Preliminary Ecological Appraisal



Talbot Road, Glossop
12th August 2024

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Summary

S.1. This report has been prepared by Tyler Grange Group Limited on behalf of Derbyshire County Council. This report sets out the findings of a Preliminary Ecological Appraisal at Talbot Road, Glossop, SK13 7AU (OS Grid Reference SK 03421 94681), hereafter referred to as 'the site'.

S.2. This report describes: the important ecological features that could be affected by the proposed development, identified through desk study and a site survey of the site in question; known potential ecological constraints which may need to be considered at the time of any planning application for the site: and identifies the opportunities for ecological enhancements, including considerations for biodiversity net gain (BNG).

S.3. In terms of protected sites, consultation with MAGIC shows that a residential development is not included in the risk category for potential impacts upon the South Pennine Moors SPA and SAC. However, it is possible that potential impact pathways such as recreational impacts and air quality impacts should be considered, in the form of a Habitat Regulations Assessment (HRA). There are 11 non-statutory sites (Local Wildlife Site) within 2 km of the proposed development. It is considered that there are sufficient enough barriers (the site is largely encompassed by development) for dispersal of flora and fauna from the site to the LWS's. However, best practice pollution prevention measures should be incorporated into scheme designs for both the construction and operational phases.

S.4. The mitigation hierarchy has been adhere to through, as habitats to be lost are predominantly of negligible ecological importance (such as hardstanding and modified grass), with minimal impacts proposed for habitats of local importance (some scattered tree loss). The BNG assessment has shown that the site can achieve a measurable net gain within the parameters of the site;

S.5. It is anticipated that there will be no impacts on protected and notable species, other than bats and potentially great crested newts. There are 11 trees with bat roosting potential (a combination of bat boxes and natural roosting features); these trees have been proposed for retention. Should the trees be required for removal, an appropriate number of additional bat roosting surveys should be undertaken in the appropriate season. There are no ponds on site, however there are three within 250 m of the site boundary. Due to extensive barriers for dispersals (the site being enclosed by housing developments and main roads), with no waterbodies on site, it is considered unlikely that GCN would be present on site

S.6. No issues that could affect the principle or significantly affect the quantum of development the site could support have been identified. With the recommendations and further work set out in this report, there can be confidence that the site could be developed in accordance with relevant planning policy and legislation.

Section 1: Introduction

Introduction

1.1. This report has been prepared by Tyler Grange Group Ltd on behalf of Derbyshire County Council. This report sets out the findings of a Preliminary Ecological Appraisal and Biodiversity Net Gain (BNG) assessment at Talbot Road, Glossop, SK13 7AU (OS Grid Reference SK 03421 94681), hereafter referred to as 'the site'. See **Figure 1.1** for the red line boundary and wider site context.

1.2. This document is intended to support an Outline planning application for a residential development at the site. The proposals have been assessed against a parameters plan (**Appendix 3**), which shows the high level proposed footprint of developable land and land proposed for Green infrastructure. At this stage of the planning process, details on the exact quantum of development (e.g. house/ unit numbers, infrastructure) and specific habitats/ SuDS are not known.



Figure 1.1. Red line boundary (© Google Aerial Imagery)

Purpose

1.3. This report:

- Uses available background data and results of the field surveys to describe and evaluate the ecological features present within the likely "Zone of Influence"[1] (ZoI) of potential development of the site; and
- With reference to relevant planning policy and legislation (Appendix 1), describes the actual or potential ecological issues and opportunities that might arise as a result of the site's development, or identifies issues that could affect the principle or quantum of development the site could support.

1.4. This assessment and the terminology used are consistent with the Guidelines for Preliminary Ecological Appraisal[2].

Methodology

1.5. Full methods for the data search, phase 1/UK Habitat Classification (UK Habs) survey, PRA and BNG work can be found in **Appendix 2.**

Quality Control

1.6. All ecologists at Tyler Grange Group Limited are members of the Chartered Institute of Ecology and Environmental Management (CIEEM) or are working towards membership and act under the direction of members, and abide by the Institute's Code of Professional Conduct[3].

