

Biodiversity Enhancement Plan (BEMP)

Carpenter Ltd, Dinting Lodge Industrial Estate, Glossop,
SK13 6LE

Carpenter Ltd

December 2022



QUALITY ASSURANCE

REPORT TYPE	SITE NAME	REVISION
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CLIENT	COMMISSION DATE
Carpenter Ltd	01/11/2022

	NAME	QUALIFICATIONS	DATE
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A INTRODUCTION

1 This Biodiversity Enhancement Plan (BEMP) has been produced to demonstrate how biodiversity has been designed into the proposed development at Carpenter Ltd, Dinting Lodge Industrial Estate, Glossop, SK13 6LE.

2 The BEMP is required to discharge condition 9 of the approved planning consent HPK/2020/0073 which states that:

3 *“Prior to the commencement of development hereby approved a biodiversity enhancement plan (BEMP) shall be submitted to and approved in writing by the Local Planning Authority. The BEMP shall include all mitigation and enhancement as outlined in the EIA (LM Ecology January 2020) including:-*

4 *a) Method statements covering demolition, badger, hedgehog and non-native invasive plants.*

5 *b) Description and location of features to be enhanced including bird and bat nest boxes.*

6 *c) Appropriate on-going maintenance of bat and bird boxes.*

7 *d) Tree and shrub planting and aftercare along the south west boundary immediately adjacent to the Glossop Brook.*

8 *Reason:- To safeguard and enhance the ecology of the area in accordance with Policy EQ5 of the High Peak Local Plan and the National Planning Policy Framework.*

A.1 Scope of the Plan

9 This BEMP relates to the development of the land shown within the redline development boundary (Figure 1) and will be undertaken in two phases. Phase 1 is solely the demolition of the modern building (Building 2), with Phase 2 being all other proposed work, including partial demolition of Building 1.

10 The BEMP includes the measures listed in paragraphs 4 to 6 above. However, as there is no scope for tree and shrub planting along the south west boundary with Glossop Brook, landscaping is not considered further in this BEMP.

11 Although covered by a separate condition (Condition 8), the BEMP also includes a Method Statement for the protection of nesting birds as these measures apply in both phases of the proposed development.

