

# Landscape and Ecological Management Plan

Dinting Road,  
Glossop

March 2017

U R B A N  
G R E E N



## Quality Management

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# 1 Introduction

## 1.1 Background to the scheme

An outline planning application has been approved in respect of proposals to develop a small area of land at Dinting Road, Glossop, Derbyshire. The proposals for the site relate to the construction of up to 65 dwellings, together with associated access on land south of Dinting Road.

The proposals have received outline planning consent<sup>1</sup> which was issued subject to conditions. This document has been produced to assist with a reserved matters application, while also promoting net landscape and biodiversity gains as a result of the proposed development.

## 1.2 Site context

The site is located at National Grid Reference 402725, 394517 and comprises a total area of 2.3ha (see Figure 1). The site comprises predominantly unmanaged grassland with areas of dense scrub, scattered trees and a tall, unmanaged boundary hedgerow.

The site is bounded by a railway line to the south, residential properties to the east and west and Dinting Road to the north.

As shown in Figure 1, the site is located in an area of urban fringe / rural mosaic and is located on the north-western outskirts of Glossop. The red line indicates the proposed development area.



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<sup>1</sup> Planning reference HPK/2015/0412

### 1.3 Purpose of this management plan

As stated in the introduction, this management plan has been produced for two purposes, which are;

- to assist with discharging relevant conditions as part of the reserved matters, which were imposed when outline approval for the development was granted; and,
- to promote landscape and biodiversity net gains as a result of the proposed development.

Conditions considered relevant to this management plan are as follows:

Condition 15 (C15):

*"A landscape and ecological management plan (LEMP) shall be submitted to, and be approved in writing by, the Local Planning Authority prior to the commencement of the development. The content of the LEMP shall include the following.*

- a) Description and evaluation of features to be managed.*
- b) Ecological trends and constraints on site that might influence management.*
- c) Aims and objectives of management.*
- d) Appropriate management options for achieving aims and objectives.*
- e) Prescriptions for management actions.*
- f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period)*
- g) Details of the body or organisation responsible for implementation of the plan.*
- h) Ongoing monitoring and remedial measures.*

*The LEMP shall include all details of the legal and funding mechanisms by which the long term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery.*

*The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme.*

*The approved plan shall be implemented in accordance with the approved details.*

*Reason: To mitigate against the loss of existing biodiversity and nature habitats, in accordance with Policy EQ5 of the High Peak Local Plan 2016 and paragraph 17 and Section 11 of the National Planning Policy Framework."*

## 2 Aims and objectives of the Management Plan

### 2.1 Scope of the management plan

#### 2.1.1 Management period

The management period of this plan is five years.

#### 2.1.2 Management Responsibilities

The implementation of this management plan will be the responsibility of the land owner (Lane End Developments). Any transference of responsibility of this plan should be undertaken with the appropriate appointment of a competent organisation capable of delivering the detailed measures within this document.

The organisation implementing this plan will be undertaken by a management company with the necessary certificates of competence to implement landscape management operation on site. The management organisation will ensure that management complies with best practice standards and all relevant health and safety procedures, protection of the environment, avoidance of pollution and protection of protected species and habitats.

#### 2.1.3 Document Review

In order to ensure that the plan continues to remain appropriate, applicable and effective, a review will be undertaken by both the land owner, and the controlling authority, to ensure that all information contained within the document remains relevant. This review will be undertaken once every 5 years. Should it be determined that the conservation aims of the management plan are not being met, remedial action will then be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme.

#### 2.1.4 Controlling Authority

The controlling authority are The High Peaks Borough Council, who should be consulted on any matters relating to the existing trees and the approved proposals for the scheme.

Buxton Town Hall  
Market Place  
Buxton  
Derbyshire  
SK17 6EL

#### 2.1.5 Health and Safety

The site will be managed to comply with all relevant health and safety legislation, approved codes of practice (ACOP's) and Health and Safety Executive (HSE) guidance.

As the managing organisation will be the main company involved in on site works, the managing organisation will fulfil the landowners role and the work managers role. This places an obligation on the managing company to ensure that any contractor understands and fulfils their health and safety role and any work undertaken on the site will follow the guidelines of the HSE.

