



Turnlee Road, Glossop
Biodiversity Net Gain Report

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1. Summary

Table 1: Summary

Report Purpose	The objective of the present Biodiversity Net Gain (BNG) report is to provide an assessment as to whether the proposed development can deliver BNG or not for the design option(s) being considered.
Methodology	• A UKHab and condition assessment survey was carried out of the site with reference to best practice guidelines by a suitably qualified ecologist. • A River Condition Assessment survey (RCA) was carried out on the watercourse on site with reference to best practice guidelines by a suitably qualified ecologist. • A biodiversity metric calculation was made, using the prevailing biodiversity metric calculation spreadsheet at the time of writing (Statutory Metric).
Results & Conclusions	Via the scheme, assessment has shown that a biodiversity net gain habitats (15.57%), hedgerows (74.25%) and watercourses (15.6%) can be delivered at the site, subject to the implementation of a Habitat Management and Monitoring Plan for the retention, creation and enhancement of habitats post-development, as set out in the present report. Trading rules were satisfied.

2. Introduction

Background

- 2.1. Elton Ecology Ltd was commissioned by Caprice Construction to conduct a Biodiversity Net Gain (BNG) Study of the site known as Turnlee Road, Glossop.

Relevant Documents

- 2.2. The present assessment has been informed by the following documents:
- Existing Site Plan (Drawing No. 23-027 1001) (Creative Forge Ltd, 11th September 2023)
 - Proposed Site Plan (Drawing No. 23-027 1004) (Creative Forge Ltd, 28th September 2023)
 - Proposed Curtilage Plan (Drawing No. 23-027 1030) (Creative Forge Ltd, 23rd July 2024)

Site Description

- 2.3. The site comprises a garage building on an area of hardstanding with grassland and woodland at the margins and a stream north of the site boundary. The site is located at Reliance Garage, Turnlee Road, Glossop, SK13 6PW (Figure 1: Site Location Plan) (central OS grid reference: SK 02932 93545).

Development Proposals

- 2.4. The development proposals include the demolition of the existing buildings on site and erection of nine new residential dwellings with associated hard and soft landscaping.

Planning status of project, certainty of design and assumptions made

- 2.5. The present strategy has been prepared to support a planning application, based on the above named plans.
- 2.6. As stated in the 'Limitations' section, necessary assumptions have been made at this stage regarding the types and extents of habitats that will and can be retained, created and enhanced.

Aims, Objectives & Scope

- 2.7. With reference to the Development Proposals and best practice BNG reporting guidelines (CIEEM, 2021), the objectives & scope of the present strategy are to provide:
- An assessment as to whether the project can feasibly deliver BNG or not for the options being considered;
 - Advice for the project to maximise its ability to deliver BNG considering factors such as location, design, construction methods and programme (where known/relevant);
 - If on-site BNG can't be achieved, consideration of the potential for off-site delivery of BNG, either securing land in close proximity to the project site or other

alternatives, including more distant land under direct control or a brokered agreement; and

- Where, following a review of the BNG Principles, the delivery of project-wide BNG as an outcome is not considered possible (e.g., as a result of impacts to irreplaceable habitats or other site constraints), a record of the reasons and next steps towards delivering biodiversity gains elsewhere through the project.

Planning Policy and Legislation

- 2.8. A summary of biodiversity planning policies and wildlife legislation relevant to the site is provided in Appendix 1.

3. Methodology

Personnel

- 3.1. The Extended UKHab habitat survey and Condition Assessment was carried out by Ecologist CM BSc (Hons), MSc. Ecologist CM BSc (Hons), MSc, accredited agent on Natural England Bat Licence Reference Number: 2018-33647-CLS-CLS. CM has three years of experience undertaking bat and habitat surveys and has completed extensive training including in bat survey, botanical identification, and biodiversity net gain assessment.
- 3.2. The Biodiversity Net Gain assessment including biodiversity metric was completed by TE BSc (Hons) MCIEEM, who has over 13 years of experience in ecological consultancy including designing and implementing biodiversity net gain.
- 3.3. The River Condition Assessment was completed by Jonathan Pounder BSc (Hons) MCIEEM on the 1st December 2024, who has over 20 years of experience in the environmental sector. Jonathan holds Natural England licences for GCN and bats, and holds a Modular River Survey River Condition Assessment Certificate level of Qualified Surveyor.

Desk Study

Important Ecological Features

- 3.4. A desk study was carried out to assess the site and surrounding landscape for important ecological features and their influence on the deliverability of BNG, which is presented within the Preliminary Ecological Appraisal Report (Elton Ecology, 2024), and should be read in conjunction with the present assessment. The development proposals are not assessed to impact upon any irreplaceable habitats.

Field Survey

UKHab & Condition Assessment Survey

- 3.5. A UKHab and condition assessment survey was carried out of the site on 25th April 2024 with reference to best practice guidelines from UKHab Ltd (2023). The site was walked over, and the habitats present classified based on key indicator species present.
- 3.6. The condition assessment was carried out with reference to guidance within the Statutory Biodiversity Metric Condition Sheets and Technical Supplement (Defra, 2024). The condition of each habitat was assessed by scoring each habitat parcel against the criteria set out in the Statutory Biodiversity Metric Habitat Condition Assessment Sheets. A condition score was assigned to each habitat parcel based on a range of positive and negative indicators of quality against the optimum ecological state for the habitat, such as a grassland having species richness (positive) or the presence of invasive non-native plants (negative). This is used as an indicator for whether the habitat is a good or poor example of its habitat type/distinctiveness, and to inform future management for ecological enhancement where applicable.

Biodiversity Net Gain Metric Calculation

- 3.7. The prevailing biodiversity metric calculation spreadsheet at the time of writing was used, the Statutory Biodiversity Metric, with reference to the Technical Supplement and User Guide (Natural England, 2023).
- 3.8. The Statutory Biodiversity Metric calculates the biodiversity units present as follows:

Baseline Habitats:

Size of Habitat Parcel x Distinctiveness x Condition x Strategic Significance = Baseline Biodiversity Units

Post-intervention Habitats are calculated as above, and then:

x Difficulty x Time to Target Condition x Spatial Risk = Post-intervention Biodiversity Units

The net gain or loss in Biodiversity Units is then calculated as:

Post-intervention units – Baseline units = (+/-) Net Change

- 3.9. As the basis of the calculations, the Statutory Biodiversity Metric requires the user to enter a series of variables for each baseline, enhanced or created habitat parcel. These variables and decisions made are summarised in the sections below and presented in the results section. No hedgerow or river habitats were present at the site, and as such variables relating only to river habitats have not been included.