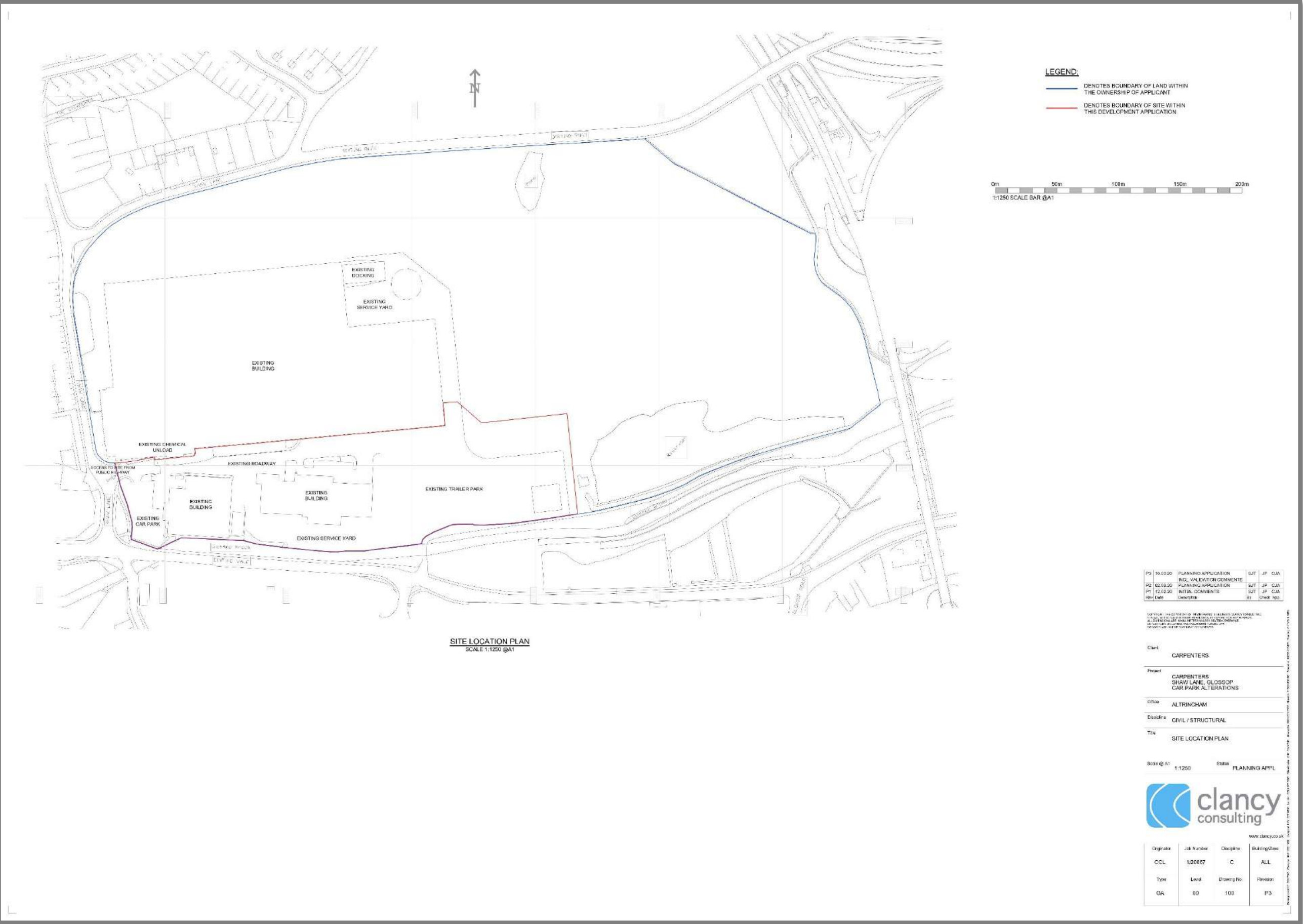
12 The BEMP does not include mitigation measures for roosting bats as these measures have been secured by a separate condition (Condition 7) and will be implemented in Phase 2 of the proposed development works.

A.2 Delivering the Plan

13 Carpenter Ltd (the Developer) is responsible for delivery of the plan and for ensuring that all measures contained within it are communicated to relevant parties carrying out the

development works so that all the measures contained within the BEMP can be implemented in full.

Figure 1 Redline Development Boundary



B DESCRIPTION AND EVALUATION OF FEATURES

14 The EcIA (LM Ecology, 2020) provides a summary of habitats and protected species within the proposed development area based on desk study and site surveys. In summary the EcIA concluded that:

B.1 Designated Sites

15 *“The survey area is immediately adjacent to Glossop Brook. This part of the brook is not an LWS¹ but is connected to other LWSs and semi-natural habitats both up and down stream.”*

16 *“There is the potential for dust and debris to enter adjacent Glossop Brook during the demolition and construction phases of the development. Without mitigation this offers a moderate negative impact at the local level and potentially county/district level due to the presence of LWSs up and downstream of the site.”*

B.2 Non-native Invasive Species

17 *“Himalayan balsam is present on the banks of Glossop Brook immediately adjacent to the south west boundary of the site...Without mitigation, there is a chance that Himalayan balsam could be spread off-site through incorrect handling and disposal of waste vegetation and contaminated materials...Moderate negative significant impact at all levels”*

18 Additionally, during a site meeting on 17th November 2022, a stand of Japanese knotweed *Reynoutria japonica* circa 2m x 1m was noted on the bank of Glossop Brook outside of but immediately adjacent to the south west boundary of the site.

19 An updated Phase 1 Plan with Target notes indicating the location of the non-native invasive species is shown in Figure 2.

