



Elite Ecology

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The Risings, Glossop



Biodiversity Net Gain Report

October 2025



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0. Executive Summary

This report has been prepared at the request of Mr. D. & Mrs. J. Townsley (Proprietors). It relates to the proposed development works at The Risings, Primrose Lane, Glossop, Derbyshire, SK13 6LW (OS Grid Reference: SK 02669 93741). For this report, a biodiversity impact assessment calculation has been made. This document should be read in conjunction with the completed Excel spreadsheet.

The plans propose a single storey extension to the north-west elevation of the existing care home at The Risings. This development will result in both the permanent and temporary loss and/or alteration of some of the habitats located on the proposed re-development site.

The site walkover revealed multiple habitats on site. The Baseline Habitat Plan, habitat codes and target notes for the site are located within **Appendix C**. The following habitats were recorded on site and in the surrounding area (in primary habitat code alphabetical order):

- **Artificial Unvegetated, Unsealed Surface**
- **Building**
- **Developed Land; Sealed Surface**
- **Individual Trees**
- **Vegetated Garden**
- **Wall**

Habitat Mitigation Score

Biodiversity Unit Type	Baseline Units		Post-Development Units Without Recommendations			Post-Development Units With Recommendations			
	On-Site	Off-Site	On-Site	Off-Site	% Net Gain	On-site	Off-site	Statutory Biodiversity Credits	% Net Gain
Area Habitats	0.4802	N/A	0.4610	N/A	-4.00%	0.0554	N/A	N/A	+11.55
Linear Habitats	0.0140	N/A	0.0140	N/A	0.00	0.0256	N/A	N/A	+82.71
Linear Habitat – Rivers and Streams	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Habitat Creation and Management

Habitat creation and management details can be found within **Section 6**. Following the management plan will ensure that habitats meet their target conditions. Habitats that will be implemented are as follows:

- Scattered Trees.
- Ornamental Hedgerow.

Timetables for post-monitoring can be found in **Section 7**.

Species Specific Enhancements

A number of species-specific enhancements can be found in **Section 6**.

Biodiversity Net Gain Report

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1. Introduction

1.1 Report Rationale

This report has been prepared at the request of Mr. D. & Mrs. J. Townsley (Proprietors). It relates to the proposed development works at The Risings, Primrose Lane, Glossop, Derbyshire, SK13 6LW (OS Grid Reference: SK 02669 93741). For this report, a biodiversity impact assessment calculation has been made. This document should be read in conjunction with the completed Excel spreadsheet.

1.2 Site Description

The site is located in the market town of Glossop, Derbyshire, situated within an urban area surrounded by residential properties.

The site for development measures approximately 0.2ha and includes a range of habitats onsite. These include buildings, sealed surfaces, a vegetated garden, urban trees, a wall, and woodland. The habitats on site could have the potential to support several protected species. The photographs of the site are found within **Appendix E**.

Within the wider landscape, further habitats are present. These come in the form of agricultural land, amenity grassland, buildings (and their associated gardens/yards), hard standing ground, hedgerow, scattered trees, and standing and running waterbodies, with the Long Clough Brook found along the south-west boundary. The habitats that surround the site also have the potential to be utilised by a variety of protected species.

Figure 1: An aerial map showing the boundary of the site at The Risings, Glossop (as shown by the red outline)



Figure 2: An aerial map showing the boundary of the site at The Risings, Glossop (as shown by the yellow star) in relation to some of the local landscape