Limitations and Assumptions

1.7. Owing to the surrounding land use of the site, being bound by private gardens to the east, south and west, a check for badger setts within 30 m of these boundaries was not possible. It is considered unlikely that badgers setts would be located within the gardens of the adjacent properties; no evidence of badger activity was recorded on site (such as prints, latrines, feeding remains etc.), which would be expected if there were setts located within the adjacent habitats. No badger setts were recorded beyond the northern site boundary.

[1] Defined by the CIEEM (2018) Guidelines for Ecological Impact Assessment as the area over which ecological features may be affected by biophysical changes as a result of the proposed project and associated activities. This is likely to extend beyond the project site, for example where there are ecological or hydrological links beyond the site boundaries

[2] CIEEM (2017) Guidelines for Preliminary Ecological Appraisal, 2nd edition. Chartered Institute of Ecology and Environmental Management, Winchester.

[3] CIEEM (2022) Code of Professional Conduct, CIEEM, Winchester

Section 2: Ecological Features and Potential Impacts, Mitigation, and Enhancement

Designated Sites

2.1. The data search returned two internationally important Natura 2000 sites within 10 km of the site, no statutory designations (such as Sites of Special Scientific Interest (SSSI)) and 11 non-statutory designated sites within 2 km of the site. These are detailed in **Table 2.1** over the page, along with potential impacts and mitigation measures which may be required.

2.2. The site falls within the SSSI risk zone of the South Pennine Moors SPA/ SAC; however a review of MAGIC as part of the desk study (**Appendix 2**) shows that residential developments are not included development risk categories; see **Figure 2.1** below. This means that there should not be a requirement for the Local Planning Authority (LPA) to consult with Natural England regarding the proposal and their potential impact upon the designated sites.