B.3 Nesting Birds

20 *“Without mitigation there is potential for minor negative significant impacts at site level (common building nesting species) and moderate negative significant impact at county/district level (kestrel and kingfisher) if building demolition or vegetation clearance is undertaken within the bird nesting season i.e. March to August”*

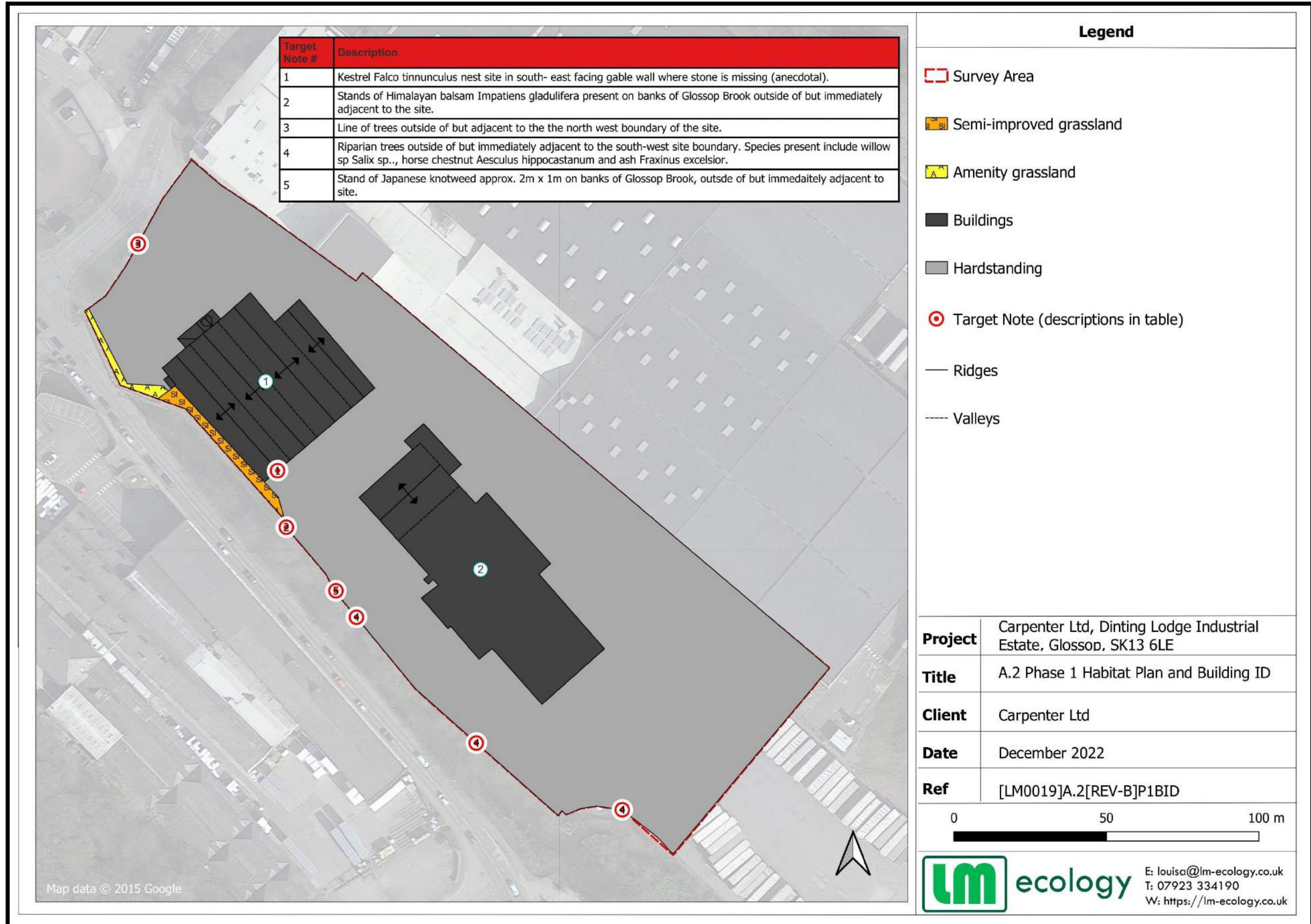
21 *“The demolition of Building 1 will result in the loss of a regularly used kestrel nest site...Without mitigation...moderate negative significant impact at county/district level.*