Classification and Measurement of Habitats

- 3.10. The UK Habitat Classification System (UKHab) (UKHab Ltd, 2023) was used during field surveys and converted to the appropriate habitat classification via the Statutory Metric guidance (Defra, 2024), to complete the broad habitat and habitat type variables of the Statutory Metric calculator.
- 3.11. The habitat areas were mapped via the QGIS 3.34.0 “Prizren” geographic information system application using a geo-referenced and ground-checked satellite image of the site.
- 3.12. Post-development habitat areas were measured from the illustrative Proposed Site Plans, georeferenced into QGIS.
- 3.13. Following the Statutory Biodiversity Metric QGIS Template and Import Tool User Guide (Natural England Joint Publication JP039), each habitat parcel was entered into the QGIS Template where the data was exported into the Import Tool to consolidate the data to be entered into the Statutory Metric calculator.

Strategic Significance

- 3.14. This is a score based on whether the location of the habitat is significant for nature. An assessment of this variable requires consideration as to whether the site is located within the relevant biodiversity local strategy, plan or policy, designated sites for nature conservation, and the sites position within the landscape.
- 3.15. With reference to the Department of Environment, Food & Rural Affairs (DEFRA) Policy paper ‘Local Nature Recovery Strategies’ (LNRS), there are 48 local nature recovery strategy areas covering England¹.
- 3.16. If no LNRS is available for the local authority area applicable to the site, other relevant documents and criteria are used which can include local published plans, strategies or policies, as listed within the Statutory Biodiversity Metric User Guide Draft on page 25 and any other relevant documents. If the geographic location or type of habitat present is listed within the other relevant documents, a score of high is assigned to the given habitat area. These include:
- Statutory Designated Sites
 - Non-Statutory Designated Sites

¹ <https://www.gov.uk/government/publications/local-nature-recovery-strategies/local-nature-recovery-strategies>

- National BAP Priority Habitats
- Local Plan
- Neighbourhood Plan
- Area of Outstanding Natural Beauty Management Plan
- Local Biodiversity Action Plan
- Species and protected sites conservation strategies
- Green Infrastructure / Tree / Woodland Strategies
- River Basin Management Plans
- Catchment Plans and Catchment Planning Systems
- Habitats Supporting Populations of Notable/ Priority and/or Protected Species
- Biodiversity Opportunity Map (BOM)

3.17. Where there are no relevant documents, professional judgement was used to assign a strategic significance score of either 'medium' or 'low'. If a habitat location or type is not listed within a relevant document and there is a lack of evidence to support a professional judgement of 'medium' strategic significance, a score of 'low' is assigned.

Bespoke Compensation Agreed for Unacceptable Losses

3.18. This is a yes/no decision cell to indicate whether bespoke compensation has been agreed with decision makers for any losses in very high distinctiveness habitats.

Temporal Multiplier

3.19. Within the temporal multiplier for each created/ enhanced habitat parcel the metric requires the user to enter the following variables:

- Habitat created in advance/ years: The Statutory Metric rewards habitat creation in advance of losses by reducing the temporal risk multipliers added.
- Delay in starting habitat creation/ years. If there will be a significant delay in the creation of a habitat type relative to any losses (e.g. phased development), the number of full years that the creation will be delayed is entered. The Statutory Metric then adds the number of years to the pre-populated time to target condition, which increases the effect of the risk multiplier.

Limitations

3.20. The accuracy of habitat area measurement is limited by the methods by which the baseline data was collected and resolution of development proposal plans. In this instance, baseline habitat areas have been calculated by cross referencing illustrative habitat plans mapped in the field with georeferenced aerial imagery. Post-development habitat areas were measured from the concept landscape plans, georeferenced into QGIS.

3.21. Reasonable assumptions have been made with regards to the type/condition of habitats that could be created, which would need to be informed by a detailed Habitat Management and Monitoring Plan.

- 3.22. The Biodiversity Metric uses habitats as a proxy for biodiversity, which is a simplification of the real world. Although informed by evidence and reasoning, the outputs of the Metric are not scientifically precise or absolute values. The generated biodiversity unit scores are a proxy for the relative biodiversity worth of a habitat or site. The metric and its outputs must be interpreted with ecological expertise and a common-sense approach. The metric is an aid to biodiversity decisions.
- 3.23. All dimensions and distances provided are approximate.
- 3.24. The present study has been informed by the referenced client documents, and as such assumptions have been made regarding the final planned design including the precise extent of proposed landscaping and property boundaries.

4. Results

Baseline Habitats

- 4.1. The baseline habitats at the site including the data entered into the Biodiversity Metric are given in the following tables and mapped on Figure 2.1: Baseline Habitat Plan. The baseline habitat condition scores and post-development retentions are shown in Figures 2.2 and 2.3. The 'consolidated' data is provided in the present report. Metric data is provided within the completed Biodiversity Metric. Photographs of the habitats referred to are presented in Preliminary Ecological Appraisal Report (Elton Ecology, 2024).
- 4.2. The baseline habitat date was taken to be the habitat survey date.

