

From: [Libby Duggan-Jones](#)
To: [Planning \(HPBC\)](#)
Cc: [Rachael Simpkin](#)
Subject: HPK/2023/0459 Dinting Lane
Date: 08 May 2025 13:28:30
Attachments: [image001.png](#)
[DWTHPK712c.pdf](#)

Hi Rachael,

Please see attached. I tried to give you a call to have a quick chat but couldn't get through. The outstanding issue is the final unit loss figure. The intention seems to be to offset financially, presumably buying units from a Habitat Bank, so I would have thought that an accurate figure must be agreed to enable this to be secured. How would you do this for pre-mandatory site? Condition or S106?

The problem is that grassland enhancement has been included around the site perimeter to deliver units but part of this is within private ownership. There is no problem enhancing grassland in public space that will be managed in the future but private garden/curtilage should not be included.

It seems we are about there now with this site, so let me know if you have any final queries re the BNG details.

Best regards,

Libby.

My working hours are: Mon: 9-5 Tue: 9-5, Wed: 9-3, Thur: 9-3.

Libby Duggan-Jones

Biodiversity Planning Officer

Derbyshire Wildlife Trust, Sandy Hill, Main Street, Middleton, Matlock, DE4 4LR

Switchboard: www.derbyshirewildlifetrust.org.uk

See our Planning Pages for advice:

<https://www.derbyshirewildlifetrust.org.uk/planning>



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

For the attention of Rachael Simpkin

Your Ref: HPK/2023/0459

Our ref: DWTHPK712c

8th May 2025

Dear Rachael,

Proposal: Development of 5no. new dwellings

**Location: Land to the South of Dinting Road and West of Dinting Lane, Dinting Road,
Higher Dinting, Glossop, Derbyshire**

Application Ref No: HPK/2023/0459

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

We have received the response to our comments from Cheshire Planning Solutions Ltd and the ownership plan, which are both very helpful to inform this response.



We are disappointed to see the loss of T2 purely to facilitate the development, when it appears in good health with a 40+ year life expectancy as previously stated. We would consider that it should have been a key feature to retain for this site. However, as it has been reflected in the metric calculations, there is little else for us add on this point and we will leave it to be considered by the LPA in the planning balance.

We appreciate the clarity provided on the existing grassland and have no more comments on this point.

We understand that it is the intention to offset any losses financially, presumably buying units from a Habitat Bank. Currently the figure of -0.92 habitat units is based on grassland enhancement within the curtilage of private dwellings. The metric should be amended to only include grassland enhancement in areas of POS, as per the ownership plan provided. This would then provide a final unit loss figure on which to base a unit purchase to deliver some level of gain. This should be secured via an appropriate mechanism.

With regards to conditions, wildlife enhancements are already detailed on the Landscape Plan and so should be secured via compliance condition. The following conditions are recommended:

Nesting Birds

No tree, scrub or hedgerow clearance shall take place between 1st March and 31st August inclusive, unless preceded by a nesting bird survey undertaken by a competent ecologist no more than 48 hours prior to clearance. If nesting birds are present, an appropriate exclusion zone will be implemented and monitored until the chicks have fledged. No works shall be undertaken within exclusion zones whilst nesting birds are present.

Precautionary Working Methods

Site clearance shall be undertaken in a manner by which to safeguard hedgehogs and herptiles. All rubble piles and general debris that could be used for shelter shall be carefully cleared by hand to a location such as a skip, other container or raised pallets. This shall be undertaken prior to machinery entering site and avoiding the core hibernation period (November-February). Vegetation shall be strimmed initially to 150 mm above ground level to allow any individuals to escape or be moved. If a hedgehog or herptile is discovered during clearance, it shall be moved immediately and carefully with gloved hands to an area of shelter such as beneath adjacent hedgerow/bushes on the south-western boundary, unless able to move away freely. A short statement of compliance shall be submitted to the LPA upon completion of clearance works to discharge this condition.

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

Endnote:

Please see our planning pages <https://www.derbyshirewildlifetrust.org.uk/planning> for ecological advice on submitting a planning application, finding an ecological consultant and information on mitigation and enhancement.