

Landscape and Ecological Management Plan (LEMP)



**Tyler
Grange**

**Land North of Dinting
Road, Glossop
19th September 2023**

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Contents:

Section 1: Introduction	1
Section 2: Site Summary	3
Section 3: Management Objectives	7
Section 4: Management Constraints	8
Section 5: Establishment / Management Prescriptions	9
Section 6: Delivery of the LEMP	20

Appendices:

- Appendix 1: Example Bird and Bat Boxes
- Appendix 2: Hibernacula and Kerb Specification
- Appendix 3: Hedgehog Highways
- Appendix 4: Soft Landscaping Proposals

Plans:

- 13503/P21: Combined Habitat Features Plan (Plots A & B).
- 13503/P23: Bird/Bat box & Hibernacula Plan



Section 1: Introduction

- 1.1. This report has been prepared by Tyler Grange Group Ltd. on behalf of Seddon Homes Ltd. in response to conditions made by the High Peak Borough Council as part of outline planning consents for parcels of land off Dinting Road, Glossop, referred to as Plot A (Ref: HPK/2016/0648) and Plot B (Ref: HPK/2017/0325) but are treated as one overall plot as part of this report.
- 1.2. It replaces and supersedes report 13503_R03 produced by Tyler Grange, which comprised a Landscape and Ecological Management Plan (LEMP) but for an earlier iteration of the site's layout.
- 1.3. Condition 11 of both consents reads:

"No development shall take place until a schedule of landscape maintenance for a minimum period of five years and a scheme of phasing of landscaping has been submitted to and approved in writing by the Local Planning Authority. The schedule shall include details of the arrangements for its implementation. Development shall be carried out in accordance with the approved schedule and any landscaping shall be carried out in the first planting and seeding season following occupation of the building(s) or the completion of the development, whichever is the sooner within that particular phase; any trees or plants which within a period of five years, die, are removed, or become seriously damaged or diseased, shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the Local Planning Authority."

- 1.4. Condition 28 of both consents reads:

"No development shall commence until a detailed Landscape and Ecological Mitigation and Management Plan for all retained habitats within the development site has been submitted to and approved in writing by the Local Planning Authority as part of any reserved matters application. The plan should incorporate the details provided in the ecological appraisals and the content of the plan should incorporate the following:

a) Description and evaluation of features to be managed / enhanced or created. This should include:-

- i. *Management of northern and eastern boundaries*
- ii. *Management and maintenance of pond, ditch and open space*
- iii. *Hedgerow and tree management and enhancement*
- iv. *Bird Boxes*
- v. *Bat Boxes*
- vi. *Toad crossings / kerbs*
- vii. *Fences and walls to have small mammal holes (Plot B only)*

b) Ecological trends and constraints that might influence management.

c) Aims and objectives of management.



- d) *Appropriate management options and methods of achieving aims and objectives*
- e) *Timescales*
- f) *Prescriptions for management actions.*
- g) *Preparation of a work schedule (Including an annual work plan capable of being rolled forward over a five-year period).*
- h) *Details of the body or organisation responsible for implementation of the plan.*
- i) *Ongoing monitoring and remedial measures.*
- j) *details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured as by the developer with the management body(ies) responsible for its delivery.*
- k) *Details where the results from monitoring show that conservation aims and objectives of the plan 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 will be implemented in accordance with the approved details and for the lifetime of the development, unless otherwise agreed in writing with the Local Planning Authority."

Coverage

- 1.5. This Landscape and Ecological Management Plan (LEMP) covers both areas within the boundaries of both Plot A and Plot B as shown on the soft landscaping proposals shown in **Appendix 4** which combined are hereafter termed 'the site'.
- 1.6. The LEMP will set out details for the establishment and long-term management of habitats on site and is set out as follows:
 - **Section 2:** describes the site context, including details of habitats of ecological value that will be managed under this LEMP;
 - **Section 3:** sets out the management objectives for the LEMP;
 - **Section 4:** describes constraints that may influence management prescriptions;
 - **Section 5:** describes the management prescriptions to achieve the objectives set out in **Section 3**, as well as setting out monitoring and remedial actions where necessary; and
 - **Section 6:** sets out who will be responsible for implementing the plan and how arrangements for funding should be organised.
- 1.7. The management regime would broadly commence at the beginning of the construction period and would continue for a minimum of 30-years post development, with management prescriptions being implemented in a phased manner as habitats establish. Full details of management prescriptions are provided in **Section 5**.
- 1.8. Implementation of the plan will be iterative, and the management prescriptions will be refined as necessary based on the condition of the site as noted during monitoring and the outcomes of the first cycle of implemented management.



Section 2: Site Summary

- 2.1 This section of the LEMP summarises the existing ecological resources of the site and the ones to be created. It also includes information relating to land tenure and the key faunal groups that may be present on site.
- 2.2 It must be read in conjunction with the updated Ecological Impact Assessment (EclA) report for the site produced by Tyler Grange (13503_R06), which has been produced to accompany the revised layout for the site.