Table 2: Site Habitat Baseline Areas

UKHab Classification	Habitat	Data Entered into Metric				Description
			Area (hectares)	Condition	Strategic Significance	Habitat retained/enhanced/lost
Modified grassland		0.1723	Poor	Area/compensation not in local strategy/ no local strategy	0.0166 retained 0.0309 enhanced	The north and west of the site comprised modified grassland with an average of 4 species per m² and a varied sward length between approximately 5cm and 20cm. Bare ground cover included approximately 10% of the habitat. Species present included dominant annual meadow-grass <i>Poa annua</i>, occasional creeping buttercup <i>Ranunculus repens</i>, dandelion <i>Taraxacum officinale</i> agg., hogweed <i>Heracleum sphondylium</i>, cock's-foot <i>Dactylis glomerata</i>, daisy <i>Bellis perennis</i>, unidentified moss, and unidentified clover <i>Trifolium</i> sp., rarely present red fescue <i>Festuca rubra</i>, common mouse-ear <i>Cerastium fontanum</i>, field wood-rush <i>Luzula campestris</i>, Yorkshire-fog <i>Holcus lanatus</i>, hybrid bluebell <i>Hyacinthoides × massartiana</i>, bittercress <i>Cardamine</i> sp., rush, and unidentified brassica, and locally abundant ribwort plantain <i>Plantago lanceolata</i>. A section of grassland was located immediately north of building B1a. Species present included abundant moss and annual meadow-grass, occasional cock's-foot, herb-Robert <i>Geranium robertianum</i>, Yorkshire-fog, dandelion, and unidentified brassica, and rarely present ragwort <i>Senecio jacobaea</i> and common nettle <i>Urtica dioica</i>. The east of the site comprised unmanaged modified grassland with scattered scrub at the margins. Species present included dominant annual meadow-grass, occasional ribwort plantain, bramble <i>Rubus fruticosus</i> agg., dandelion, hogweed. The Schedule 9 Invasive species variegated yellow archangel <i>Lamiastrum galeobdolon subsp. argentatum</i> was rarely present within this habitat, encroaching from the woodland to the north.
Heathland and shrub - Bramble scrub		0.0103	Condition Assessment N/A	Area/compensation not in local strategy/ no local strategy	Retained	An area of bramble scrub was present in the northwest of the site on part of the south bank of the stream north of site. Species present included dominant bramble, frequent young ash, occasional ivy, common nettle, and rarely present cleavers <i>Galium aparine</i> , willowherb, bluebell, broad-leaved dock <i>Rumex obtusifolius</i> , and Yorkshire-fog.
Developed land; sealed surface		0.2423	N/A - Other	Area/compensation not in local strategy/ no local strategy	0.1781 Retained	Buildings on site, and the south and centre of the site comprised tarmac hardstanding surrounding the building B1.
Woodland and forest - Other woodland; broadleaved		0.0352	Poor	Formally identified in local strategy	0.0352 Retained (one Lombardy poplar T7 to be lost, accounted for sperately in 'individual tree' row below)	Deciduous woodland was present in the northeast of the site and on the bank of the stream north of site. Tree species present included abundant sycamore <i>Acer pseudoplatanus</i>, frequent ash <i>Fraxinus excelsior</i>, horse chestnut <i>Aesculus hippocastanum</i>, and rarely present alder <i>Alnus glutinosa</i>, Leyland cypress <i>Cupressus x leylandii</i> and unidentified poplar <i>Populus</i> sp. Understorey species present included occasional young sycamore and horse chestnut, rarely present holly <i>Ilex aquifolium</i> and privet <i>Ligustrum</i> sp. Ground flora present included frequent ivy <i>Hedera helix</i> and bramble, occasional green alkanet <i>Pentaglottis sempervirens</i>, rarely present bluebell, common nettle, hogweed, unidentified fern, willowherb, wood forget-me-not <i>Myosotis sylvatica</i>, and ground-elder <i>Aegopodium podagraria</i>. The Schedule 9 Invasive Species variegated yellow archangel was abundant throughout this habitat.
Individual trees - Urban tree		0.0163	Moderate	Area/compensation not in local strategy/ no local strategy	Lost	1 medium tree in moderate condition. Tree 7T (see Arb report), recorded as lost to facilitate development proposals

Table 3: River Condition Assessment (RCA) + Encroachment results for: Priority rivers, Other rivers and streams, Canals

Condition Assessment Criteria		Baseline RCA Index values	RCA Index values (targeted enhancement)	Brief description of proposed works
RCA INDEX ID	RCA INDEX NAME	Insert values -4 to 0 OR 0 to 4	Insert values -4 to 0 OR 0 to 4	
Bank Top				
B1	Bank top vegetation structure	2	4	Scrub/tree planting along the channel to increase vegetation cover.
B2	Bank top tree feature richness	0	4	Scrub/tree planting along the channel to increase vegetation cover.
B3	Bank top water-related features	0	0	
B4	Bank top NNIPS cover	-1	0	Manage the Japanese Knotweed/ prevent spread of Japanese Knotweed in the site ownership
B5	Bank top managed ground cover	-4	-2	The development will see the woodland fringe contained between 2 residential areas with a roadway. The woodland will remain but the area would benefit from some scrub/ tree planting along the channel to increase vegetation cover.
Bank Face				
C1	Bank face riparian vegetation structure	2	2	
C2	Bank face tree feature richness	0	4	Plant tree species on the bank face
C3	Bank face natural bank profile extent	2	2	
C4	Bank face natural bank profile richness	4	4	
C5	Bank face natural bank material richness	2	2	
C6	Bank face bare sediment extent	1	1	
C7	Bank face artificial bank profile extent	-3	-3	
C8	Bank face reinforcement extent	-2	-2	
C9	Bank face reinforcement material severity	-2	-2	
C10	Bank face NNIPS cover	-1	0	Manage the Japanese Knotweed/ prevent spread of Japanese Knotweed in the site ownership
Channel Margin				
D1	Channel margin aquatic vegetation extent	0	2	Increase aquatic vegetation in the channel by planting some marginal plant species
D2	Channel margin aquatic morphotype richness	0	0	
D3	Channel margin physical feature extent	1	3	Create some in channel features to direct/ affect the flow direction - such as log sections
D4	Channel margin physical feature richness	1	3	Create some in channel features to direct/ affect the flow direction - such as log sections
D5	Channel margin artificial features	-1	2	Address the broken revetment wall in the channel to reduce erosion in the channel and stabilise the bankside
Channel Bed				
E1	Channel aquatic morphotype richness	0	0	
E2	Channel bed tree features richness	0	3	Create some in channel features to direct/ affect the flow direction - such as log sections
E3	Channel bed hydraulic features richness	2	2	
E4	Channel bed natural features extent	2	2	
E5	Channel bed natural features richness	1	1	
E6	Channel bed material richness	3	3	
E7	Channel bed siltation	0	0	

E8	Channel bed reinforcement extent	-3	1	Address the broken revetment wall ends in the channel to reduce erosion of the channel and stabilise the bankside, this could include aiding the natural covering of the flood wall further.
E9	Channel bed reinforcement severity	-3	-3	
E10	Channel bed artificial features severity	-2	0	Address the broken revetment wall ends in the channel to reduce erosion of the channel and stabilise the bankside, this could include aiding the natural covering of the flood wall further.
E11	Channel bed NNIPS extent	0	0	
E12	Channel bed filamentous algae extent	0	0	

Table 4: Overview of RCA and river section assessment

Overview of RCA and river section assessment			
River Condition Assessment PRELIMINARY SCORE:	-0.48178	River Type and class bands:	F - Straight/sinuuous, coarsest GP, Average CO
River Shape index:	1.8518518	Is the river channel OVERDEEP? If yes, what supporting evidence is provided?	Yes - score is under 4, given the land use on either side of the channel the water channel doesn't have the ability/ capacity to move or change.
River Condition Assessment FINAL CLASS:	Moderate	IS THE RCA FINAL CLASS MODIFIED? If yes, why and what supporting evidence is provided?	No, no modifications made

See supporting information contained in excel files also provided: Long Clough Beck RCA Results Calculator" and "River Condition inc Encroachment Reporting Sheet Final" for further information on the site baseline.

