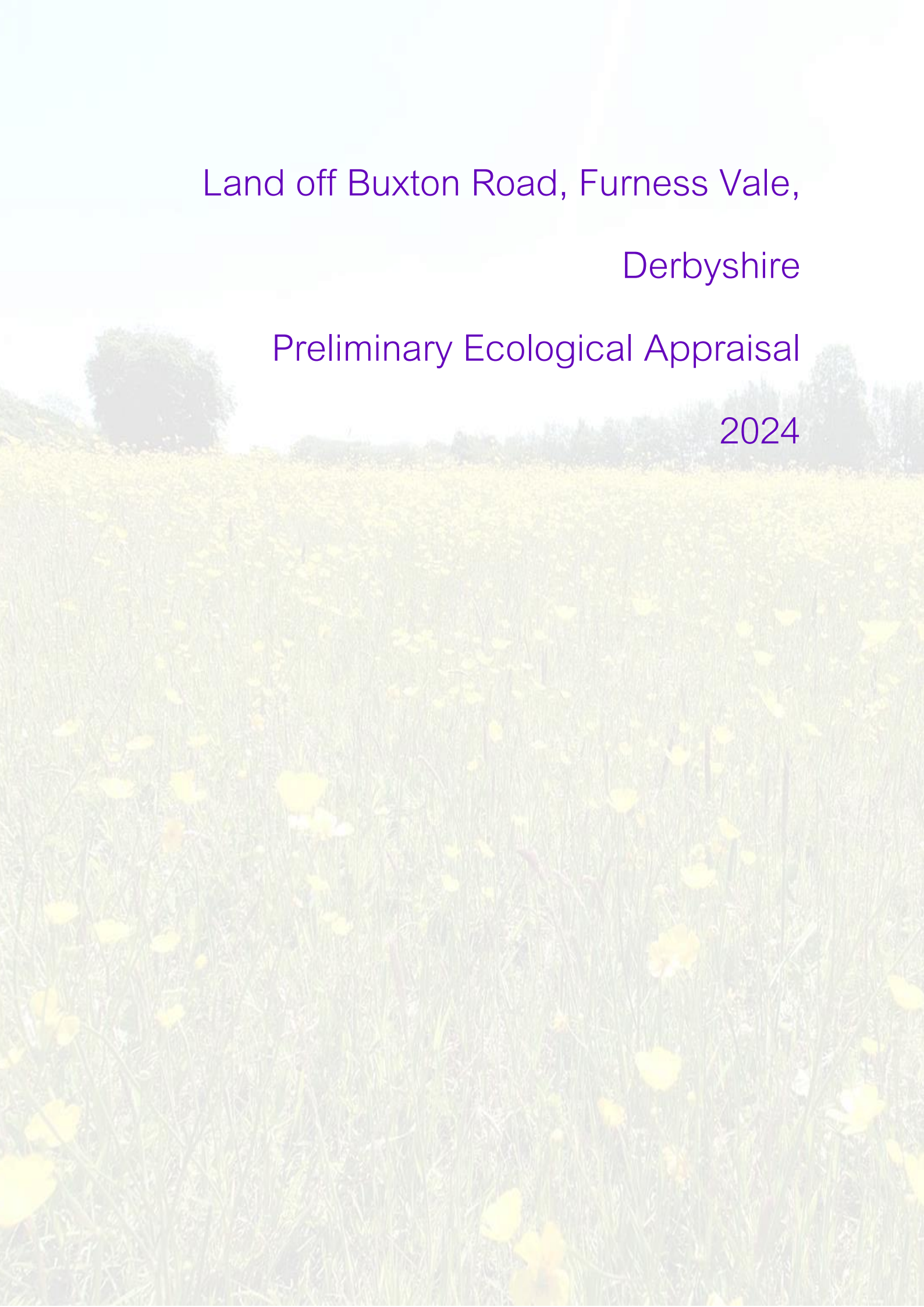




Land off Buxton Road, Furness Vale,

Derbyshire

Preliminary Ecological Appraisal

2024

Client The Guinness Partnership, via Bowker Sadler Architecture,
Project Title Land off Buxton Road, Furness Vale, Derbyshire
Project Reference RHE.2015.03
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Report Contents