#### 2.1.6 Biodiversity

With respect to geographical coverage, the management plan covers the red line boundary shown in Figure 1. With regards to the focus of the management prescriptions, the scope is defined by the existing landscape that is proposed for retention, along with the proposed habitat that forms part of the proposals.

The biodiversity receptors are therefore as follows:

- Semi-improved neutral grassland
- Hedgerow and trees
- bats
- birds

#### 2.1.7 Landscape

With respect to landscape considerations for the area in question, as described above, the scope of the proposals and the associated management prescriptions are defined by what is already present on site, and habitats that will be created as part of the proposals.

### 2.2 Aims and objectives

The overarching aim of this Management Plan is:

*“To set out management and enhancement prescriptions to promote the landscape and ecological biodiversity value of the site and adjacent biodiversity enhancement area, based on an integrated and complementary approach where possible”.*

#### 2.2.1 Biodiversity

In respect of biodiversity, the supporting aims are;

1. to promote structural diversity in the existing hedgerow;
2. to control the growth of bramble scrub and invasive non-native species;
3. to promote the use of the site by bats; and,
4. to promote the use of the site by target bird species.



### 2.2.2 Landscape

In respect of landscape, the supporting aims reflect those outlined above. With particular reference to:

1. the enhancement of the existing hedgerow; and
2. the control of bramble scrub and invasive non-native species

In addition, the following aims guide the basis for specific management operations;

3. conserve and enhance the ecological and landscape value of the site through safeguarding and enhancing the ecological and physical integrity of the site.
4. Creation of species rich habitats for UK wildlife which include UK protected species, through providing appropriate planting and management of habitat friendly maintenance methods and applications which do not cause harm or injury to flora or fauna.
5. To provide a safe and secure site which establishes and maintains health and safety procedures for management and maintenance of the site complying with all statutory legislation and best practice.
6. Maintains a flexible management approach which responds to the changing needs of the landscape and ecology of the site.

## 3 Information Gathering

### 3.1 Sources of information used

Sources of information considered in the production of this management plan are set out in Table 3.1 below.

**Table 3.1 – Desk study sources of information**

Source	Date	Information obtained
Extended phase 1 Habitat Survey (Cheshire Ecological Services)	March 2015	Current habitat types, quality and structure. Other information relevant to the presence of protected and notable species.
Reptile Survey Report (Etive Ecology Ltd)	May 2015	Information regarding reptiles on site
Bat Activity and Badger Survey report (Urban Green)	October 2016	Information relating to bat activity and the presence of badgers on site
Google Earth	November 2016	Contextual information for the site and surroundings
National and Local Landscape Character Assessments	November 2016	Contextual information for the site and surroundings

### 3.2 Results

#### 3.2.1 Site baseline – biodiversity

The area predominantly comprises unmanaged grassland with areas of dense scrub, scattered trees and an unmanaged hedgerow.

#### 3.2.2 Site baseline – landscape

The site falls within National Character Area 54 – Manchester Pennine Fringe.

At a more local level, the site falls within the urban context of the settlement of Glossop, bounded to the north and west by the of 'Settled Valley Pastures' (as identified within the High Peak Landscape Character Assessment). The LCT is described as:

## **Landscape Character**

The underlying geology is gritstone and shale. There are scattered farmsteads outside the compact settlements. This is a pastoral landscape with permanent improved pasture which gives way higher up the slopes to poorer grazing where the ecological value is greater. The landscape has a strong network of winding lanes and roads and railways along the lower slopes above the floodplain. This is a well wooded landscape with wooded cloughs around tributary valleys and hedgerows with some hedgerow trees which define irregular fields. Amenity tree groups are associated with settlements and there is woodland along the roads and railway lines. As with the field boundaries, the woodland often has irregular outlines.

The site and the immediate surrounding context can be described as a well vegetated pastoral dominated landscape, influenced by the adjacent settlement of Glossop. To the north of the site, forming the boundary, is Dinting Road. Beyond Dinting Road to the north, is a well vegetated pastoral landscape, with areas of woodland, particularly associated with a quarry site to the northwest. The southern boundary of the site is formed by the Manchester – Glossop railway line. To the east, the residential form of the western extents of Glossop is present, while to the west, further pastoral fields and the smaller settlement of Higher Dinting form a peri-rural character.