Summary Of RCA Results (And Encroachment Where Applicable) With Recommendations for Improvements

- 4.3. Negative influences: Given the watercourse flows through a modified landscape of industrial and residential property, the negative factors impacting on the RCA score are largely associated with the **channel reinforcement** which had historically been installed to contain the watercourse under most circumstances. The presence of INNS on the water course was also detected in the form of Japanese Knotweed, although given the location there is potential for other INNS species to be found on the watercourse (for example Himalayan Balsam and Giant Hogweed), but they were not visible at the time of the site survey. This shows in negative values for categories B4 and C10 for the INNS; and C7, C8, C9, D5, E8, E9 & E10 for the artificial features on or in the watercourse channel.

Suggested Enhancement Interventions to Improve the River Condition Score

- 4.4. Suggested improvements: Tackling the INNS present on site would be address B4 and C10; Carry out some scrub and tree planting on the bank top and face to bind the bankside and create additional/ improved habitat would increase the scores for B1, B2, C2 & E2; Addressing the damaged flood wall end in the channel could help address E8 & E10 as well as supporting the natural coverage of the reinforced bankside with natural slippage (associated with installing natural features in the channel); Planting within the watercourse channel and address D1;Installing some natural features (e.g. fallen trees) into the channel to recreate the sheltering/ channel flow and break up the flow to create additional features that would improve the channel and flow – and address D3, D4 & D5.

Table 5: Site Hedgerow Baseline

Data Entered into Metric					Description
Habitat type	Length (km)	Condition	Strategic Significance	Habitat retained/enhanced/lost	
Line of trees	0.056	Poor	Formally identified in local strategy	Enhanced	A line of trees was present along the south bank of the stream north of site, forming the north site boundary. Tree species present included abundant horse chestnut and sycamore, frequent ash, and rarely present alder. The Schedule 9 Invasive Species variegated yellow archangel was abundant throughout this habitat.
Non-native and ornamental hedgerow	0.028	Poor	Area/compensation not in local strategy/ no local strategy	Retained	Leylandii hedge at site boundary

Table 6: Site Watercourse Baseline

Data Entered into Metric							Description
Habitat type	Length (km)	Condition	Strategic Significance	Extent of encroachment	Extent of encroachment on both banksides	Habitat retained/enhanced/lost	
Other rivers and streams	0.075	Moderate	Area/compensation not in local strategy/ no local strategy	Major	Major/ Moderate	Enhanced	See supporting information Long Clough Beck RCA Results Calculator" and "River Condition inc Encroachment Reporting Sheet Final" for further information on the site baseline.

Proposed Design

- 4.5. The proposed design comprises the construction of dwellings.
- 4.6. Impacts upon woodland have been minimised as far as practicable. The woodland will be retained post-development with the exception of the removal of a single tree at the edge of the woodland, tree T7, a Lombardy poplar (Trevor Bridge Associates Ltd, 2024). To facilitate the recording of the loss of this single tree, it has been recorded separately to the baseline and as 'lost' post development. Part of the woodland will be included within gardens post development, however with reference to the biodiversity metric user guide, these habitats can be included as retained post-development.
- 4.7. The proposed 'consolidated' values for post-development created habitats at the site entered into the Biodiversity Metric are given in Table 5 and mapped on Figure 3.1: Proposed Habitats Plan. The target conditions for the habitats are shown in Figure 3.2: Proposed Habitat Target Condition Plan. For unconsolidated data please see the completed Biodiversity Metrics.

Table 7: On-site Habitat Creation

Data Entered into Metric						
Broad Habitat	Proposed Habitat	Area (hectares)	Condition	Strategic Significance	Habitat created in advance/years	Delay in starting habitat creation/years
Grassland	Other neutral grassland	0.014	Poor	Area/compensation not in local strategy/ no local strategy	0	0
Urban	Developed land; sealed surface	0.0523	N/A - Other	Area/compensation not in local strategy/ no local strategy	0	0
Urban	Vegetated garden	0.1227	Condition Assessment N/A	Area/compensation not in local strategy/ no local strategy	0	0
Individual trees	Urban tree	0.0489	Poor	Area/compensation not in local strategy/ no local strategy	0	0

Table 8: On-site Habitat Enhancement

Data Entered into Metric						
Broad Habitat	Proposed Habitat	Area (hectares)	Condition	Strategic Significance	Habitat created in advance/years	Delay in starting habitat creation/years
Grassland	Other neutral grassland	Grassland	Poor	Area/compensation not in local strategy/ no local strategy	0	0

Table 9: On-site Hedge Creation

Data Entered into Metric						
	Proposed Habitat	Length (km)	Condition	Strategic Significance	Habitat created in advance/years	Delay in starting habitat creation/years
	Species-rich native hedgerow	0.005	Poor	Formally identified in local strategy	0	0
	Species-rich native hedgerow	0.007	Poor	Formally identified in local strategy	0	0

Table 10: On-site Hedge Enhancement

Data Entered into Metric						
	Proposed Habitat	Length (km)	Condition	Strategic Significance	Habitat created in advance/years	Delay in starting habitat creation/years
	Line of trees	0.0056	Moderate	Formally identified in local strategy	0	0

Table 11: On-site Watercourse Enhancement

Data Entered into Metric							
Proposed Habitat	Length (km)	Condition	Strategic Significance	Habitat created in advance/years	Delay in starting habitat creation/years	Extent of encroachment	Extent of encroachment for both banks
Other rivers and streams	0.075	Fairly good	Area/compensation not in local strategy/ no local strategy	0	0	Major	Major/ Moderate

Biodiversity Metric Results

- 4.8. The completed biodiversity metric excel spreadsheet has been issued with the present report and should be read in conjunction with it. The 'headline results' output of the Statutory Biodiversity Metric calculation are presented in Table 12 below.

Table 12: Summary of Biodiversity Metric Output

	Habitat	Unit
On-site Baseline Units	Habitat	0.68
	Hedgerow	0.16
	Watercourse	0.36
On-Site Post-Intervention Units	Habitat	0.78
	Hedgerow	0.27
	Watercourse	0.42
Total Net Unit Change	Habitat	0.11
	Hedgerow	0.12
	Watercourse	0.06
On-site net % change	Habitat	15.57%
	Hedgerow	74.25%
	Watercourse	15.60%
Trading rules satisfied?		Yes

5. Conclusion

- 5.1. Via the scheme, assessment has shown that a biodiversity net gain habitats (15.57%), hedgerows (74.25%) and watercourse (15.60%) can be delivered at the site, subject to the implementation of a Habitat Management and Monitoring Plan.
- 5.2. Trading rules were satisfied.