Executive Summary	3
1. Introduction	4
2. Methods	6
3. Results	8
4. Assessment	12
5. Recommendations	14
Appendix 1: Planning Policy & Legislation	16
Appendix 2: Target Notes	20
Appendix 3: UK Habs Map	23



Executive Summary

Development Details

The client is proposing residential development at Land off Buxton Road, Furness Vale, Derbyshire hereafter referred to as the 'site'.

This report describes the ecological features of the site and its surroundings and assesses the potential impacts of the development on the ecological interest. Recommendations are provided so that the development is compliant with biodiversity policy and legislation.

Ecological Interest

The site has a moderate level of ecological interest. Ecological features of interest include suitable habitat for nesting birds.

Outcomes

Potential impacts to Badger can be avoided by following standard measures detailed in a Reasonable Avoidance method statement. Impacts to nesting birds can be avoided by timing demolition to avoid the nesting season (March to August) or undertaking a survey to establish the status of nesting birds and inform mitigation requirements. Biodiversity enhancement opportunities have been identified.



1. Introduction

1.1 Project Brief

- 1.1.1 Rachel Hacking Ecology Limited was commissioned in 2024 by The Guinness Partnership, via Bowker Sadler Architecture, to carry out an Ecological Appraisal of land off Buxton Road, Furness Vale. The site is located at O.S. grid reference: SK 00551 83787 (see Figure 1).



Figure 1. Map showing the location of the site

- 1.1.2 The proposed development site comprises continuous and scattered scrub, tall ruderal herb, individual trees, and ephemeral vegetation that has established over patches of disused land. The site lies adjacent to the A6 to the southwest, which is bordered by residential properties. A railway line borders the northeast of the site with Peak Forest Canal running 20m to the northeast of the railway line. The surrounding landscape comprises residential properties, commercial buildings and agricultural land.

Description of Development

- 1.1.3 The following assessment assumes that the site will be subject to the planning application for the development of 37 houses, with car parking and associated landscaping.

Relevant Planning History

- 1.1.4 An Extended Phase 1 Habitat survey was undertaken by Rachel Hacking Ecology in 2019 as part of the previous planning application. A mound supporting disused mammal holes was located within the centre of the site, following this, a Badger survey was undertaken by Rachel Hacking Ecology in 2022. No mammal holes were discovered during the Badger survey, mammal tracks were present across

the site but no direct evidence of Badger was identified. However, it was noted that dense vegetation across the site may have obscured holes that may be hidden.

1.2 Scope of Work

- 1.2.1 The Client commissioned Rachel Hacking Ecology to carry out the following works:
- Desk-based study to obtain details of designated sites within a specified search area.
 - Record the extent, type, and condition of habitats within and next to the site.
 - Search for signs of protected species and assessment of the potential of habitats and features to support protected and notable species.

1.3 Site Visit Information

Surveyor Details

- 1.3.1 Megan Johnson (Ecologist) visited the site on the 30th July 2024. Megan has professional experience in undertaking similar surveys.

Weather

- 1.3.2 The weather at the time of the survey was dry and sunny with 10% cloud cover.



2. Methods

2.1 Desk Study

- 2.1.1 The Magic website (Multi-Agency Geographical Information for the Countryside) was interrogated for the presence of Statutory Designated Sites (and European Protected Species licences) within a 2km radius of the site
- 2.1.2 The site was checked to determine if it is located within an Impact Risk Zones for any Site of Special Scientific Interest (SSSI) and if so, whether the Local Planning Authority will need to consult Natural England.
- 2.1.3 Local Planning Authority Policy maps were interrogated for the locations of non-statutory designated sites within a 1km radius of the site.