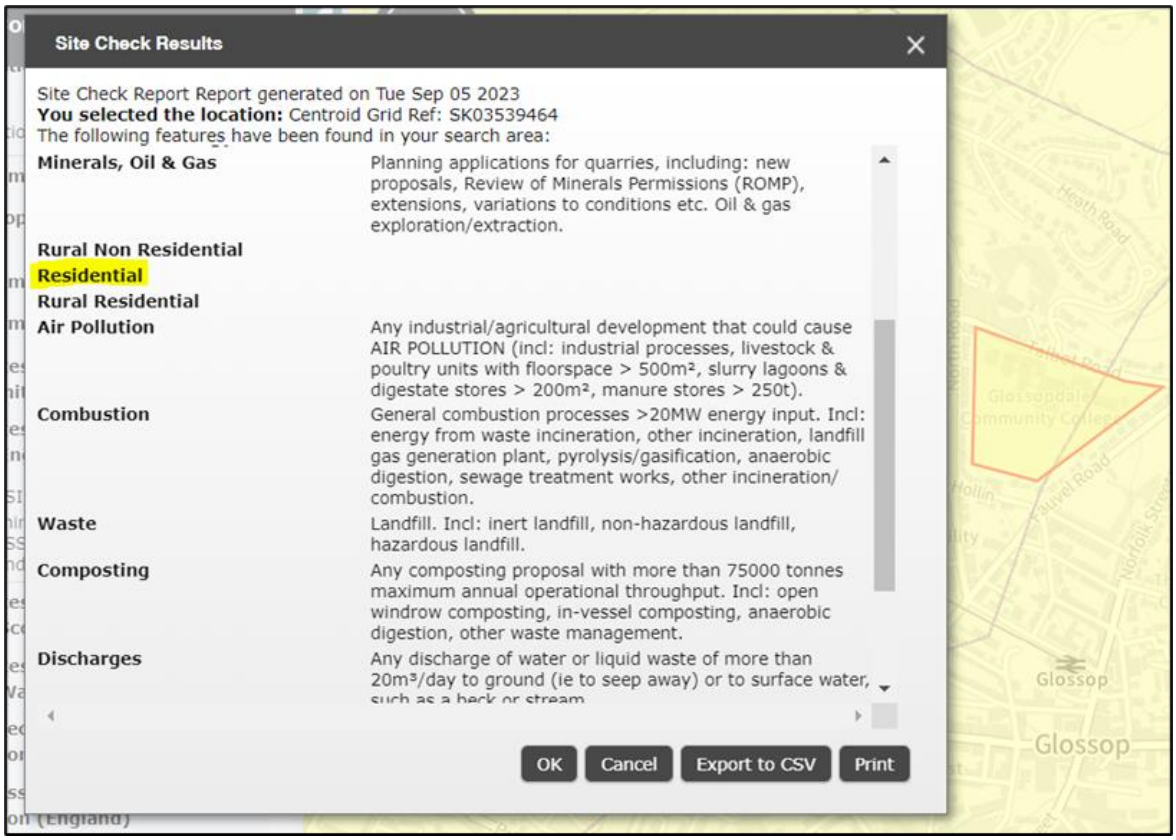


Figure 1.2. SSSI Development Risk Categories for South Pennine Moors

Table 2.1. Designated Sites

Designated site	Distance and direction from site	Ecological Importance	Potential Impacts and Requirement for Mitigation	Relevant Legislation and Policy
South Pennine Moors Special Area of Conservation (SAC)	2.3 km east	International	Designated for its upland habitats such as dry heaths and blanket bogs etc., of which the site does not contain; nor are there any linking habitat corridors from the site to the designation. Impacts: Potential impact pathways through increased recreational pressure from the residential development. Potential for impacts arising from air (NOX deposition) affecting nitrogen sensitive habitats, either along or in combination with other projects. Potential Mitigation: Homeowner packs and financial contributions to the implementation of a Strategic Access, Monitoring and Management Strategy may be required to mitigate for recreational pressure.	Nature 2000, Conservation of Habitats and Species Regulations 2017
South Pennine Moors Special Protection Area (SPA)	2.3 km east	International	Designated for is breeding assemblage of Golden plover *Pluvialis apricaria*, Merlin *Falco columbarius*, Peregrine *Falco peregrinus* and Short-eared owl *Asio flammeus.* It is extremely unlikely that the aforementioned bird species would be present at the site, due to there being no suitable breeding habitats for these species. It is therefore considered that the site does not offer functionally linked land for the qualifying bird species of the South Pennine Moors SPA.	Nature 2000, Conservation of Habitats and Species Regulations 2017
North Road Ponds Local Wildlife Site (LWS)	0.59 km northwest	Local	No mitigation required. The ponds are separated from the site by housing developments and associated road networks; there are no linking habitats, impacts are considered unlikely.	Local Planning Policy; Policy EQ 5
Dinting Vale Reservoirs and Brook LWS	0.65 km southwest	Local	No mitigation required. The ponds are separated from the site by developments associated with Glossop, including road and rail networks; there are no linking habitats and impacts are considered unlikely.	Local Planning Policy; Policy EQ 5
Dinting Junction Pond LWS	1.17 km west	Local	No mitigation required. The ponds are separated from the site by developments associated with Dinting, including road and rail networks; there are no linking impacts are considered unlikely.	Local Planning Policy; Policy EQ 5
Banks Wood LWS	1.26 km northwest	Local	No mitigation require. The woods are located over 1km from the site with no connecting habitats or similar habitats on site; impacts are considered unlikely.	Local Planning Policy; Policy EQ 5
Shire Hill (woodland) LWS	1.36 km east	Local	No mitigation require. The woods are located over 1km from the site with no connecting habitats or similar habitats on site; impacts are considered unlikely.	Local Planning Policy; Policy EQ 5
Dinting Lodge Grassland LWS	1.42 km west	Local	No mitigation required. The grasslands are separated from the site by developments associated with Dinting, including road and rail networks; there are no linking impacts are considered unlikely.	Local Planning Policy; Policy EQ 5
Gamesley Sidings LWS	1.56 km southwest	Local	No mitigation required. The sidings are separated from the site by developments of Dinting and Gamesley, including road and rail networks; there are no linking impacts are considered unlikely.	Local Planning Policy; Policy EQ 5
Dinting Wood LWS	1.56 km southwest	Local	No mitigation required. The woods are separated from the site by developments of Dinting and Gamesley, including road and rail networks; there are no linking impacts are considered unlikely.	Local Planning Policy; Policy EQ 5
Dinting Nature Reserve LWS	1.67 km southwest	Local	No mitigation required. The nature reserve is separated from the site by developments of Dinting and Gamesley, including road and rail networks; there are no linking impacts are considered unlikely.	Local Planning Policy; Policy EQ 5