6. References

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7. Figures

Figure 1: Site Location Plan (Overleaf)

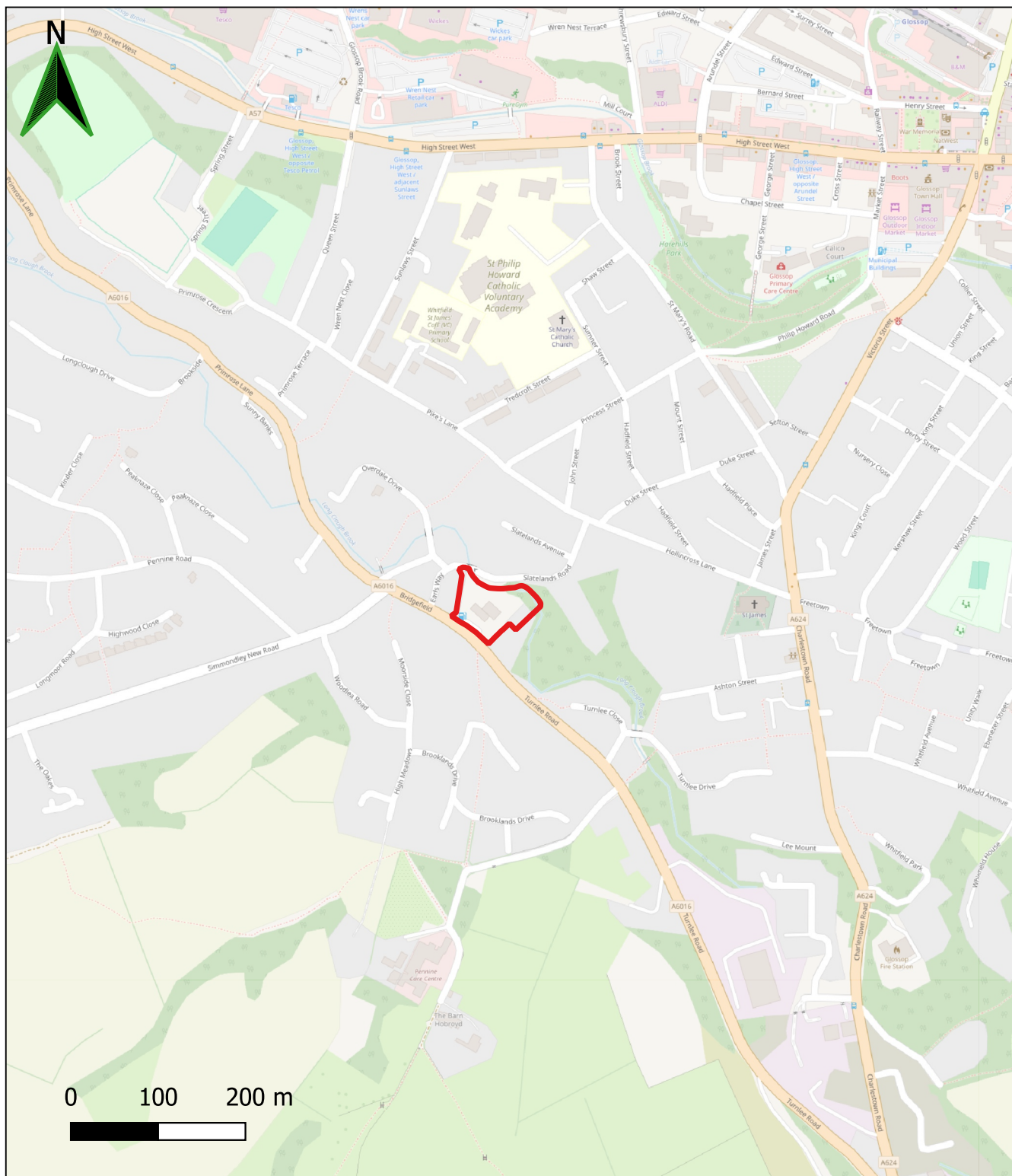
Figure 2.1: Baseline Habitat Plan (Overleaf)

Figure 2.2: Baseline Habitat Condition Plan (Overleaf)

Figure 2.3: Baseline Habitat Retention Plan (Overleaf)

Figure 3.1: Proposed Habitat Plan (Overleaf)

Figure 3.2: Proposed Target Condition Plan (Overleaf)