2.2 Field Survey

Extended Phase 1 Habitat Survey

- 2.2.1 In accordance with JNCC guidelines¹ the site was walked over and the habitats and features of ecological interest were mapped and described. Habitats and features of particular interest were target noted. Habitats were converted into UK Habitats Classifications for the purpose of mapping.
- 2.2.2 During the walkover habitat and features were assessed for their suitability to support protected and notable species in accordance with CIEEM guidelines². Field signs of protected, notable, and invasive non-native species, if encountered, were mapped, and described.

Bats

- 2.2.3 Any trees on the site that are to be affected by the proposals were given a ground-level assessment, searching for Potential Roosting Features (PRF's), such as flaking bark, woodpecker holes, knot holes and limb splits.

¹ JNCC (2010). *Handbook for Phase 1 Habitat Survey: A Technique for Environmental Audit*. Joint Nature Conservation Committee, Peterborough

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

2.3 Mitigation Hierarchy

2.3.1 Mitigation measures should be embedded within the masterplan design and planning application process. Measures during the construction phases should be included in a Construction Environmental Management Plan: Biodiversity (CEMP). This process from proposal to implementation needs to consider the 'mitigation hierarchy' of avoid, reduce, compensate, and enhance:

- Aim to avoid negative effects through the design process.
- Mitigate if negative effects cannot be avoided.
- Use compensation measures to offset residual impacts.
- Identify and implement opportunities to enhance biodiversity.



3. Results

3.1 Survey Constraints

- 3.1.1 Field survey results are valid for a limited duration and no investigation can provide a complete description and characterisation of a site. The composition of habitats and species can change depending on environmental variables and the mobility of species, so the results of a study become less reliable over time. In some cases, surveys that are 3 years old may be acceptable for a project assuming that habitats have not significantly changed in the intervening period, but for protected species it is likely that survey data will need to be no more than 18 months old.
- 3.1.2 The site was fully accessible and no survey constraints exist.

3.2 Designated Sites

- 3.2.1 The desk study provided information on the statutory and non-statutory designated sites and these are listed below in Table 2.

Table 2. Designated Sites			
Name	Status	Location/distance	Interest
Goytside Meadows LNR	Local Nature Reserve (LNR)	653m NW	Unimproved and semi-natural acid and neutral grassland, marsh/wet grassland, semi-natural broad-leaved woodland, scrub and hedgerows.
Mousley Bottom LNR	Local Nature Reserve (LNR)	1662m NE	Woodland, open water, wetland.
Peak Forest Canal LWS	Local Wildlife Site (LWS)	64m NE	Open water.
Furness Vale Mill Pond LWS	Local Wildlife Site (LWS)	211m E	Open water.
River Goyt at Gowhole LWS	Local Wildlife Site (LWS)	370m E	Open water.
Meadow Farm Fields LWS	Local Wildlife Site (LWS)	611m E	Wetland.
Furness Clough LWS	Local Wildlife Site (LWS)	302m SW	Multiple Habitats.

Diglee Road Meadow LWS	Local Wildlife Site (LWS)	437m SW	Multiple Habitats.
Furness Vale Railway Site LWS	Local Wildlife Site (LWS)	725m E	Multiple Habitats.
Waterside Fields LWS	Local Wildlife Site (LWS)	886m SE	Wetland.

- 3.2.2 The desk study identified that the site was located within the Impact Risk Zone of Toddbrook Reservoir, Combs Reservoir and Edale Sites of Special Scientific Interest. The proposed development will not require the Local Planning Authority to consult with Natural England due to the distances involved.

3.3 Habitats

- 3.3.1 Target Notes and photographs are contained in Appendix 2 and the habitats survey plan is contained in Appendix 3.

Continuous Scrub

- 3.3.2 Continuous scrub is present across the site (TN1). Species include, Bramble *Rubus fruticosus* agg., Raspberry *Rubus idaeus*, Pedunculate Oak *Quercus robur* saplings, Bracken *Pteridium aquilinum*, Hawthorn *Crataegus monogyna* and Elder *Sambucus nigra* saplings.
- 3.3.3 Large stands of mature Goat Willow *Salix caprea* exist throughout the site (TN2).