Lees Hall LWS	1.88 km south	Local	No mitigation required. Situated partially clipping the 2km ZoI, the habitat is separated from the site by large expanses of development and associated hardstanding of central Glossop. Impacts are considered unlikely.	Local Planning Policy; Policy EQ 5
Brownhills Bank LWS	1.88 km southeast	Local	No mitigation required. Situated partially clipping the 2km ZoI, the habitat is separated from the site by large expanses of development and associated hardstanding of central Glossop. Impacts are considered unlikely.	Local Planning Policy; Policy EQ 5

Habitats and Protected Species

2.3. The habitats and presence of, or potential for, protected species that could be affected by the proposed development are summarised below in **Tables 2.2** and **Table 2.3** respectively. Species which are considered likely absent from the site based on professional judgement following consideration of the habitats within the site, signs of species presence at the time of survey and data search records, are not discussed. The locations of habitats are shown on the Habitats Features and Preliminary Bat Roost Assessment Plan **15974 P01** and the habitat condition assessments are shown in **Appendix 2.**

Table 2.2. Habitats, their Importance, Potential Impacts and Mitigation/Enhancement Opportunities

Habitats	Ecological Importance/Suitability for Protected/Priority[4] species	Habitat Description and Constraints	Potential Impacts and Mitigation/Enhancement Opportunities	Photograph
Developed land; sealed surfaces (u1b)	Negligible	Large expanses of the site comprise fine rubble and hardstanding, which has some ephemeral and early colonising flora, such as dock *Rumex obtusifolius* and ribwort plantain *Plantago lanceolata* Should this habitat be left unmanaged, an **'open mosaic habitat' (u1a)** habitat could form within a number of years. However, the vegetation is considered too sparse and occasional to be categorised as anything other than u1b at present.	No mitigation required. All hardstanding/ developed land can be enhanced through creating habitats of higher biodiversity value in their place.	
Hedgerows (h2)	Local	There is a species-poor hawthorn *Crataegus monogyna* hedgerow comprising the northern site boundary. Although there are small breaks in the hedge for access, the hedgerow represents the same habitat type, condition and species assemblage across the whole northern boundary, so has been ascribed as one hedgerow (H1). The hedgerow meets the criteria for Priority Habitat[5] due to its length. Impacts to Priority habitats and habitats of ecological importance should be avoided wherever possible. Where impacts cannot be avoided, these habitats should be replaced with similar habitats of greater ecological value.	This habitat should be protected during construction via a CEMP. Management prescriptions and supplementary native species planting may enhance retained habitats. The site may be enhanced for this habitat by planting additional lengths of native species hedgerow, and managing grassland for biodiversity.	