 Red Line Boundary

Project:
Turnlee Road, Glossop

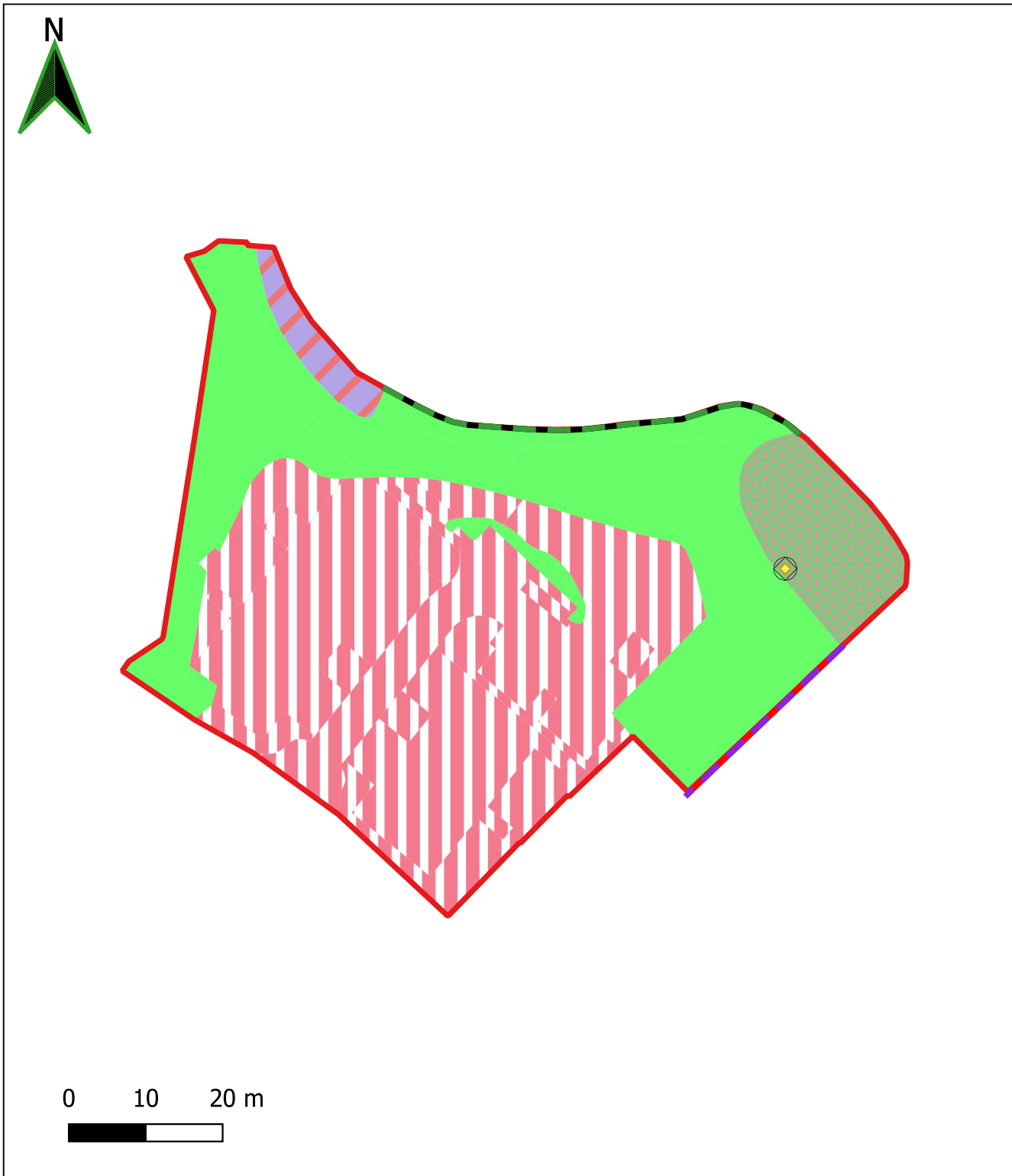
Drawing:
Figure 1: Site Location Plan

Date: 29-07-2024 Version: FINAL
Author: TE Drawing No: P2619_01_1



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- Red Line Boundary
- Non-native and ornamental hedgerow
- Line of trees - associated with bank or ditch
- Existing Medium Urban Tree
- Bramble scrub
- Developed land; sealed surface
- Modified grassland
- Other woodland; broadleaved

Project:
Turnlee Road, Glossop

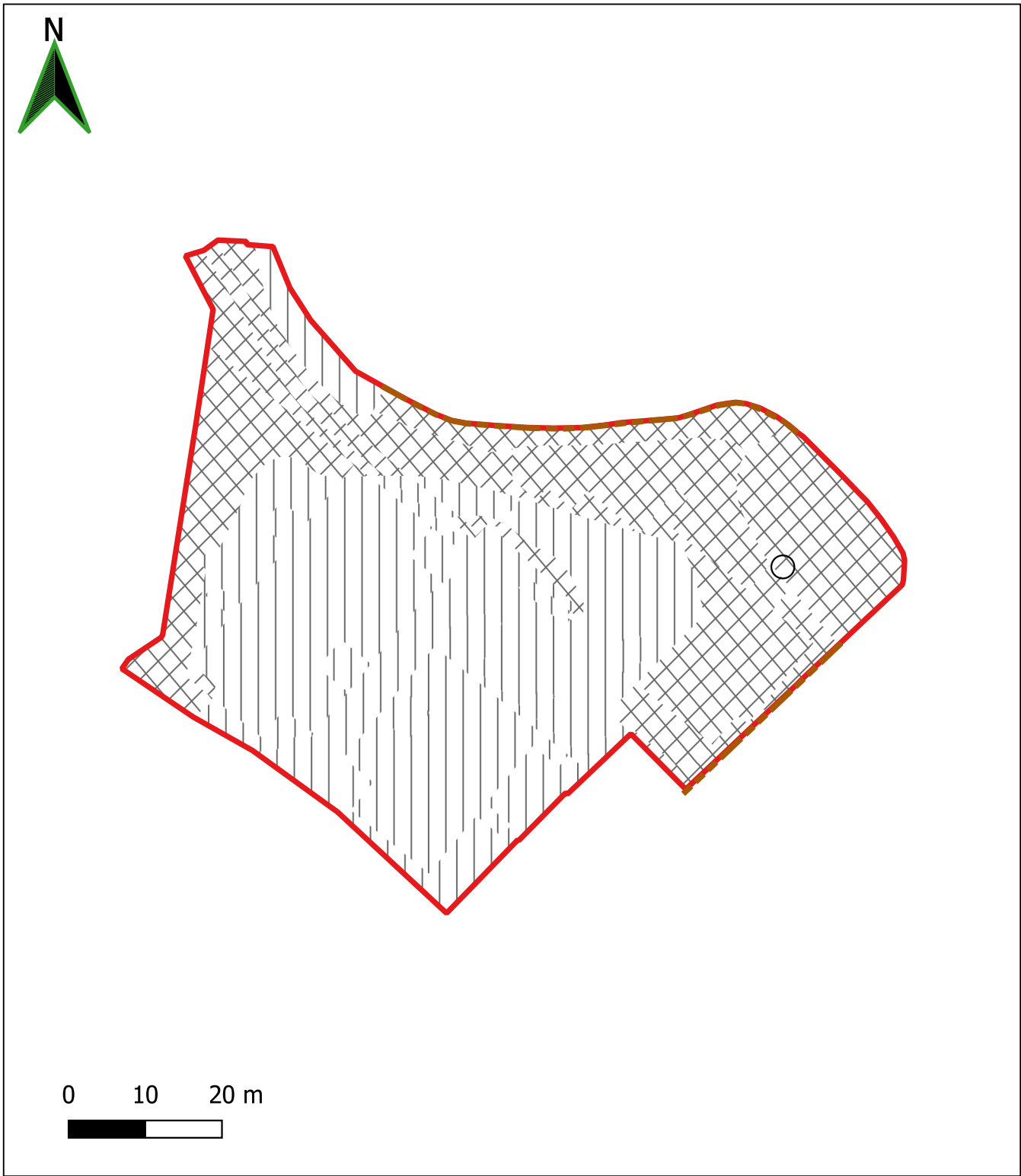
Drawing:
Figure 2.1: Baseline Habitat Plan

Date: 29-07-2024 Version: FINAL
Author: TE Drawing No: P2619_01_2.1



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-  Red Line Boundary
- Baseline Hedgerow Condition
 -  Poor
- Baseline Individual tree Condition
 -  Moderate
- Baseline Habitat Condition
 -  Poor
 -  N/A - Other
 -  Condition Assessment N/A