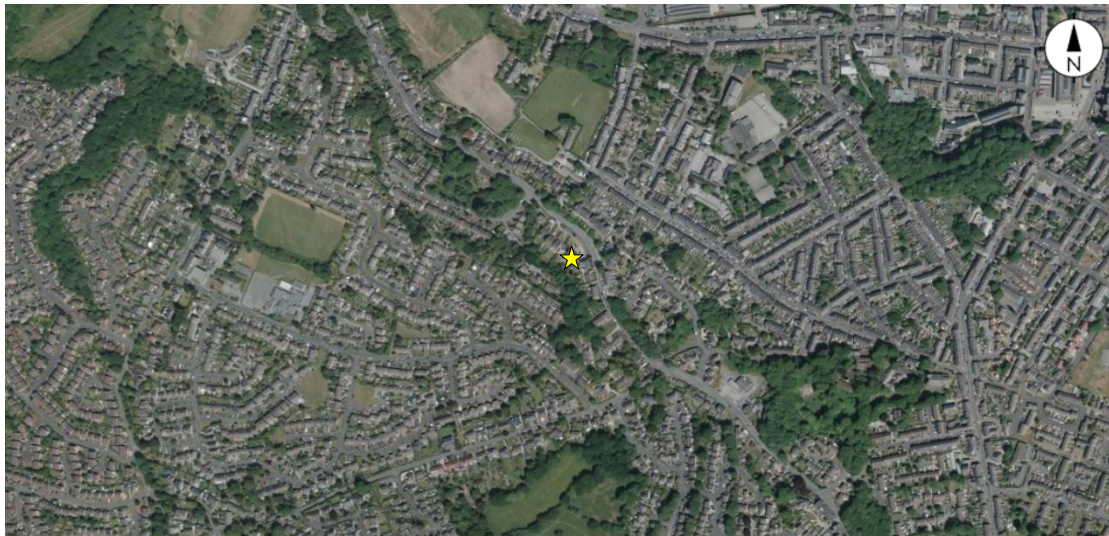
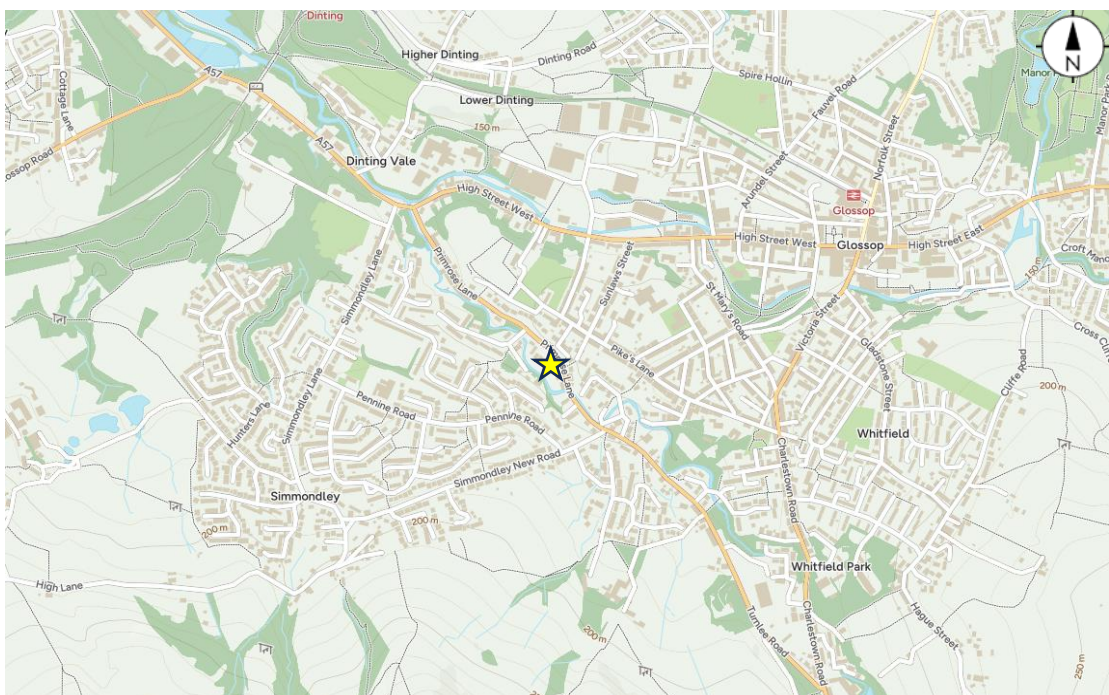


Figure 3: An OS map obtained from Bing showing the location of The Risings, Glossop (yellow star).



1.3 Proposals

The plans propose a single storey extension to the north-west elevation of the existing care home at The Risings. This development will result in both the permanent and temporary loss and/or alteration of some of the habitats located on the proposed re-development site. Please refer to **Appendix A** for the site plans.

1.4 Scope of Report

This report aims to:

- Establish the total number of baseline and lost habitat, hedgerow, and river units at the site of the proposed scheme.
- Establish the total number habitat, hedgerow, and river units that are to be created, retained and/or enhanced under landscape and ecological mitigation proposals at the proposed works site.
- Determine whether the proposed scheme will result in a net loss, no net loss, or a net gain for biodiversity.
- Make further recommendations to gain the required 10% minimum net gain for biodiversity.