[4] Priority species and habitats are those listed at Section 41 of the Natural Environment and Rural Communities (NERC) Act 2005. Section 40 of the NERC Act puts a duty on local authorities to have regard for the conservation of these species, including when considering planning allocations and applications.
[5] UK Biodiversity Action Plan Priority Habitat Descriptions: Hedgerows: Hedgerows (UK BAP Priority Habitat description) (jncc.gov.uk)

Modified grassland (g4)	Negligible	A large proportion of the south of the site comprises modified grassland, which is assumed to have been playing fields of the former high school, which have been unmanaged and been allowed to grow. Species diversity was relatively low. Average species per m2 include: Cock's foot Dactylis glomerata, tall fescue *Festuca arundinacea,* common bent *Agrostis capillaris,* broadleaved dock *Rumex obtusifolius* and ribwort plantain *Plantago lanceolata.* Other species found throughout the wider sward include Yorkshire fog *Holcus lanatus,* common thistle *Cirsium vulgare,* white clover *Trifolium repens* and ragwort *Jacobaea vulgaris.*	The modified grassland is considered to be of negligible ecological value due to is low species diversity (See **Appendix 2** for further details) There are opportunities to enhance the grassland in areas outside of the proposed development footprint	
Scattered trees	Local	There are scattered trees throughout the site, mostly located close the site boundaries (**15974 P01**). There are a group of large mature poplars Populus *nigra var. Italica* to the northwest of the site, mature goat willow *Salix caprea* to the west. The northern site boundary has semi-mature oak *Quercus robur,* mature sycamore *Acer pseudoplatanus*, silver birch *Betula pendula* and hornbeam *Carpinus betulus*. 11 trees are suitable for roosting bats (discussed below) and would require further survey prior to felling.	To be retained where possible. Opportunities to enhance the canopy cover of the site through additional tree planting, especially to the south of the site (generally tree cover exists to the north).	

Table 2.3. Fauna (including Protected/Priority Species) their Importance, Potential Impacts and Mitigation/Enhancement Opportunities

Fauna (including Protected/Priority Species	Ecological Importance/Suitability for Protected/Priority[6] species	Constraints	Potential Impacts and Mitigation/Enhancement Opportunities
Birds	No protected or notable species recorded at the site Scattered trees, hedgerow and boundary vegetation are suitable for nesting birds.	Removal of these habitats should be avoided during the nesting season (March to September inclusive, though this is not defined in law and birds may nest outside of this time) wherever possible.	Should any of these habitats be cleared during the nesting bird season, pre-removal checks for nesting birds must be carried out by a suitably experienced Ecological Clerk of Works (ECoW), no more than 48 hours prior to the works commencing.
Bats	No bat roost records relating to the site. The boundary hedgerows and scattered trees offer low habitat of suitability for commuting/foraging.	Impacts to these habitats should be avoided where possible. If these habitats are to be lost or impacted, monthly or seasonal bat activity surveys would be required to inform mitigation.	Impacts to suitable habitat should be controlled via a CEMP and a bat sensitive lighting strategy. Native species planting in unlit areas, including linear features, may enhance the site for commuting and foraging bats.
	11 Trees of low and moderate suitability for roosting, including some trees with bat boxes (see **Appendix 2** for the PBRA results).	Impacts to Potential Roost Features (see **15974 P01**) should be avoided in the first instance. If unavoidable, bat roost surveys in the period May-August/September (inclusive) would be required.	Impacts to any Potential Roost Features being retained should be controlled via a CEMP. Bat sensitive lighting should be used whenever possible. Inclusion of bat boxes in the scheme would enhance the site for roosting bats.
Great crested newt (GCN)*Triturus cristatus*	There are no GCN records within 2km of the site. There are no waterbodies on site. Three ponds are within 250m of the site boundary. The two large ponds to the west of the site are stocked with fish and there are barriers for dispersal of this species, in the form of two rows of housing and a main road to the west and houses and main road to the north. The modified grassland and hedgerows provide some terrestrial habitat for GCN, but overall considered to be of low suitability. Due to the above reasons, it is considered highly unlikely that GCN would be present on site.	Impacts to the modified grassland areas will be largely avoided where possible. If these habitats are to be lost or impacted, Habitat Suitability Index (HSI) and eDNA survey of ponds within 250m would determine the presence/likely absence of GCN. Further survey/District Level Licencing may be required, should any ponds test positive for GCN.	Impacts to suitable habitats, if avoidable, should be controlled via a CEMP. The site may be enhanced by native species planting to provide suitable terrestrial habitat, and inclusions of ponds in the design to provide suitable breeding habitat.
Other Species	The site has been scoped out for all other protected and notable species, **see Appendix 2.**	-	-

[6] Priority species and habitats are those listed at Section 41 of the Natural Environment and Rural Communities (NERC) Act 2005. Section 40 of the NERC Act puts a duty on local authorities to have regard for the conservation of these species, including when considering planning allocations and applications.