¹ Local Wildlife Site

B.4 Badger and Hedgehog

- 22 *“There is the potential for badgers and hedgehogs which may occasionally pass through the site to fall into and become trapped in site excavations. Without mitigation this is considered to offer a moderate negative significant impact...”*

Figure 2– Updated Phase 1 Habitat Plan – December 2022



C METHOD STATEMENTS

- 23 The following pages contain method statements covering protection of Glossop Brook (page 11), badgers and hedgehogs (page 12) and nesting birds (page 13), and the avoidance/treatment of non-native invasive plants (page 14 to 16). The method statements are applicable during both Phase 1 and Phase 2 of the proposed development.

TITLE	METHOD STATEMENT FOR THE PROTECTION OF GLOSSOP BROOK
REF	LM0019
SITE	CARPENTER LTD, DINTING LODGE INDUSTRIAL ESTATE, GLOSSOP, SK13 6LE

In order to protect Glossop Brook from air and water pollution during both phases of the proposed development, general good practice demolition and construction methods will be adopted by the demolition/construction contractors along with the following methods specific to the proposals and the predicted impacts on Glossop Brook:

- All tools and machinery must have fully functioning dust extractors fitted and checked daily.
- On excessively dry days, before the movement of dust producing materials, the area must be dampened with water to prevent dust particles entering the air.
- If high levels of wind occur and dampening of dust producing materials is not possible, works will cease to prevent high levels of airborne dust.
- Storage of spoil and waste will be at least ten metres from Glossop Brook.
- Storage of construction materials, chemicals, and fuel, and refuelling of machinery will be undertaken at the furthest point possible from Glossop Brook.
- Refuelling will be undertaken on an impermeable surface and mobile drip tray within the designated area.
- Spill kits and drip trays will be kept on-site and used during refuelling or under stationary plant and equipment.
- All plant and equipment will be serviced and checked daily to reduce and identify faults.
- If precipitation is excessively heavy or prolonged, operations will cease to ensure that run-off is minimised.
- In the event of an emergency, water quality in Glossop Brook will be protected by deployment of sandbags and/or spill kits along the northern boundary of the site.
- All site staff will be trained in incident response and site emergency procedures.

TITLE	METHOD STATEMENT FOR THE PROTECTION OF BADGERS AND HEDGEHOGS
REF	LM0019
SITE	CARPENTER LTD, DINTING LODGE INDUSTRIAL ESTATE, GLOSSOP, SK13 6LE

In order to protect badgers and hedgehogs during both phases of the proposed development, the following methods will be adopted by the demolition/construction contractors:

- Any trenches/excavations will be covered overnight or left with a suitable ramped escape route, the latter of which may be achieved by edge profiling of trenches/excavations or by using planks placed into them at the end of each working day.
- Open pipework greater than 100mm outside diameter will be blanked off at the end of each working day.
- If badgers or hedgehogs (or any other animals) are encountered at any point during the proposed development work, an Ecologist will be contacted immediately for advice.
- No attempt will be made to capture animals as doing so may result in unnecessary risk of injury to the animal and unnecessary risk of being bitten to the contractor.

TITLE	METHOD STATEMENT FOR THE PROTECTION OF NESTING BIRDS
REF	LM0019
SITE	CARPENTER LTD, DINTING LODGE INDUSTRIAL ESTATE, GLOSSOP, SK13 6LE

All wild birds are protected under the Wildlife and Countryside Act 1981 (as amended) whilst they are nesting. Section 1 of this Act makes it an offence to kill, injure or take any wild bird, and to intentionally take, damage, or destroy the nest of any wild bird whilst that nest is in use or being built. It is also an offence to take or destroy any wild bird eggs. Birds listed under Schedule 1 of this Act (i.e. kingfisher) as also protected from disturbance whilst nesting.