1.5 Biodiversity Net Gain Relevant Policies

The appraisal has been compiled with reference to the following relevant nature conservation legislation, planning policy and the UK Biodiversity Framework from which the protection of sites, habitats and species is derived in England. These are:

- UK Biodiversity Action Plan (UKBAP).
- The Natural Environment and Rural Communities (NERC) Act 2006.
- The UK Post-2010 Biodiversity Framework (2011-2020).
- Biodiversity 2020: A strategy for England's wildlife and ecosystem services.
- The National Planning Policy Framework (NPPF) 2024.
- Environmental Act 2021.
- Local policy.

A full explanation of these policies can be found within **Appendix F**.

2. Methodology

Personnel

Field surveys have been undertaken by licensed ecologist/s, members of the Chartered Institute of Ecology & Environmental Management (CIEEM) and members of Elite Ecology staff. A walkover of the site was undertaken on the 21st of August 2025 by **Mr. Matthew Cotterill**: PG Dip, Senior Ecologist.

The Biodiversity Net Gain Assessment has been carried out by **Mr. Connor Wild**: MSc Senior Ecologist in line with CIEEM Guidelines on Good practice principles for development (2016), CIEEM A Practical Guide (2019) and BS 8683:2021 - Process for designing and implementing biodiversity net gain. This net gain report and assessment has been reviewed by **Mr. Richard Millington**: BSc (Hons), ACIEEM, CERPIT, MRSB, MArborA, Principal Ecologist or **Mr. Lewis Webster**: MSc, Office Ecologist.

Survey of Baseline Habitats and Condition

Habitat typing and condition assessments are undertaken during a Preliminary Ecological Appraisals (PEA) or similar studies. The baseline also considers historic records for the site and local area via a desktop study (satellite imagery, previous ecological reports), as well as additional surveys to assess the presence/absence of species in certain situations. Conditions of habitats and hedgerows are assessed using the scoring systems provided in the Statutory Biodiversity Metric Condition Assessment Sheet.

Calculations of Baseline Habitats

Using Geographic Information Software (GIS), baseline habitats are measured in hectares (ha) using vector layer polygons. These measurements are then input into the DEFRA Small Site Biodiversity Metric Calculation Tool. Habitat condition and connectivity are then input into the calculator. The area of habitat retained is then entered into the calculation to give a final sum of baseline units and lost unit.

Each habitat has a base score of 1, this is then multiplied by the size of the habitat (ha). The habitat is then multiplied by its distinctiveness:

- Very low – 0
- Low – 2
- Medium – 4
- High – 6

The next multiplier is based on the condition of the habitat:

- N/A-other/agricultural – 0
- Poor – 1
- Fairly poor – 1.5
- Moderate – 2
- Fairly good – 2.5
- Good – 3

Calculations of Post-development Habitats

The calculation is informed by planning design, landscape plans, and proposed ecological mitigation. Plans are georeferenced into GIS and are similarly measured in hectares (ha) using vector layer polygons. These measurements are then converted into input into the DEFRA Small Site Biodiversity Metric Calculation Tool. A target condition will be assigned to each new habitat following the same scores as above. The calculator will generate a proposed time to hit this target condition and difficulty score.

3. Baseline Conditions

3.1 Habitats

The site walkover, completed on the 21st of August 2025, revealed multiple habitats on site. The full condition assessment of the habitats found on site can be found within **Appendix C**. The baseline habitat map, habitat codes and target notes for the site are located within **Appendix C**. The following habitats were recorded on site (in habitat code order).

On Site:

Metric	Condition	Justification
Urban Trees	Moderate	Automatically calculated by the small site metric.
Vegetated Garden	Condition Assessment N/A	Automatically calculated by the small site metric.
Developed Land; Sealed Surface	N/A – Other	Automatically calculated by the small site metric.
Developed Land; Sealed Surface (Building)	N/A – Other	Automatically calculated by the small site metric.
Artificial Unvegetated; Unsealed Surface	N/A – Other	Automatically calculated by the small site metric.
Other Woodland Broadleaved	Moderate	Automatically calculated by the small site metric.
N/A.	N/A.	Omitted due to size.

Off-Site:

The Long Clough Brook can be found adjacent to the site. due to the scale of the works, the distance from the brook, and that the land use will stay the same, the brook has been omitted from this assessment as no impact will occur.