Tall Ruderal Herb

- 3.3.4 Tall ruderal herb exists throughout the site (TN3). The dominant species present is Great Willowherb *Epilobium hirsutum*. Other species include Broad-Leaved Willowherb *Epilobium montanum*, Cow Parsley *Anthriscus sylvestris*, Cock's-foot *Dactylis glomerata*, Yorkshire Fog *Holcus lanatus*, Common Ragwort *Jacobaea vulgaris*, Dandelion *Taraxacum officinale* agg., Creeping Buttercup *Ranunculus repens*, Creeping Thistle *Cirsium arvense*, Creeping Bent *Agrostis stolonifera*, Soft-Rush *Juncus effusus* and Hogweed *Heracleum sphondylium*.

Continuous Scrub/Tall Ruderal Herb Mosaic

- 3.3.5 The site is dominated by Bramble scrub, with Great Willowherb throughout. Other species include ruderal species mentioned above (TN4).

Ephemeral/Sparsely Vegetated

- 3.3.6 Ephemeral vegetation has established over areas of bare ground/gravel across the northwest of the site (TN5). Species include, Soft Rush, Common Ragwort, Yorkshire Fog, Tufted Hair-Grass *Deschampsia cespitosa*, Cock's-Foot, Creeping Thistle and Broad-Leaved Dock *Rumex obtusifolius*.

Individual Trees

- 3.3.7 Several trees are scattered across the site (TN6). Species include Pedunculate Oak, Hawthorn and Ash *Fraxinus excelsior*.

Ditch

- 3.3.8 A dry ditch runs along the centre of the site from West to East (A6 to railway line) (TN7). The ditch was dry at the time of the survey.

Hedgerow

- 3.3.9 A defunct native hedgerow exists along the western boundary of the site (A6 boundary) (TN8). The hedgerow is dominated by Hawthorn. Other species include Bramble, Ash and Garden Privet *Ligustrum ovalifolium*.

3.4 Species

Badger

- 3.4.1 No evidence of Badger *Meles meles*, such as hairs, paw prints or latrines were found on site. However it is possible that dense vegetation may obscure mammal holes. Badgers may commute and forage along the rough vegetation on-site.

Bats

- 3.4.2 No buildings exist on site. No PRF's (Potential Roosting Features) were found on any of the trees on site. The site offers suitable foraging habitat for bats.

Nesting Birds

- 3.4.3 The continuous scrub, tall ruderal herb, hedgerow, and trees on-site offer suitable habitat for nesting birds.

Great Crested Newt

- 3.4.4 No ponds exist within 250 metres of the site. The wider site supports limited suitable Great Crested Newt *Triturus cristatus* terrestrial habitat. However, given the lack of breeding habitat in the locality, the site is unlikely to support Great Crested Newt and this species is not considered further in this report.

Hedgehog

- 3.4.5 No signs of Hedgehog *Erinaceus europaeus* were recorded on site during the survey. Hedgehogs may commute and forage along rough vegetation on-site.

Water Vole

- 3.4.6 Evidence of Water Vole *Arvicola amphibius* activity was searched for along the ditch on site. No field signs, such as latrines, feeding remains or burrows, were found. The ditch is largely shallow, dry and lacks aquatic vegetation, therefore, are not considered to be optimal habitat for Water Vole. The site is unlikely to support Water Vole and this species is not considered further in this report.

Reptiles

- 3.4.7 No evidence of reptiles was found on site. The site offers habitats suitable for reptiles within rough vegetation, but no optimal reptile habitat exists on site nor immediately adjacent. The site is unlikely to support Reptiles and this species is not considered further in this report.

Invasive, Non-native Species

- 3.4.8 No invasive, non-native species, as listed on Schedule 9 of The Wildlife & Countryside Act 1981 (as amended), were found on site. Invasive species are not, therefore, considered any further in this report.



4. Assessment

4.1 Development Context

- 4.1.1 The following assessment assumes that the site will be subject to the planning application for the development of 37 houses, with car parking and associated landscaping.