Section 3: Biodiversity Net Gain

Design Evolution

3.1. The design of the Development has been iterative, and in accordance with policy and best practice guidance, following the 'mitigation hierarchy'. As such, the Development has been designed to avoid and retain the most important ecological features to ensure they can be managed in the long-term to enhance their importance for biodiversity. Where this has not possible, new habitats have been proposed to compensate for habitat losses with the aim of maximising the ecological value of the habitats proposed on the site. Proposals for the biodiversity design strategy are as follows:

- Retention of higher value mature trees, including trees with bat roosting potential;
- Retention and enhancement of hedgerow and boundary features;
- Creation of higher value grasslands in created public opens pace to compensate for small losses of modified grassland.

Approach to BNG

3.2. The BNG assessment has based upon a 'Parameters Plan', which is sufficient enough for an Outline planning application. The Parameters Plan provides a high level illustration of the proposed development areas and proposed green infrastructure areas, without specifying habitat and species types. Therefore the following assumptions were made in regard to the Parameters Plan (**Appendix 3**):

- The 'Residential Development' footprint was described in the Metric as 'Developed land; sealed surfaces';
- The 'Green Infrastructure' footprint was described in the Metric as poor condition 'Other neutral grassland'

3.3. The Green Infrastructure/ neutral grassland footprint was ascribed a 'poor condition' in the Metric in order to factor potential differences in grassland conditions once a detailed landscape plan is produced for a Full planning application (i.e. there may be areas of good/ moderate condition neutral grassland along with areas of amenity/ poor condition modified grassland).

3.4. The baseline habitats of the site are presented in **Tables 2.4** and **2.5** over the page.

3.5. Note that habitats and hedgerows are assessed separately. Habitats are assessed as areas, with hedgerows being linear.

Table 2.4. Baseline Habitat Assessment

Broad Habitat	Habitat Type	Area (hectares)	Distinctiveness	Condition	Unit Value
Grassland	Modified grassland	1.84	Low	Poor	3.68
Urban	Developed land; sealed surface	2.92	V.Low	N/A - Other	0.00
Individual tree	Urban tree	0.14	Medium	Moderate	1.12
Total					4.80

Table 2.5. Baseline Hedgerow Assessment and Suggested Action

Hedge number	Hedgerow type	Length (km)	Distinctiveness	Condition	Unit Value
H1	Native hedgerow	0.3	Low	Poor	0.60

Proposals

3.6. The proposals for the site comprise the redevelopment of the former high school site for residential use, with associated soft landscaping and biodiversity enhancement.

3.7. As the application for Talbot Road, Glossop shall be Outline, the post-development habitats have been assessed against the parameters plan (**Appendix 3**). The parameters plan sets the broad parameters within which development will be brought forward. Therefore in lieu of detailed planting plans, which are not required at this stage of the planning process, broad habitat types have been assumed within the 'Green Infrastructure' areas on the parameters plan (**Appendix 3**). Specifics on types of habitats may change for a Full application in the future, but this assessment should provide a level of confidence that biodiversity net gain could be achieved within the proposed parameters.

Mitigation Hierarchy

3.8. The scheme has been designed to follow the mitigation hierarchy by avoiding ecological impacts as much as possible, with the majority of development to be located within the habitats of lowest ecological importance, namely the footprint of the former high school which is largely rubble/ hardstanding and of negligible ecological importance. The majority of existing trees and boundary vegetation are to be retained with habitat enhancements included, such as neutral grassland planting and native species tree planting.