Therefore, the following methods will be adopted during both phases of the proposed development to ensure the protection of all nesting birds, but particularly kestrel (which is known to nest within Building 1) and kingfisher (which has the potential to nest in habitats immediately adjacent to the site):

- In order to minimise the risk to nesting birds, the commencement of demolition or construction works will (where possible) commence outside of the main bird nesting season. **The main bird nesting season runs from March to August inclusive.**
- It may be possible to commence demolition or construction works between March and August; however it will be assumed that birds are nesting within Buildings 1 and 2, vegetation, and adjacent habitats (including kingfisher in the banks of Glossop Brook) unless a recent survey has been undertaken by a competent Ecologist who has determined that nesting birds are not present.
- If active nests are present, suitably sized protective buffer zones determined by the Ecologist and dependent on the species nesting, will be put in place around active nests until all chicks have fledged.

TITLE	METHOD STATEMENT FOR THE CONTROL OF NON-NATIVE INVASIVE SPECIES
REF	LM0019
SITE	CARPENTER LTD, DINTING LODGE INDUSTRIAL ESTATE, GLOSSOP, SK13 6LE

Invasive plant species are those listed under Schedule 9, Part II of the Wildlife and Countryside Act 1981 (as amended), which makes it an offence to plant or cause the spread of invasive species in the wild. There is no obligation to treat invasive plants that are on your own land, or on adjacent land, but it is illegal to allow these to spread into other areas.

Although there were no invasive species within the proposed development site as of November 2022, there are stands of Himalayan balsam and Japanese knotweed on the bank of Glossop Brook immediately adjacent to the site.

Therefore, prior to the commencement of works in each phase of the proposed development, the following will be undertaken:

- The Himalayan balsam and Japanese knotweed will be remapped to determine current extent. Ideally this will be carried out by an Ecologist or Invasive Species Specialist.
- Following this, the risk of either plant being spread by the proposed works will be assessed:
 - If the assessment determines that spreading can be avoided, fencing of the contaminated area(s) and clear signage denoting the purpose of the fencing will be required.
 - If the assessment determines that spreading is a risk/likely, then the plants will need to be removed before development commences (see below).
- If eradication treatment of either plant is required:
 - Contaminated soils will be treated with great care.
 - The use of tracked machinery will be limited.
 - Machinery or equipment that could be contaminated will be thoroughly cleaned before leaving the site.

Himalayan Balsam

Himalayan balsam is an annual plant, completing its lifecycle (i.e. germination, growth, flowering, seed production) within one growing season, then dies without any regeneration of that plant. As a result, it is relatively easy to prevent further spread of the plant in the following growing seasons using one of two methods of control.

Whichever of the two methods is used, the key requirement is not to let the plant flower. Pollination of the flowers is the process that leads to seed production. As with most flowering plants which grow from seed, some seeds remain in the soil and have the potential to grow in following seasons. Therefore, best practice would be to carry out control measures in the April/ early May prior to the commencement

of development, and then in April/early May in the 3-5 years after development commences. As long as the plant is not permitted to seed, the number of plants each year will reduce significantly.

Chemical Control

It may be possible to use non-residual herbicides which are safe to use near watercourses. However, this method requires repeated applications every 3-4 weeks from late March until late July, and it is recommended that the Environment Agency are consulted first to check the suitability of the proposed herbicide.

Mechanical Control

Mechanical control does not require the use of chemicals, but requires similar timeframes. There are a choice of mechanical methods which include trampling plants by machine or foot, whacking/bruising plants with a stick or cane, or pulling the plant gently bringing up the shallow roots with it before piling up and leaving to mulch down.

Japanese Knotweed

There are several strategies available for the safe removal of Japanese knotweed. The treatment method employed will usually reflect the speed at which Japanese knotweed removal is required. However, as it is a highly invasive species and can be easily spread if its removal is undertaken incorrectly it is recommended that any eradication programme for this plant is conducted by a **trained and qualified specialist**.