4.2 Impacts on Designated Sites

- 4.2.1 No impacts to any non-statutory designated sites are anticipated due to the distance between them and the site and the absence of impact pathways.

4.3 Impacts on Habitats

Continuous Scrub

- 4.3.1 Without mitigation, there will be extensive loss of continuous scrub habitat as well as damage during construction of the proposed dwellings from trampling and machinery. However, given the low ecological value of this habitat, the impact will be no more than site level.

Tall Ruderal

- 4.3.2 Without mitigation, there will be extensive loss of tall ruderal habitat as well as damage during construction of the proposed dwellings from trampling and machinery. However, given the low ecological value of this habitat, the impact will be no more than site level.

Ephemeral

- 4.3.3 Without mitigation, there will be extensive loss of ephemeral habitat as well as damage during construction of the proposed dwellings from trampling and machinery. However, given the low ecological value of this habitat, the impact will be no more than site level.

Individual Trees

- 4.3.4 Without mitigation, there will be extensive loss of some of the individual trees on-site as well as damage during construction of the proposed dwellings from trampling and machinery. However, given the low ecological value of this habitat, the impact will be no more than site level.

Ditch

- 4.3.5 Without mitigation, there will be extensive loss of the ditch on-site. However, given the fact that the ditch is dry and shallow and the low ecological value of this habitat, the impact will be no more than site level.

Hedgerow

- 4.3.6 Without mitigation, there will be extensive loss of some of the hedgerow on-site as well as damage during construction of the proposed dwellings from trampling and machinery. However, given the low ecological value of this habitat, the impact will be no more than site level.

4.4 Impacts on Species

Badger

- 4.4.1 Active construction sites can attract Badgers because of foraging opportunities on soil heaps and in ditches. Without mitigation there is a risk of entrapment and harm from machinery, equipment, and chemicals.

Bats

- 4.4.2 The site offers suitable bat foraging habitat. Without mitigation, physical changes to the habitats, noise, or changes to the levels of artificial illumination could have an adverse impact on bat behaviour and dispersal.

Nesting Birds

- 4.4.3 The clearance of vegetation on site (trees, tall ruderal and scattered scrub) could result in impacts to nesting birds, should these be found to be present.

Hedgehog

- 4.4.4 Without mitigation, there is a risk of harm to Hedgehog. Without mitigation there is a risk of entrapment and harm from machinery, equipment, and chemicals should they access the construction site. Mitigation measures are proposed within Section 5.

5. Recommendations

5.1 Mitigation and Enhancement Measures

General

- 5.1.1 Protection of ecological features (habitats and species) during the construction phase will be described in a Construction Environmental Management Plan (CEMP). Mitigation measures to protect, maintain and enhance ecological features during the operational phase of development will be described in a Biodiversity Management Plan (BMP). Management Plans will contain Operational Aims and Objectives, Rationale for management, Prescriptions and schedules detailing the timing and responsibility for delivering the prescriptions. It is anticipated that the CEMP and BMP will be provided as a planning condition in advance of the commencement of the proposed development.

Habitats

- 5.1.2 Trees and hedgerow should be retained where possible. Retained trees and hedgerow should be protected by fencing in accordance with a Tree Protection Plan produced by an arboricultural consultant. Any losses should be replaced in accordance with an appropriate landscaping scheme.
- 5.1.3 Opportunities to enhance the biodiversity on site include planting native trees and fruit trees, native and non-native flowering species and using wildflower turf to provide a better pollen and nectar source for invertebrates instead of species poor amenity grassland.

Bats

- 5.1.4 It is recommended that a sensitive lighting plan be implemented to avoid potential light spill impacts to the woodland adjacent woodland and retained trees on site.
- 5.1.5 It is recommended that bat boxes are erected on the new buildings as part of the development. Bat boxes should be installed at eaves level, but not directly above windows or doorways. These could be integral boxes incorporated within the fabric of the new buildings or externally mounted boxes.