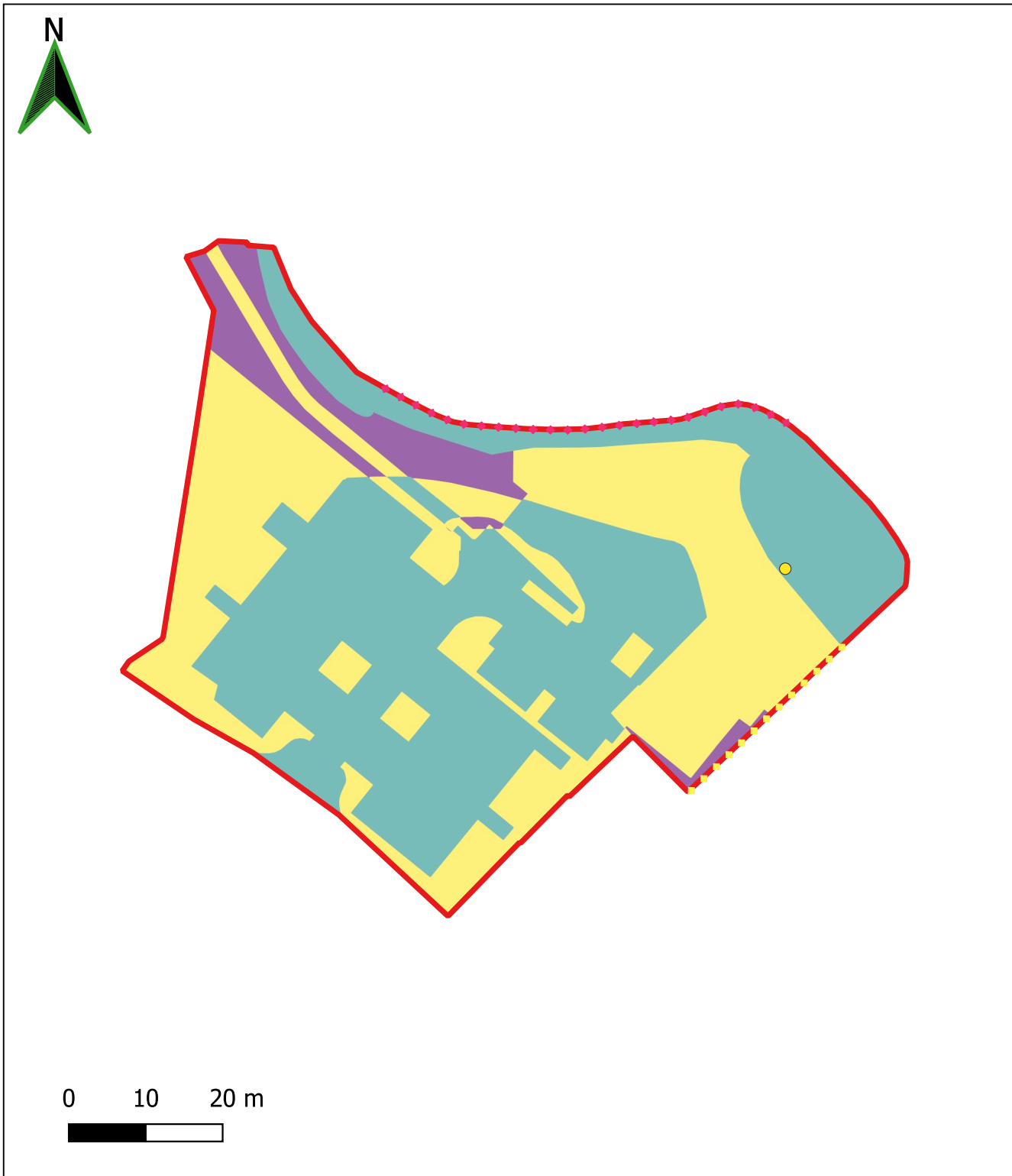
Project:
Turnlee Road, Glossop

Drawing:
Figure 2.2: Baseline Habitat Condition Plan

Date: 29-07-2024 Version: FINAL

Author: TE Drawing No: P2619_01_2.2





 Red Line Boundary

Hedgerow Retention

 Enhanced

 Retained

Individual tree Retention

 Proposed Lost

Habitats Retention

 Enhanced

 Retained

 Lost

Project:

Turnlee Road, Glossop

Drawing:

Figure 2.3: Baseline Habitat Retention Plan

Date: 29-07-2024

Version: FINAL

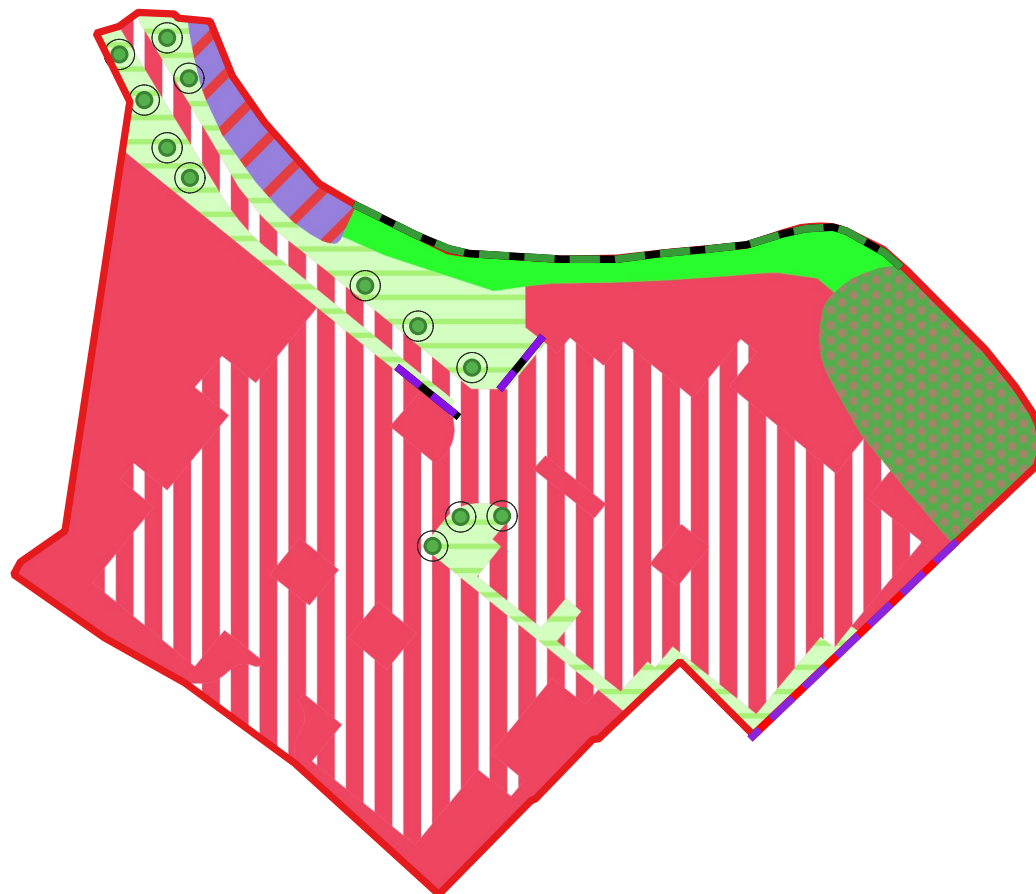
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0 10 20 m