## 4 Management Prescriptions

### 4.1 Landscape and Biodiversity

The management prescriptions are summarised in Table 4.1 below. These are fully described in the text below. The management prescriptions below reflect both the retained vegetation and the proposed vegetation as part of the proposed development.

**Table 4.1 – Summary of management prescriptions, receptors and aims of the management plan**

Management Prescription reference	Relevant receptors	Relevant aims
A	Hedgerow	1, 4, 5
B	Removal of scrub and vegetation in site	2
C	Retaining structures	4
D	Attenuation Basin	3, 4, 5
E	Bats	5
F	Birds	6

#### ***A – Retention and enhancement of the existing hedgerow along the northern boundary to the site***

The northern boundary of the site supports a mature hedgerow. Although the hedgerow is not important under the Hedgerow Regulations, these habitats are recognised as UK Biodiversity Action Plan Priority Habitats.

As such, the hedgerow will be retained as far as possible as part of the proposed development, with the exception of some loss as a result of the access. This loss will be compensated for through the provision of further hedgerow planting to the boundaries of the site and within the site (see proposed landscape plan at Appendix 1).

Enhancement of the hedgerow would be beneficial and should be pruned or laid to create a shorter, thicker and sturdier hedge.

### ***B – Removal of scrub and vegetation on site***

As a result of the potential presence of reptiles and nesting birds on site, removal of vegetation should be undertaken under the supervision of an Ecologist, and via a staged and systematic removal programme, with a destructive hand search of the remnant drystone wall.

### ***C – Treatment of retaining structures***

A biodiversity sympathetic treatment for the retaining structures is advised. Where possible, This should include the use of gabions for the retaining walls, which will enable access for amphibians, reptiles and invertebrates into the internal structure for shelter and hibernation, but also planting of rock and drought tolerant species. (see proposed landscape plan at Appendix 1).

### ***D – Provision of attenuation pond and associated habitat***

An attenuation pond has been provided within the scheme. This has been designed to be beneficial to biodiversity and as such, it includes features such as open water features and appropriate seeding.

### ***E – Installation of bat boxes***

Bats are protected throughout Europe, and while the BEA represents good foraging habitat, there are no notable roosting locations. Therefore, the value of the BEA may be enhanced by providing artificial roosting sites.

Three trees should be selected for the placement of artificial bat boxes, and ideally, three boxes may be installed on each tree (although two may be used if the tree lacks sufficient girth). The largest and thickest trees should be selected for this purpose, and the bat boxes should be installed at a minimum height of 4m. The boxes should face east, west or south, but not north.

A variety of box types should be used. They should be suitable for use by pipistrelle and woodland species, and should be accessed through cavities in the base; not the middle. This is necessary because annual cleaning of the boxes is not proposed. The boxes should include at least one of each of the following types: Schwegler 1FF, Schwegler 2FN, Schwegler 1FFH, Schwegler 3FF.

Once installed, the bat boxes need not be monitored, but should be checked annually to ensure that they have not been damaged, vandalised, or become unstable. Any such problems should be corrected by a licensed bat worker, and replacement within the management period should be undertaken as necessary.

### ***F – Installation of bird boxes***

Bird boxes provide excellent, safe opportunities for species which may be present in the area. They are frequently used and therefore provide significant benefits to the bird assemblage.

Three trees should be selected for the installation of bird boxes. These should be different from the trees used for the installation of bat boxes. One box should be installed per tree. Various types may be used, which should be suitable for garden and woodland species including starling, various species of tits, and other small passerines. Suitable examples include Schwegler 3S, Schwegler 2H, Schwegler 1B, Schwegler 3SV, Schwegler 1N and Schwegler 2M. These with predator protection (such

as the 3SV and 1N) would be desirable given the likelihood of cats being nearby. Installation should follow the guidelines prescribed by the manufacturer.

As is the case with bat boxes, no further action is required after installation, except for annual monitoring to identify any corrective actions or replacement as required. Any corrective actions should be carried out during the winter months.

## 5 Implementation

### 5.1 Schedule and Management responsibilities

#### 5.1.1 Landscape and Biodiversity

The schedule for activities is as set out in Table 5.1 below.