Badgers and other Mammals

- 5.1.6 To ensure that Badgers and any other mammals are not trapped or harmed during the construction work, smaller excavations should be covered if left overnight. Larger excavations, if left overnight or for longer periods, should be ramped to enable animals to escape.
- 5.1.7 Fencing within the proposed development should incorporate suitable gaps at the base to allow Hedgehogs to move through gardens. Gaps should be 130mm x 130mm. An example of embedded mitigation.
- 5.1.8 It is recommended that Reasonable Avoidance Measures (RAMS) will be instigated during the development period. This will include measures such as careful clearance of vegetation to check for



any potential holes. These are to protect Badger whilst they may be foraging or commuting across the site.

Nesting Birds

- 5.1.9 Impacts on nesting birds should be avoided by carrying out site clearance and similar operations outside of the bird breeding season (March- August). Construction activities that might directly impact upon breeding birds should hence be limited to the September-February period. If vegetation has to be cleared during the bird breeding season checks immediately before clearance by a suitably qualified ecologist will be required. If nesting activity is detected work in that area will need to stop until the ecologist considers that nesting activity is finished.
- 5.1.10 The new buildings should incorporate nesting features for species of conservation concern such as House Sparrow *Passer domesticus*. These should be installed at eaves level, on northeast to northwest facing elevations.

Appendix 1: Planning Policy & Legislation

National Policy

The National Planning Policy Framework (NPPF 2023) describes the Government's planning policy for England and how it should be applied. Within this framework, the requirements in relation to biodiversity are included within several policies. The two most relevant to individual planning decisions are Paragraphs 180 and 186, shown below:

- 180. Planning policies and decisions should contribute to and enhance the natural and local environment by:
 - a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);
 - b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;
 - c) maintaining the character of the undeveloped coast, while improving public access to it where appropriate;
 - 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;
 - e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and
 - f) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.
- 186. When determining planning applications, local planning authorities should apply the following principles:
 - a) if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;
 - b) development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments),



should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest;

- c) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists; and
- 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.

Legislation

The Wildlife and Countryside Act 1981 (as amended by the CRoW Act 2000) includes the notification and confirmation of Sites of Special Scientific Interest (SSSIs). SSSIs can be notified for their floral, faunal, geological, or physiographical features. Protection against damaging operations and management of SSSIs is also included within the Act. Impact Risk Zones (IRZs) are zones around an SSSI account for the particular sensitivities of the features for which it is notified and identify development proposal which could have adverse impacts.

The Wildlife and Countryside Act 1981 (as amended by the CRoW Act 2000) protects native animals, plants and habitats. Under the Act it is an offence to intentionally kill, injure or take any wild animal listed on Schedule 5 and it is an offence to interfere with places used for shelter or protection, or intentionally disturb animals occupying such places. The Act prohibits picking, uprooting or destroy any wild plant (or any attached seed or spore) listed in Schedule 8.

European Protected Species (EPS) such as bats, Hazel Dormouse, Otter, Natterjack Toad, Smooth Snake, Sand Lizard and Great Crested Newt are protected by the Wildlife and Countryside Act 1981 (as amended by the CRoW Act 2000) and the Conservation of Habitats and Species Regulations 2017. The Acts make it an offence to:

- a) Deliberately capture, injure or kill an EPS;
- b) Deliberately impair an EPS's ability to survive, breed, reproduce, rear or nurture young; to hibernate or migrate; or significantly affect the local distribution or abundance of the EPS.
- c) Possess or control live or dead EPS or any part of, or anything derived from a EPS;
- d) Damage or destroy a breeding site or resting place of an EPS;



- e) Intentionally or recklessly obstruct access to any place that is used for shelter or protection by an EPS;
- f) Intentionally or recklessly disturb a structure or place that it uses for shelter or protection that is occupied by an EPS.

All common herptiles are protected under the Wildlife and Countryside Act 1981 (as amended by the CROW Act 2000). Grass Snake, Slow Worm, Common Lizard, Adder are protected against intentional killing or injury. Common Frog, Common Toad, Smooth Newt and Palmate Newt is protected against sale. In addition, all British reptiles, Common toad and Great Crested Newt are listed as Species of Principal Importance.

