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Sent: 11 December 2025 14:18

Subject: HPK/2023/0459 - Land at Dinting Lane, Glossop

[REDACTED]

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Sent: 11 December 2025 14:09

Subject: FW: HPK/2023/0459 - Land at Dinting Lane, Glossop

Hi Rachael,

Please disregard the habitat figure below. I was looking at the previous version of the BNG Assessment report. The new report updated 27/11/2025 and the latest metric (V6) confirm that the final losses at the site are **-0.99 habitat units (59.72%)** and -0.01 hedgerow units (1.73%). The reduction in habitat units lost is due to the retention of more trees. As such, 1.16 habitat units and 0.06 hedgerow units should be purchased from a habitat bank.

Conditions still remain applicable.

Best regards,
Libby

Sent: 11 December 2025 13:54

Cc: Planning <planning@derbyshirewt.co.uk>

Subject: RE: HPK/2023/0459 - Land at Dinting Lane, Glossop

Hi Rachael,

Thank you for sending us the latest landscaping plans. It's great to see the mature sycamore is now being retained, as advocated for in all our previous comments.

A net loss of -1.30 habitat units and -0.01 hedgerow units will still require offsetting through purchase of units from a habitat bank, to deliver some small level of gain. As the application is pre-mandatory, a Gain Plan is not required, therefore this offsetting should be secured via an appropriate mechanism.

We have no further comments and the conditions recommended in our previous letter response dated 8th May 2025 should be attached to any consent.

Best regards,
Libby.

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