The gain plan should be revised so that the figures match.

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,

Holly Fowler

Holly Fowler BSc (Hons)

Biodiversity Planning Lead (South)

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