Habitats Created, Retained and Enhanced

3.9. Post-development, appropriate compensatory planting/habitat creation will be implemented to replace losses and create new habitats at the site that are not currently present, namely neutral grassland and native species tree planting. The measurements of the created and enhanced habitats as well as their conditions and BNG unit value are detailed in **Tables 2.7** and **Table 2.8** below. Detail on post-development habitat conditions are provided in **Appendix 4**.

Table 2.7. Created, Retained and Enhanced Habitats

Broad Habitat	Proposed habitat	Area (ha)	Created/ Retained/ Enhanced	Distinctiveness	Baseline condition	Target condition	BNG unit Value – Final
Urban	Developed land; sealed surface	3.13	Created	V.Low	N/A	N/A	0.00
Grassland	Other Neutral Grassland	1.63	Created	Medium	N/A	Moderate	10.91
Total							10.91

Table 2.8. Created, Retained and Enhanced Habitats

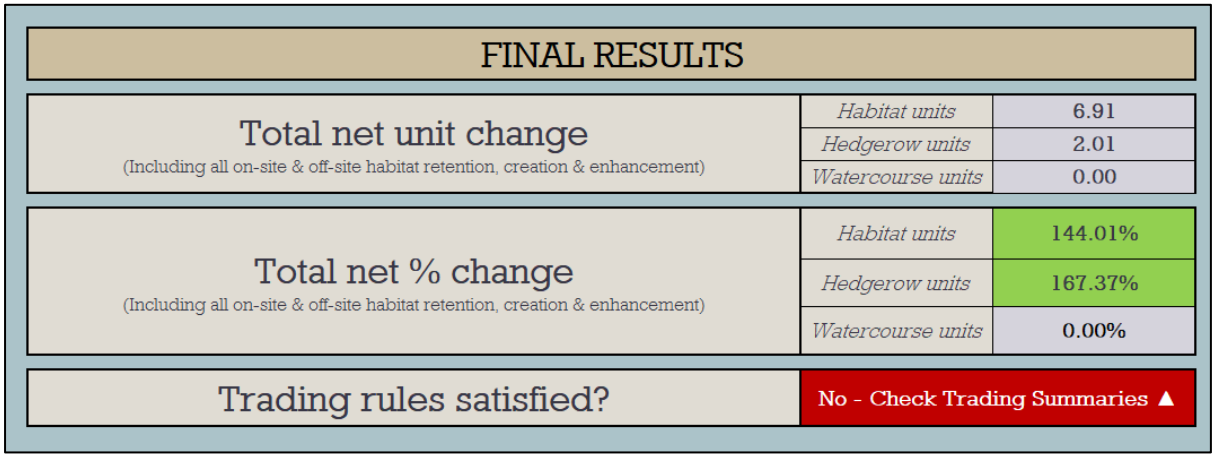
Hedge number	Hedgerow type	Length (km)	Distinctiveness	Condition	Unit Value
H1	Enhanced to: Species-rich native hedgerow	0.3	High	Moderate	3.21

Biodiversity Net Gain Assessment Conclusion

3.10. The Statutory Biodiversity Metric has assessed the parameters plan of the proposed development and has shown that it can result in a total net biodiversity unit change of:

- +6.91 habitat units equating to **+144.01%;** and
- +2.01 hedgerow units equating to **+167.37%;**

3.11. The headline results of the metric are shown in the screenshot in **Figure 3.1**.



FINAL RESULTS		
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	*Habitat units*	6.91
	Hedgerow units	2.01
	Watercourse units	0.00
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	*Habitat units*	144.01%
	Hedgerow units	167.37%
	Watercourse units	0.00%
Trading rules satisfied?	No - Check Trading Summaries ▲	

Figure 3.1: BNG Headline Results

Assumptions and Caveats

3.12. All of the 'Green Infrastructure' areas on the parameters plan have been assessed as moderate condition neutral grassland (see plan **15974 P02**). It is considered unlikely that all of this habitat would remain moderate condition neutral grassland once the detailed designs have been drawn-up for a Full planning application, however it is considered that there is enough capacity within the 'Green Infrastructure' areas to accommodation multiple different habitat types and still achieve the mandatory 10% net gain for habitats, considered the parameters plan shows a +144% net gain. As an example, if all of the 'Green Infrastructure' area was assessed as poor condition neutral grassland, the parameters plan I its current form would still achieve +60% net gain.