Site Location and Context

- 2.3 The site is centred on OS grid reference SK 01957 94995 and is shown on the Landscape Plan (**Appendix 1**). The site comprises horse grazed improved grassland fields, with both scattered and dense scrub and areas of tall ruderal vegetation. The site is bound to the north by 'The Shaw' – a residential road and residential properties, to the east by a grassland buffer and wooded rail embankment, to the south by Dinting Road and to the west by residential properties.
- 2.4 The wider landscape consists of urban areas including Hadfield to the north, Glossop to the south-east and Brookfield to the west. To the south-east is significant strips and blocks of woodland and agricultural fields with hedgerow networks. The north-east is similar and gradually transitions to moorland as part of the Peak District. There are significant waterbodies to the north consisting of several reservoirs.

Land Tenure

- 2.5 All land within the site is under the ownership of Seddon Homes, who will be ultimately responsible for the implementation of the LEMP.

Site Description and Existing Ecological Resources

- 2.6 An extended phase I habitat of the site was originally undertaken in September 2020 by Tyler Grange and was repeated in June 2023 to provide an up-to-date baseline assessment of the habitats within the site and any changes to key faunal groups/management objectives. A summary of the habitats is given below, and the distribution of existing habitats is shown on the **Combined Habitat Features Plan (Plots A & B) (13503/P21)**. For the purposes of this LEMP, descriptions have been combined where appropriate.

Site Habitats

Broad-leaved woodland

- 2.7 There is a small area of broad-leaved woodland colonising the south-east boundary of the site. Silver birch *Betula pendula* are the only tree species in this area, with an understory of dense bramble *Rubus fruticosus* agg. scrub and species found in the adjacent improved grassland field.

Dense Scrub

- 2.8 Dense scrub was found within the northern and western boundaries of site and consists of a mixture of dense bramble scrub *Rubus fruticosus* agg. and areas of mixed scrub including



hawthorn and elder *Sambucus nigra*. The dense bramble scrub was interspersed with ruderal herbs, including Himalayan balsam *Impatiens glandulifera*. The mixed scrub contained understory species including bramble, dog rose *Rosa canina* and stands of Himalayan balsam. In addition, there was a singular patch of snowberry *Symphoricarpos albus*.

Scattered Scrub

- 2.9 There is scattered hawthorn scrub across the site. Within the eastern field there is a sloping topography which has colonised with a distinct line of individual shrubs. Scattered scrub was also present within the remnant pond on site and included hawthorn and willow *Salix sp.* and oak *Quercus robur* saplings. Patches of scattered bramble scrub were also present in small quantities within the improved grassland in the western portion of site.

Scattered Trees

- 2.10 Two singular immature ash *Fraxinus excelsior* trees are present along the southern boundary of site.

Improved Grassland

- 2.11 The majority of site comprised horse-grazed, tussocky, improved grassland fields. Grass species included perennial ryegrass *Lolium perenne*, Yorkshire fog *Holcus lanatus*, false oat-grass *Arrhenatherum elatius*, common bent *Agrostis capillaris*, meadow foxtail *Alopecurus pratensis* and crested dog's tail *Cynosurus cristatus*. Herbaceous species included meadow buttercup *Ranunculus acris*, bird's-foot-trefoil *Lotus corniculatus*, common sorrel *Rumex acetosa*, field horsetail *Equisetum arvense*, ragwort *Jacobaea vulgaris*, soft rush *Juncus effusus*, spurge species *Epilobium sp.*, curled dock *Rumex crispus*, meadowsweet *Filipendula ulmaria*, red clover *Trifolium pratense*, ribwort plantain *Plantago lanceolata*, sneezewort *Achillea ptarmica* and tufted vetch *Vicia cracca*.

Tall Ruderal Vegetation

- 2.12 There is a small basin (remnant pond) in the north west of site. Species found included bulrush *Typha latifolia*, cleavers *Galium aparine*, cow parsley *Anthriscus sylvestris*, creeping thistle, greater willowherb *Epilobium hirsutum*, bird's-foot trefoil, bramble, creeping thistle *Cirsium arvense*, false oat-grass, hairy willowherb, nettle *Urtica dioica*, reed canary grass *Phalaris arundinacea*, dog-rose, figwort *Scrophularia nodosa*, marsh thistle *Cirsium palustre*, soft rush and yellow loosestrife *Lysimachia vulgaris*. Himalayan balsam was also present in these areas.
- 2.13 There was also a strip of tall ruderal vegetation to the west of site, adjacent to the neighbouring residential gardens. Species found included bulrush, cleavers, cow parsley, creeping thistle, greater willowherb, bird's-foot trefoil, bramble, false oat-grass, hairy willowherb, nettle *Urtica dioica*, reed canary grass, dog-rose, figwort, marsh thistle, soft rush and yellow loosestrife. This habitat adjoined to the basin mentioned above.

Intact Species-poor Hedgerow

- 2.14 A singular hedgerow dominated by beech *Fagus sylvatica* is located to the north of site, adjacent to residential properties. It ranges from 2 – 3m in height, is c. 2m wide, has a canopy gap of 0.5m to ground, whilst it is non-gappy along its length. Ground flora includes nettle, red clover, cat's ear