**Table 5.1 – Schedule and responsible parties for biodiversity management prescriptions**

Management Prescription reference	Contributing activities (as described in Section 4.2)	Timing	Responsible parties
A	Monitoring	June – Annually throughout monitoring period	Ecologist or arboricultural consultant
	Enhancement and management if required	October	Appointed landscaping contractor
B	Monitoring	June	Ecologist
	Removal	September – February inclusive	Appointed landscape contractor
C	Installation and Planting	Throughout the construction stage	Appointed landscape contractor
D	Creation and planting	Throughout the construction stage	Appointed landscape contractor
E	Installation	At or shortly prior to the commencement of development	Appointed landscaping contractor
	Monitoring (and correction / replacement as necessary)	December / January – Annually	Bat licensed ecologist
F	Installation	At or shortly prior to the commencement of development	Appointed landscaping contractor
	Monitoring (and correction / replacement as necessary)	December / January – Annually	Ecologist

## 6 References

IEA (1995). Guidelines for Baseline Ecological Assessment. E & F Spon.

JNCC (2010). Handbook for Phase One Habitat Survey – 2010 Edition. England Field Unit, Nature Conservancy Council, reprinted JNCC.



## Appendix 1 – “Protected and notable species” as relevant to this report

For the purposes of this report, legal protection refers to:

- species included on Schedules 2 and 4 of the *Conservation of Habitats and Species Regulations 2010* (as amended);
- species included on Schedules 1, 5 and 8 of the *Wildlife and Countryside Act 1981* (as amended), excluding species that are only protected in relation to their sale (see section 9[5] and 13[2]); and
- badgers, which are protected under the *Protection of Badgers Act 1992*.

## Appendix 2 – Relevant legislation

### Bats

All species of bat are listed in Schedule 5 of the *Wildlife and Countryside Act 1981* (as amended) and Schedule 2 of the *Conservation of Habitats and Species Regulations 2010*. They are afforded full protection under Section 9(4) of the Act and Regulation 41 of the Regulations. These make it an offence to:

- deliberately capture, injure or kill any such animal;
- deliberately disturb any such animal, including in particular any disturbance which is likely to:
  - impair its ability to survive, breed, or rear or nurture their young;
  - impair its ability to hibernate or migrate.
  - affect significantly the local distribution or abundance of that species; or
- damage or destroy a breeding site or resting place of any such animal; or
- intentionally or recklessly disturb any of these animals while it is occupying a structure or place that it uses for shelter or protection; or
- intentionally or recklessly obstruct access to any place that any of these animals uses for shelter or protection

In addition, five British bat species are listed on Annex II of the Habitats Directive. These are:

- Greater horseshoe bat (*Rhinolophus ferrumequinum*)
- Lesser horseshoe bat (*Rhinolophus hipposideros*)
- Bechstein's bat (*Myotis bechsteinii*)
- Barbastelle (*Barbastella barbastellus*)
- Greater mouse-eared bat (*Myotis myotis*)

### Badger

The *Protection of Badgers Act 1992* consolidates previous legislation (including the *Badgers Acts 1973* and *1991 Badgers (Further Protection) Act 1991*). It makes it an offence to:

- kill, injure or take a badger;
- attempt to kill, injure or take a badger; or
- to damage or interfere with a sett.

The 1992 Act defines a badger sett as “any structure or place which displays signs indicating current use by a badger”.

## Breeding Birds

With certain exceptions<sup>2</sup>, all wild birds, their nests and eggs are protected by section 1 of the *Wildlife and Countryside Act 1981* (as amended). Therefore, it is an offence to:

- intentionally kill, injure or take any wild bird;
- intentionally take, damage or destroy the nest of any wild bird while it is in use or being built; or
- intentionally take or destroy the egg of any wild bird.

These offences do not apply to hunting of birds listed in Schedule 2 subject to various controls.

Bird species listed on Schedule 1 of the Act receive further protection, thus for these species it is also an offence to:

- intentionally or recklessly disturb any bird while it is nest building, or is at a nest containing eggs or young; or
- intentionally or recklessly disturb the dependent young of any such bird.