3.2 Strategic Significance

The following table shows the strategic significance of the site. This is compared against freely available sources such as the Multi Agency Geographic Information for the Countryside (MAGIC) and local policy maps.

Habitats	Strategic Significance	Justification
All Habitats	Area/compensation not in local strategy/no local strategy.	Area not identified in the local plan/strategy for biodiversity, nor is it deemed to be in a particularly ecologically valuable area.

3.3 Species

Elite Ecology were only commissioned to undertake a Biodiversity Net Gain assessment of the site, as such the site was not assessed for its potential to for protected flora.

4. Baseline Calculation and Proposal Impact

4.1 Existing Habitats

The table below outlines the existing site status based on the most recent field survey.

Area Habitats

Habitat Description	Habitat Area (m ²)	Distinctiveness	Score	Condition	Score	Baseline Habitat Units	Habitats Retention (m ²)			Habitat Units Lost
							Retained	Enhanced	Lost	
Developed Land; Sealed Surface (Buildings)	305.00	V.Low	0	N/A - Other	0	0.00	305.00	0.00	0.00	0.000
Developed Land; Sealed Surface	597.00	V.Low	0	N/A - Other	0	0.00	597.00	0.00	0.00	0.000
Artificial Unvegetated, Unsealed Surface	40.00	V.Low	0	N/A - Other	0	0.00	40.00	0.00	0.00	0.000
Vegetated Garden	958.00	Low	2	Condition Assessment N/A	1	0.19	862.00	0.00	96.00	0.019
Other Woodland; Broadleaved	80.00	Medium	4	Moderate	2	0.06	80.00	0.00	0.00	0.000
Urban Trees	244.17	Medium	4	Moderate	2	0.2246	244.17	0.00	0.00	0.0000
TOTALS:	1980.00*					0.4802	1884.00*	0.00*	96.00*	0.0192
*Areas excluding individual trees.										

Based on the above information, the on-site habitat biodiversity value is calculated at **0.4802** habitat units, with **0.0192** units lost during the development. Therefore, **0.4610** habitat units will remain.

Linear Habitats

Linear Habitat Description	Linear Habitat Length (m)	Distinctiveness	Score	Condition	Score	Baseline Linear Habitat Units	Habitats Retention (m)			Linear Habitat Units Lost
							Retained	Enhanced	Lost	
Non-native and Ornamental Hedgerow	14.00	V.Low	1	Poor	1	0.0140	14.00	0.00	0.00	0.0000
TOTALS:	14.00					0.0140	14.00	0.00	0.00	0.0000

Based on the above information, the on-site habitat biodiversity value is calculated at **0.0140** linear habitat units, with **0.0000** units lost during the development. Therefore, **0.0140** linear habitat units will remain.

4.2 Proposed HabitatsArea Habitats

Habitat Description	Habitat Area (m ²)	Target Distinctiveness	Score	Target Condition	Score	Time To Target Condition		Difficulty of Creation		Habitat Biodiversity Value
						Time (years)	Score	Difficulty	Score	
Developed Land; Sealed Surface	96.00	V. Low	0	N/A - Other	0	1	1.000	Low	1	0.0000
TOTALS:	96.00									0.0000

The above habitats, valued at **0.0000** habitat units, combined with the remaining valued at **0.4610** units, a habitat biodiversity value score of **0.4610** habitat units is given by the metric calculation.

Linear Habitats

No new linear habitats have been proposed

4.3 Total Net Unit Change

The net unit change for the area habitats on site is calculated at **-0.0192**, which correlates to a **loss** of **4.00%** in biodiversity units.

The net unit change for the linear habitats on site is calculated at **0.0000**, which correlates to **no net loss** in linear habitat biodiversity units.

4.4 Trading Rules

With the above proposed habitats, the trading rules are **not** satisfied. The table below breaks down the factors for passing or failing the trading rules

Area Habitats:

Trading Summary			
Distinctiveness Group	Trading Rule	Trading Satisfied	Reason
Medium	Same broad habitat or a higher distinctiveness habitat required ($\geq$)	Yes	0.2886 units of medium distinctiveness can be found on site. 0.0000 of these units will be lost as part of the proposals.
Low	Same distinctiveness or better habitat required ($\geq$)	No	0.1916 units of low distinctiveness can be found on site. 0.0192 of these units will be lost as part of the proposals.