3.13. The trading rules (**Figure 3.1**) have not been satisfied. This is due to nine trees being lost to accommodate the 'Residential Development' footprint, with no proposed newly planted trees as mitigation shown on the parameters plan at this stage. Despite this, it is considered that there is sufficient enough capacity within the 'Green Infrastructure' areas to accommodate additional tree planting as mitigation for the small scale losses, to be drawn-up as part of the detailed design stages and therefore conform to High Peak Policy EQ 9, which seeks to protect existing trees and include replacement tree planting at a 2:1 ratio.

3.14. For the purpose of this assessment, it is assumed that hedgerow H1 will be enhanced through additional native species planting. As with trees, it is considered that there is sufficient enough

capacity within the 'Green Infrastructure' areas to accommodate additional hedgerow planting, as well as the enhancement of the existing hedgerow.

Future Management

3.15. Habitats created, retained and enhanced on the site will be maintained for at least 30 years post development to satisfy the conditions for BNG in the Environment Act 2021, as well as best practice guidelines. This should be secured through a Habitat Management and Monitoring Plan (HMMP) as a planning condition. The management will be adapted based on monitoring results to ensure the best desired outcomes are achieved

Section 4: Conclusions and Recommended Further Work

Key Issues

4.1. The key impacts of the development are as follows.

- Consultation with MAGIC shows that a residential development is not included in the risk category for potential impacts upon the South Pennine Moors SPA and SAC, and therefore consultation with Natural England should not be required. However, the High Peak Habitats Regulations Assessment[7] states that there is potential for "increased emissions to air from expected traffic increases, presence of dogs, pet predation, fire setting, or disturbance of grazing animals used for site management" for the South Penning Moors SAC and SPA. The HRA goes on to say that it should be "considered on a case-by-case basis as to whether a project-specific HRA is required; the requirement is likely to vary, according to the size of development and its in-combination effects. It is therefore considered that the parameter plans for Talbot Road are unlikely to result in loss of functionally linked land for the qualifying bird species of the SPA and qualifying habitats of the SAC, but impacts arising from recreational pressure and air pollution during the operational phase, may be considered as impact pathways to the internationally designated sites and therefore an HRA is likely to be required, however this is dependent on quantum of development, to be detailed and formalised.

- There are 11 non-statutory sites (Local Wildlife Site) within 2 km of the proposed development. It is considered that there are sufficient enough barriers (the site is largely encompassed by development) for dispersal of flora and fauna from the site to the LWS's. However, best practice pollution prevention measures should be incorporated into scheme designs for both the construction and operational phases;

- The mitigation hierarchy has been adhere to through, as habitats to be lost are predominantly of negligible ecological importance (such as hardstanding and modified grass), with minimal impacts proposed for habitats of local importance (some scattered tree loss). The BNG assessment has shown that the site can achieve a measurable net gain within the parameters of the site;

- It is anticipated that there will be no impacts on protected and notable species, other than bats and potentially great crest newts. There are 11 trees with bat roosting potential (a combination of bat boxes and natural roosting features); these trees have been proposed for retention. Should the trees be required for removal, an appropriate number of additional bat roosting surveys should be undertaken in the appropriate season. There are no ponds on site, however there are three within 250 m of the site boundary. Due to extensive barriers for dispersals (the site being enclosed by housing developments and

[7] High Peak Habitat Regulations Assessment Report [online] [accessed 12/08/2024]: https://www.highpeak.gov.uk/media/3186/Habitats-Regulations-Assessment-Addendum-to-the-Submission-Version-August-2014/pdf/F5_High_Peak_Local_Plan_Addendum_to_Submission_Version_HRA_Report_Addendum_August_2014.pdf