## Reptiles

The four widespread<sup>3</sup> species of reptile that are native to Britain, namely common or viviparous lizard (*Zootoca vivipara*), slow worm (*Anguis fragilis*), adder (*Vipera berus*) and grass snake (*Natrix natrix helvetica*), are listed in Schedule 5 of the *Wildlife and Countryside Act 1981* (as amended) and are afforded limited protection under Section 9 of this Act. This makes it an offence, *inter alia*, to:

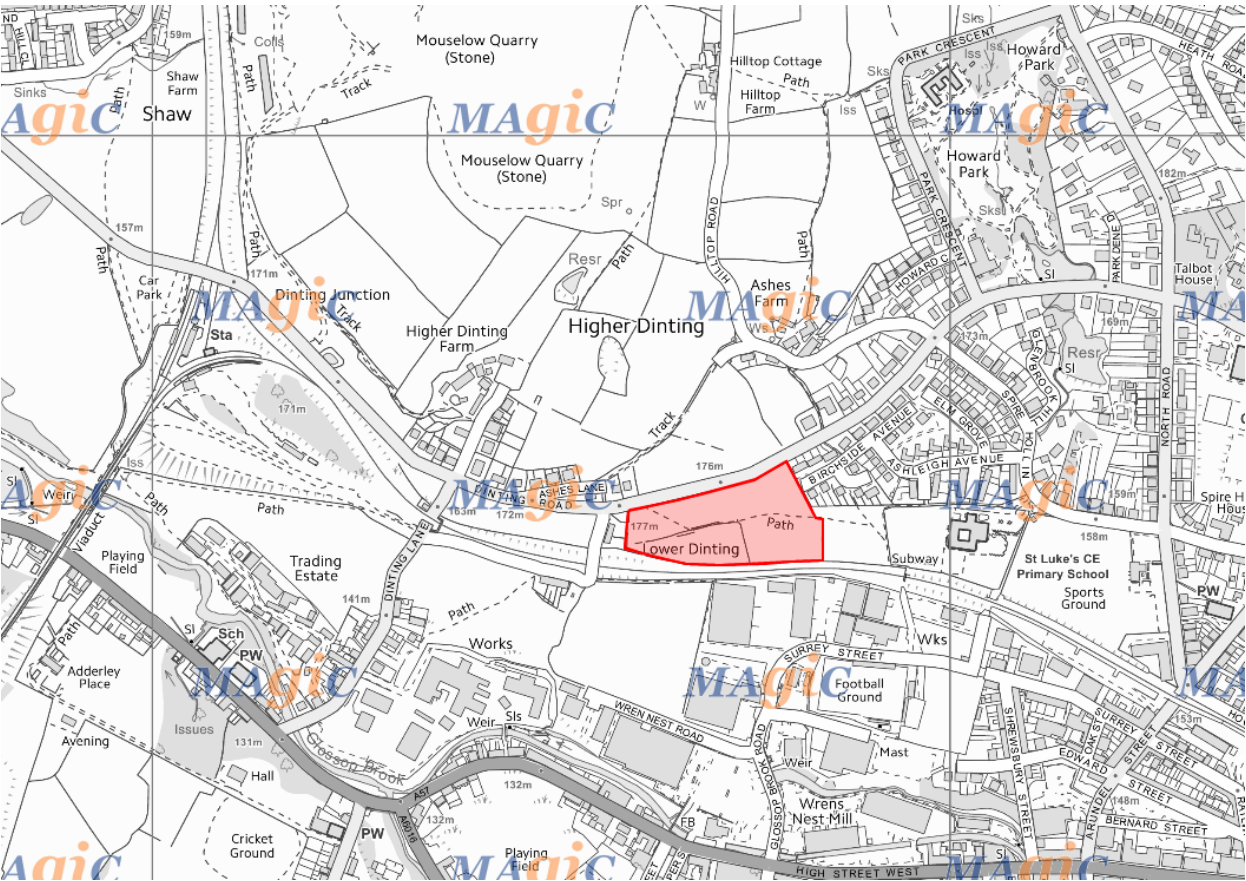
- intentionally kill or injure any of these species.