Linear Habitats:

Trading Summary			
Distinctiveness Group	Trading Rule	Trading Satisfied	Reason
Medium	Same broad habitat or a higher distinctiveness habitat required ($\geq$)	Yes	No habitats of this distinctiveness can be found on site.
Low	Same distinctiveness or better habitat required ($\geq$)	Yes	No habitats of this distinctiveness can be found on site.
Very Low	Same distinctiveness or better habitat required ($\geq$)	Yes	0.0140 units of very distinctiveness can be found on site. 0.0000 of these units will be lost as part of the proposals.

5. Recommendations

5.1 Habitats

The initial score, without enhancements, resulted in a **-0.0192 unit loss (-4.00%)** in area habitat and no net loss in linear habitats. To reach the required 10% net gain in biodiversity, a total of **0.5282** area habitat units and **0.0154** linear habitat units will be needed on site post development. As it stands there is a unit deficit of **0.0672** and **0.0014** units respectively.

The development therefore does not meet the DEFRA recommended 10% minimum net gain in biodiversity units. If the following recommendations are implemented then a 10% minimum net gain will be achieved:

Recommended Area Habitats

Habitat Description	Habitat Area (m ²)	Target Distinctiveness	Score	Target Condition	Score	Time To Target Condition		Difficulty of Creation		Habitat Biodiversity Value
						Time (years)	Score	Difficulty	Score	
Developed Land; Sealed Surface	96.00	V. Low	0	N/A - Other	0	1	1.000	Low	1	0.000
Urban Tree	244.17	Medium	2	Moderate	2	27	0.382	Low	1	0.0746
TOTALS:	96.00*									0.0746
*Areas excluding individual trees.										

The above habitats, valued at **0.0746** habitat units, combined with the remaining valued at **0.4610** units, a habitat biodiversity value score of **0.5357** habitat units is given by the metric calculation.

Recommended Linear Habitats

Linear Habitat Description	Linear Habitat Length (m)	Target Distinctiveness	Score	Target Condition	Score	Time To Target Condition		Difficulty of Creation		Linear Habitat Biodiversity Value
						Time (years)	Score	Difficulty	Score	
Developed Land; Sealed Surface	12.00	V.Low	1	Poor	1	1	1.000	Low	1	0.0116
TOTALS:	12.00									0.0116

The above habitats, valued at **0.0116** habitat units, combined with the remaining valued at **0.0140** units, a habitat biodiversity value score of **0.256** habitat units is given by the metric calculation.

5.2 Total Net Unit Change

The net unit change for the area habitats on site is calculated at **+0.0554**, which correlates to a **gain** of **11.55%** in biodiversity units.

The net unit change for the linear habitats on site is calculated at **+0.0116**, which correlates to a **gain** of **82.71%** in linear biodiversity units.

5.3 Trading Rules

With the above proposed habitats, the trading rules are **not** satisfied. The table below breaks down the factors for passing or failing the trading rules

Area Habitats:

Trading Summary			
Distinctiveness Group	Trading Rule	Trading Satisfied	Reason
Medium	Same broad habitat or a higher distinctiveness habitat required ($\geq$)	Yes	0.2886 units of medium distinctiveness can be found on site. 0.0000 of these units will be lost as part of the proposals.
Low	Same distinctiveness or better habitat required ($\geq$)	No	0.1916 units of low distinctiveness can be found on site. 0.0192 of these units will be lost as part of the proposals.

Linear Habitats:

Trading Summary			
Distinctiveness Group	Trading Rule	Trading Satisfied	Reason
Medium	Same broad habitat or a higher distinctiveness habitat required ($\geq$)	Yes	No habitats of this distinctiveness can be found on site.
Low	Same distinctiveness or better habitat required ($\geq$)	Yes	No habitats of this distinctiveness can be found on site.
Very Low	Same distinctiveness or better habitat required ($\geq$)	Yes	0.0140 units of very distinctiveness can be found on site. 0.0000 of these units will be lost as part of the proposals.

6. Habitat Creation and Management

6.1 Habitats

6.1.1 Scattered Trees

New scattered trees are to be planted within the development; these are to consist of the following:

- Six small sized trees: Downy birch (*Betula pubescens*), rowan (*Sorbus aucuparia*), silver birch (*Betula pendula*), and wild cherry (*Prunus avium*).

These trees are to be planted accordance with BS 3936, BS8545 and The National Plant Specification – 'Rootballed Trees'.