Environmentally Sensitive Areas

This method will involve a site specific eradication programme in order to protect any environmentally sensitive features such as watercourses, designated sites, woodlands and other ecologically important areas. This method will take two years to complete and will typically involve consultation with the Environment Agency and/or Natural England.

Single Season Herbicidal Treatment

This method involves targeting weaknesses in the plant's physiology with the use of herbicides over a six month period during the active growing period. Sites adjacent to watercourse and trees must be treated using a tailored environmentally sensitive herbicide programme.

Integrated On-site Treatment

This method involves excavating the plant from sections of the site required for immediate development and then relocating this to a more convenient part of the same site. The plant will then be placed on a plastic membrane and allowed to regrow to a size sufficient for herbicidal treatment (preferably the following growing season). Once this spoil has been fully treated in can be reintroduced the site.

Soil Screening

This method is a sustainable, time efficient and effective method of removing vegetation from excavated soil. The soil is passed through a screening processor after which the spoil can be transported to a licensed landfill site, incinerated, or taken to a biomass power station for fuel. The separated soil is then reintroduced to the same site. This method is only suitable for larger sites (in excess of 1000m²).

On-site Burial

Suitable for sites in which on-site space is limited and urgent removal is required. This is dependent however on features such as water table level and soil type. This method involves excavating the areas of Japanese knotweed, treating it once with a non-persistent herbicide and then transferring to a 5m deep pit located on-site. The spoil is covered in a membrane and the pit in-filled.

Cell Encapsulation

This method is similar to on-site burial but instead the depth of the pit only needs to be 2m deep and is lined with a heat joined membrane. Further heat joined membrane is laid on top of the spoil and the edges are sealed and the pit in-filled. This method is only suitable where the burial site will not be excavated in future. The exact location of the pit must be mapped and the information stored.

Off-site Disposal

This method involves excavating the areas of Japanese knotweed and burying the spoil in a licensed landfill site. This method will require detailed monitoring and post-excavation herbicidal treatment. This method is less cost effective but yields fast results.

D ENHANCEMENTS

- 24 Two bat boxes and one bird box will be installed on Building 1 once the partial demolition of this building has been undertaken in Phase 2 of the proposed development. The location of each of these features is shown on Figure 3.