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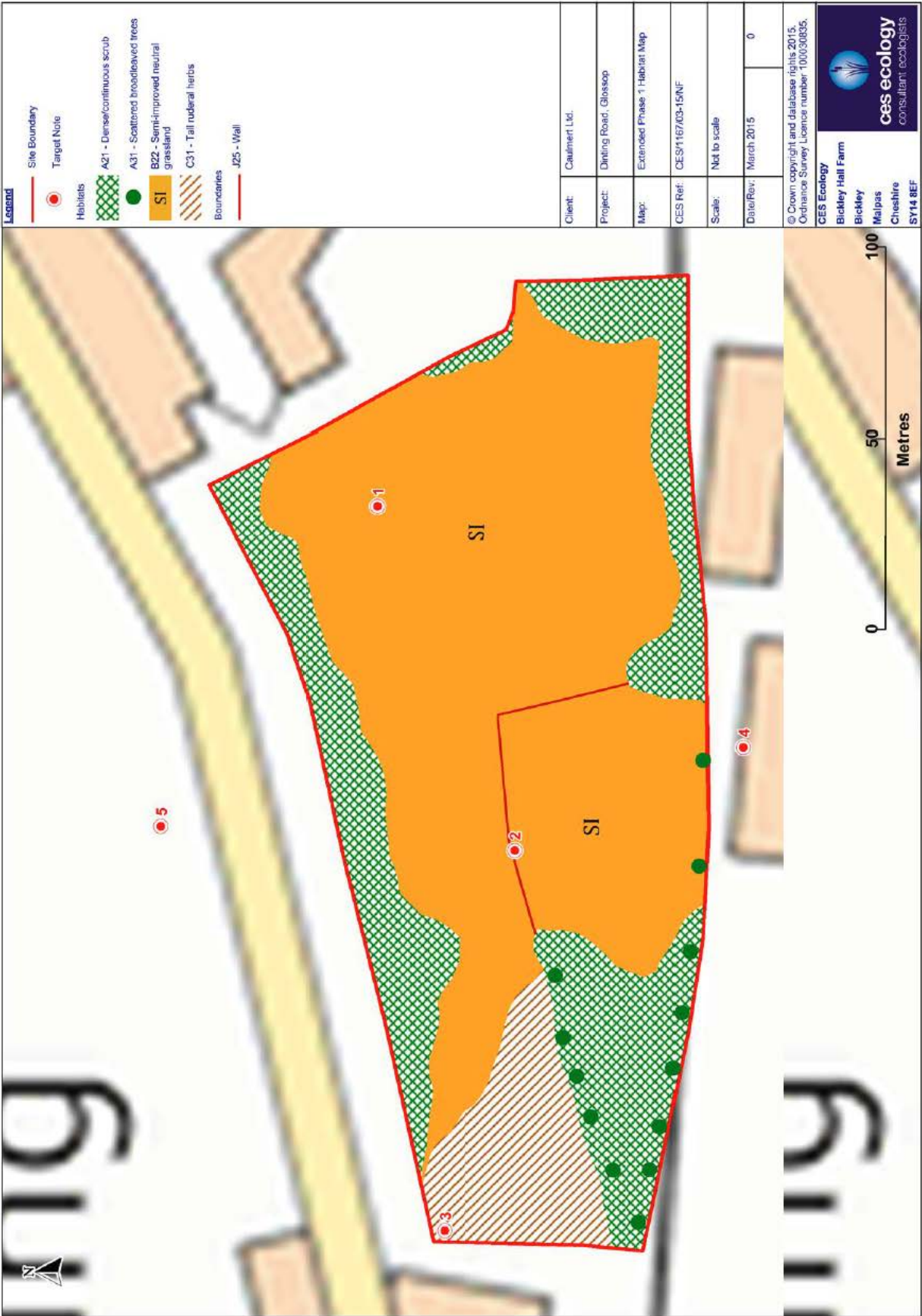
<sup>2</sup> Some species, such as game birds, are exempt in certain circumstances

<sup>3</sup> The other native species of British reptile (sand lizard and smooth snake) receive a higher level of protection under the *Habitats Regulations 1994* and (in England and Wales only) the *Wildlife and Countryside Act 1981* (as amended). However, the distribution of these species are restricted to only a very few sites. All marine turtles (*Cheloniidae* and *Dermochelyidae*) are also protected.

Appendix 3 – Location Plan



Appendix 4 – Habitat Map and Target Notes





## Appendix 5 – Landscape Proposals