Tree planting will be attended to three times during the growing season (April-September) and once during the dormant season (October-March inclusive). Checks will involve the following:

- All plants shall be checked and firmed up in the ground as necessary.
- Any damaged shoots or branches shall be pruned cutting back to above a live, outward-facing bud or shoot.
- Weed growth within planting areas shall be removed during the summer visits. This is to be undertaken mechanically or by hand.
- Watering will be carried out during the growing season to maintain trees in active growth and in a healthy thriving condition. Watering will be carried out thirteen times within the period for the first two years then reduced to seven times per year following.
- Any dead trees shall be removed ready for replacement planting in the winter visit.

These trees should be left to reach maturity

6.1.2 Ornamental Hedgerow

A new ornamental hedgerow is to be incorporated on site along the access road. This hedgerow is to consist of wild privet (*Ligustrum vulgare*) and box (*Buxus sempervirens*). This hedgerow is to be planted in a single line at 30cm apart.

Hedgerow planting will be attended to three times during the growing season (April-September) and once during the dormant season (October-March inclusive). Checks will involve the following:

- All plants shall be checked and firmed up in the ground as necessary.
- Any damaged shoots or branches shall be pruned cutting back to above a live, outward-facing bud or shoot.

- Weed growth within planting areas shall be removed during the summer visits. This is to be undertaken mechanically or by hand.
- Watering will be carried out during the growing season to maintain hedge plantings in active growth and in a healthy thriving condition. Watering will be carried out thirteen times within the period for the first two years then reduced to seven times per year following.
- Any dead hedge plants shall be removed ready for replacement planting in the winter visit.

Due to the ornamental nature of this hedgerow, the width and height of this hedgerow will be left to the proprietors however, it is recommended that the hedgerow is at a minimum of 1m in height and 0.5m in width.

6.1.3 **Control of Aggressive Weeds**

Any weeds which grow on site and are thought to be aggressive and pose a threat to the success of the planted trees should be eradicated as soon as possible. These will be identified within a plant identification survey undertaken twice yearly; one in March and one in July. It will be necessary to remove all weeds found on site by hand during the first three years of the project, until the new trees are mature enough to survive. Any invasive species that appear on site will require eradication as soon as possible.

6.2 **Species Specific Enhancements**

6.2.1 **Bats**

It is recommended that the development site should incorporate a minimum of the following:

- One Integrated Eco Bat Box.

Including these boxes will providing further roosting opportunities. These should avoid any artificial lighting, whilst being sighted facing east, south-east, south, south-west, and/or west. The wooden poles are recommended to be at least partially shaded by some of the new trees. Boxes can be purchased by emailing admin@eliteecology.co.uk.

Artificial lighting **must avoid** linear features. If it is necessary to include artificial lighting in areas overlooking both hedgerows and trees, then this must include sensors to be triggered by larger bodies only. An artificial lighting plan should be drawn up to illustrate the spill of light. This is to include the proposed security lighting on the residential dwellings as well as all street lighting. This document should then be approved by a licenced bat ecologist. More information on bats and artificial lighting can be found within **Appendix G**.

6.2.2 Birds

The development site should be enhanced for birds by installing a variety of bird boxes on site. The development should incorporate a minimum of the following:

- One Apex Bird Box.

Boxes can be purchased by emailing admin@eliteecology.co.uk.

The boxes should be positioned two-to-four metres high on a wall. They must be placed between northern and eastern elevations, thus avoiding strong sunlight and the wettest winds.

The entrance of the box must be kept clear of obstructions, such as branches and vegetation. All bird enhancements must be situated in a way that prevents access to predators, such as cats.

7 **Timing, Phasing, and Duration of Conservation Measures**

7.1 **Construction Phase**

Creation	Timing	Species
Tree Planting	Plant between October and April.	Six small sized trees: Downy birch (<i>Betula pubescens</i>), rowan (<i>Sorbus aucuparia</i>), silver birch (<i>Betula pendula</i>), and wild cherry
Scrub planting	Plant between October and April.	Box (<i>Buxus sempervirens</i>) and wild privet (<i>Ligustrum vulgare</i>).