All nesting birds are protected under the Wildlife and Countryside Act 1981 (as amended). It is an offence to intentionally kill, injure or take any wild bird or take, damage, or destroy its nest whilst in use or being built, or take or destroy its eggs. It is an offence to intentionally or recklessly disturb a species listed on Schedule 1 of the Act while they are nest building or at or near a nest with eggs or young, or to disturb the dependent young.

The Protection of Badgers Act 1992 makes it an offence to wilfully, or to attempt to kill, injure, take, possess or cruelly ill-treat a Badger, or intentionally or recklessly interfere with a sett. Interference of a sett includes disturbing badgers during occupation of a sett, or damaging or destroying a sett, or obstructing access to the sett.

Section 40 of the Natural Environment and Rural Communities (NERC) Act 2006 places a duty on every public authority to have regard to conserving biodiversity. Section 41 of the same Act requires the Secretary of State to publish a list of the living organisms and types of habitats that are of 'Principal Importance' for the purpose of conserving biodiversity. The Secretary of State must take steps, as appear reasonably practicable, to further the conservation of those living organisms and habitats in any list published under this section. The list of species and habitats of principal importance currently includes 943 species and 56 habitats. These are the species and habitats found in England which are regarded as conservation priorities under the UK Post-2010 Biodiversity Framework

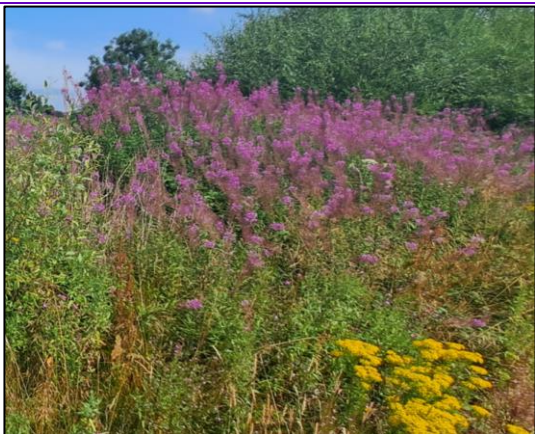
The Hedgerows Regulations 1997 protect 'important' hedgerows from destruction or damage. A hedgerow is 'important' if it (a) has existed for 30 years or more; and (b) satisfies at least one of the criteria listed in Part II of Schedule 1 of the Regulations. Under the Regulations, it is against the law to remove or destroy 'important' hedgerows unless permitted by the local planning authority.

The Environment Bill 2021 makes it mandatory for housing and development, subject to some narrow exemptions, to achieve at least a 10% net gain in value for biodiversity – a requirement that habitats for wildlife must be left in a measurably better state than before the development. Developers must submit a 'biodiversity gain plan' alongside usual planning application documents. The local authority must assess whether the 10% net gain requirement is met in order to approve the biodiversity gain plan.

The Environment Bill 2021 strengthens the duty on public authorities (NERC Act, 2006) to have regard to the conservation of biodiversity.

The Environment Bill 2021 amends the Wildlife and Countryside Act 1981 to introduce an additional purpose for granting a protected species licence in relation to development, 'for reasons of overriding public interest', and two additional tests for the granting of such licences: that there is 'no other satisfactory solution' and that granting the licence is 'not detrimental to the survival of any the population of the species concerned'. These changes will reduce the scope for unlicensed activities to provide clear safeguards before licences can be granted, providing legal certainty and clarity to developers about their environmental obligations.

Appendix 2: Target Notes

Reference No.	Habitat	Photograph
1	Continuous Scrub	
2	Goat Willow Scrub	
3	Tall Ruderal Herb	

4	Continuous Scrub/Tall Ruderal Herb Mosaic	
5	Ephemeral	
6	Individual Trees	
7	Ditch	

8	Hedgerow		
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Appendix 3: UK Habs Map