Legend

- Red Line Boundary
- Bramble scrub
- Developed land; sealed surface
- Modified grassland
- Other neutral grassland
- Other woodland; broadleaved
- Vegetated garden
- Non-native and ornamental hedgerow
- Line of trees - associated with bank or ditch
- Species-rich native hedgerow
- Proposed Small Tree

Project:

Turnlee Road, Glossop

Drawing:

Figure 3.1: Proposed Habitat Plan

Date: 08-08-2024

Version: FINAL

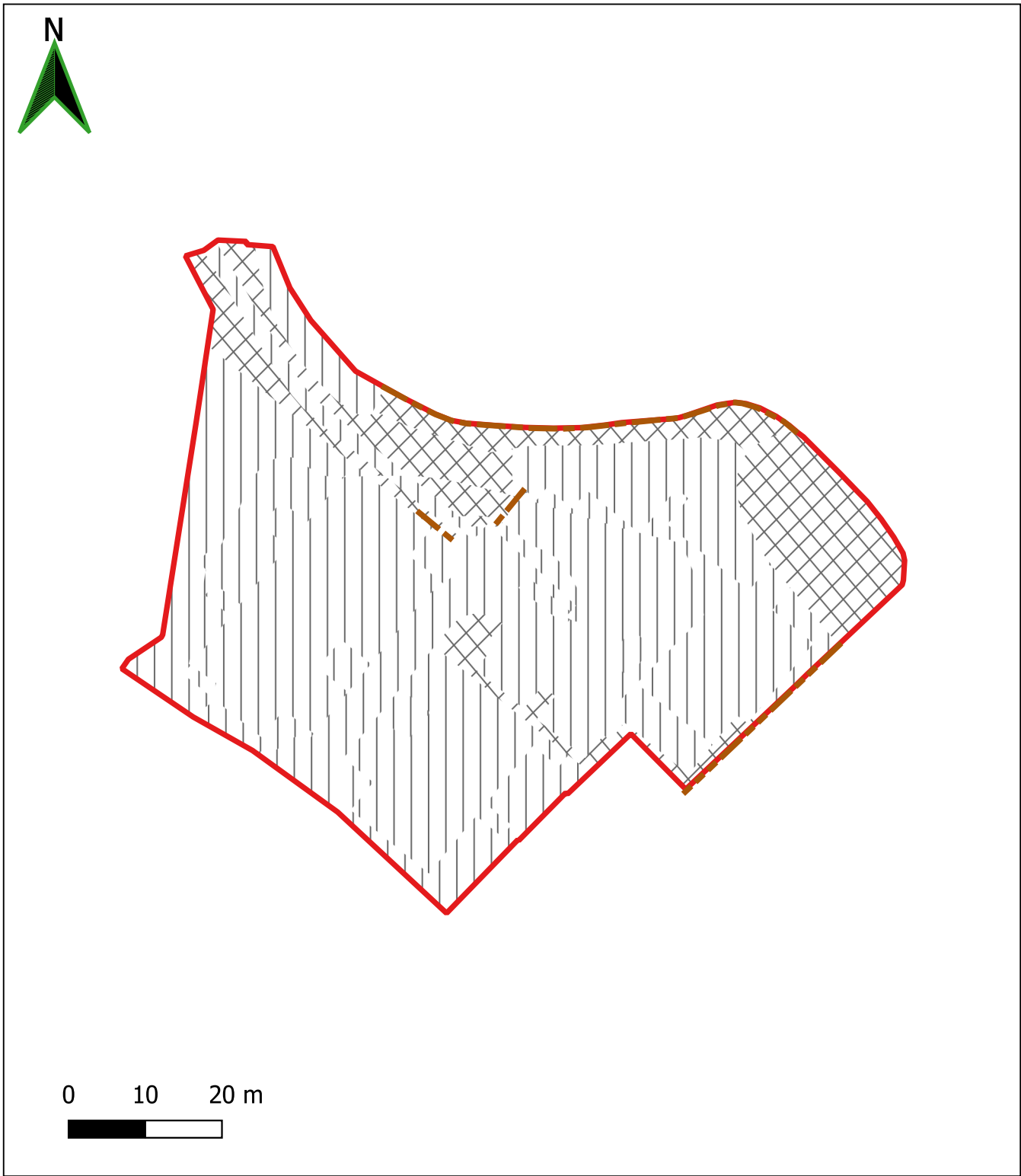
Author: TE

Drawing No: P2619_01_3.1



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-  Red Line Boundary
- Proposed Hedgerow Condition
 -  Moderate
 -  Poor
- Proposed Habitats Condition
 -  Poor
 -  N/A - Other
 -  Condition Assessment N/A

Project:
Turnlee Road, Glossop

Drawing:
Figure 3.2: Proposed Target Condition Plan

Date: 29-07-2024 Version: FINAL

Author: TE Drawing No: P2619_01_3.2



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Appendix 1: Planning Policy & Legislation Summary

This appendix serves as a summary of relevant policy and legislation. It is not intended to supersede the policy or legislation documents to which it refers, and the relevant full documents should always be consulted prior to decision making.

National Planning Policy Framework 2023

Biodiversity is a material consideration under the National Planning Policy Framework (2021). Relevant text to biodiversity from the NPPF is described below.

“180. Planning policies and decisions should contribute to and enhance the natural and local environment by:

[...]

d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;”

“185. To protect and enhance biodiversity and geodiversity, plans should:

[...]

b) promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity. “

“186. When determining planning applications, local planning authorities should apply the following principles:

[...]

d) development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.”

The Environment Act 2021

Schedule 14 makes provision for biodiversity gain to be a condition of planning permission in England. The biodiversity net gain relevant percentage is currently set to 10% by the Act.