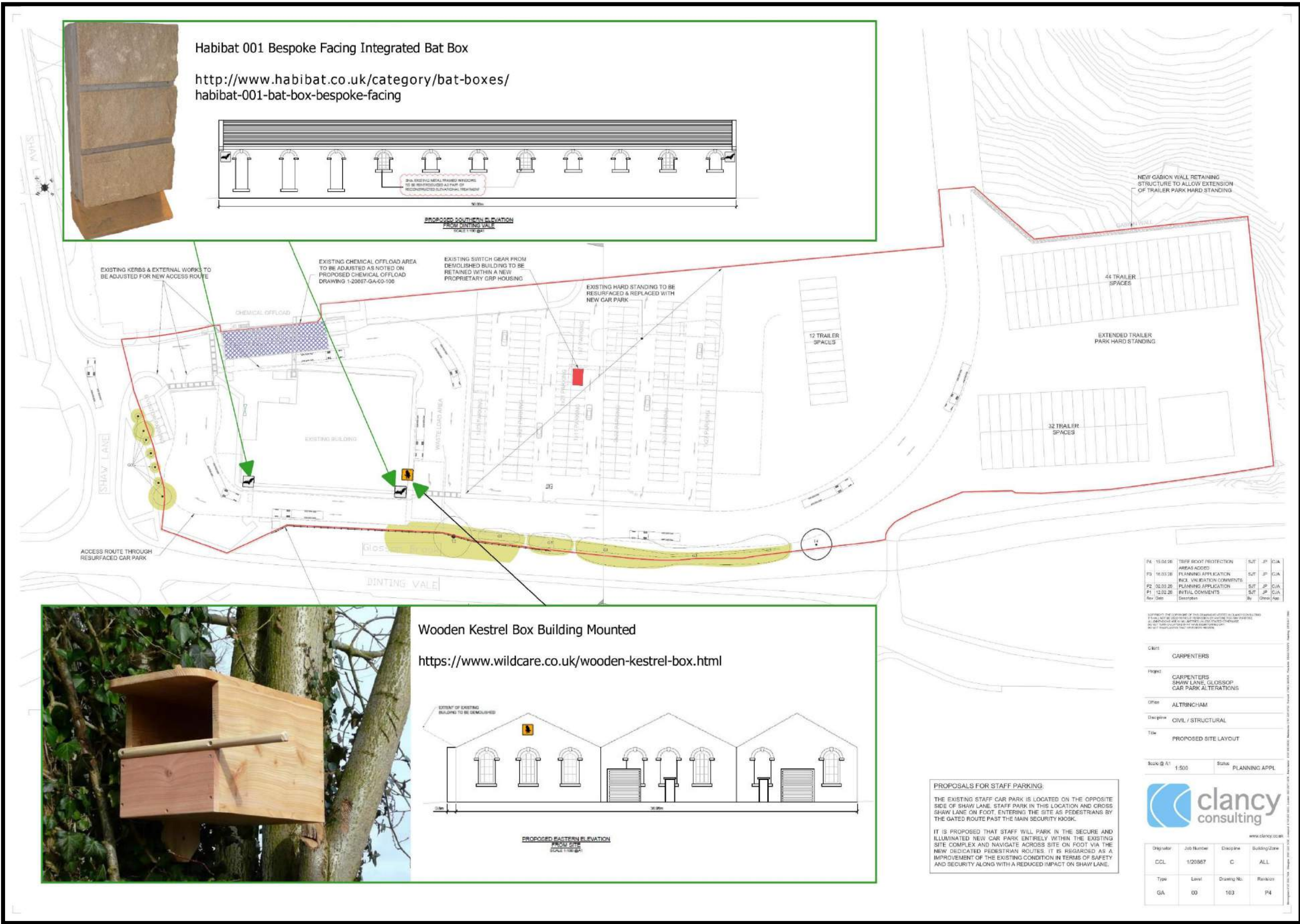
D.1 Bat Boxes

- 25 The two bat boxes will be Habibat 001 Integrated bat boxes, which are suitable for crevice dwelling bats such as whiskered bat *Myotis mystacinus*, which is the species that has been recorded roosting in Building1, and pipistrelle bats *Pipistrellus spp.* which are common and widespread in urban areas.
- 26 The boxes are discreet, durable, and require no maintenance as droppings are designed to fall out of the entrances. As they are integrated, they will be present for the lifetime of the building.
- 27 Both boxes are located on either end of the newly built south west facing elevation of Building 1. One of the boxes will replace the existing roost on this elevation, whilst the second will provide an enhancement for roosting bats. Both boxes face Glossop Brook which is a suitable corridor for foraging and commuting bats and increases the likelihood of bats discovering the boxes.

D.2 Bird Boxes

- 28 The one kestrel box will be a building mounted box constructed from exterior plywood with a timber perching rail and treated with a water based preservative which is bird friendly and helps to ensure the box is durable.
- 29 The box will be located on the south east facing gable of Building 1. This location has been chosen as it is the next gable along and faces the same direction as the existing nest site which increases the likelihood of kestrels discovering and using the box.

Figure 3 – Enhancement Plan



E MAINTENANCE

E.1 Bat Boxes

- 30 As the bat boxes will be integrated and area designed for droppings to fall out of them, no long-term maintenance is required.

E.2 Kestrel Box

- 31 The height at which the kestrel box will be located means that it will not be practical to clean it out in winter each year in preparation for the next nesting season. However, an annual inspection of the box will be carried out from the ground in Autumn/Winter (September to February) each year for at least ten years after installation, to ensure that the box is in a good condition, secure and ready for the next breeding season. If at any point it is found to be defective it will be replaced like-for-like between September and February.

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