7.2 Operational Phase

Management	Reason for and Frequency of schedule	Yearly Management									
Trees	Allow for variation in the structure and maturity of the scrub whilst ensuring the habitat is still available for use by wildlife.	Year 1- Plant recommended species. All plants shall be checked and firmed up in the ground as necessary. Any damaged shoots or branches shall be pruned cutting back to above a live, outward-facing bud or shoot. Weed growth within planting areas shall be removed during the summer visits. This is to be undertaken mechanically or by hand. Watering will be carried out during the growing season to maintain shrubs in active growth and in a healthy thriving condition. Watering will be carried out. Thirteen times within the period for the first two years then reduced to seven times per year following. Any dead trees shall be removed ready for replacement planting in the winter visit.	Year 2- All plants shall be checked and firmed up in the ground as necessary. Any damaged shoots or branches shall be pruned cutting back to above a live, outward-facing bud or shoot. Weed growth within planting areas shall be removed during the summer visits. This is to be undertaken mechanically or by hand. Watering will be carried out during the growing season to maintain shrubs in active growth and in a healthy thriving condition. Watering will be carried out. Thirteen times within the period for the first two years then reduced to seven times per year following. Any dead trees shall be removed ready for replacement planting in the winter visit.	Year 3- All plants shall be checked and firmed up in the ground as necessary. Any damaged shoots or branches shall be pruned cutting back to above a live, outward-facing bud or shoot. Weed growth within planting areas shall be removed during the summer visits. This is to be undertaken mechanically or by hand. Watering will be carried out during the growing season to maintain shrubs in active growth and in a healthy thriving condition. Watering will be carried out. Thirteen times within the period for the first two years then reduced to seven times per year following. Any dead trees shall be removed ready for replacement planting in the winter visit. Leave scrub to mature.	Year 4- No action.	Year 5- No action.	Year 6- No action.	Year 7- No action.	Year 8- No action.	Year 9- No action.	Year 10- No action.
		Year 11- No action.	Year 12- No action.	Year 13- No action.	Year 14- No action.	Year 15- No action.	Year 16- No action.	Year 17- No action.	Year 18- No action.	Year 19- No action.	Year 20- No action.
		Year 21- No action.	Year 22- No action.	Year 23- No action.	Year 24- No action.	Year 25- No action.	Year 26- No action.	Year 27- No action.	Year 28- No action.	Year 29- No action.	Year 30- No action.

Hedgerow	Allow for variation in the structure and maturity of the scrub whilst ensuring the habitat is still available for use by wildlife	Year 1-	Year 2-	Year 3-	Year 4-	Year 5-	Year 6-	Year 7-	Year 8-	Year 9-	Year 10-
		Plant recommended species. All plants shall be checked and firmed up in the ground as necessary. Any damaged shoots or branches shall be pruned cutting back to above a live, outward-facing bud or shoot. Weed growth within planting areas shall be removed during the summer visits. This is to be undertaken mechanically or by hand. Watering will be carried out during the growing season to maintain shrubs in active growth and in a healthy thriving condition. Watering will be carried out. Thirteen times within the period for the first two years then reduced to seven times per year following. Any dead trees shall be removed ready for replacement planting in the winter visit.	All plants shall be checked and firmed up in the ground as necessary. Any damaged shoots or branches shall be pruned cutting back to above a live, outward-facing bud or shoot. Weed growth within planting areas shall be removed during the summer visits. This is to be undertaken mechanically or by hand. Watering will be carried out during the growing season to maintain shrubs in active growth and in a healthy thriving condition. Watering will be carried out. Thirteen times within the period for the first two years then reduced to seven times per year following. Any dead trees shall be removed ready for replacement planting in the winter visit.	All plants shall be checked and firmed up in the ground as necessary. Any damaged shoots or branches shall be pruned cutting back to above a live, outward-facing bud or shoot. Weed growth within planting areas shall be removed during the summer visits. This is to be undertaken mechanically or by hand. Watering will be carried out during the growing season to maintain shrubs in active growth and in a healthy thriving condition. Watering will be carried out. Thirteen times within the period for the first two years then reduced to seven times per year following. Any dead trees shall be removed ready for replacement planting in the winter visit. Leave Scrub to Mature	Hedge to be managed to the preference of the proprietor.	Hedge to be managed to the preference of the proprietor.	Hedge to be managed to the preference of the proprietor.	Hedge to be managed to the preference of the proprietor.	Hedge to be managed to the preference of the proprietor.	Hedge to be managed to the preference of the proprietor.	Hedge to be managed to the preference of the proprietor.
		Year 11-	Year 12-	Year 13-	Year 14-	Year 15-	Year 16-	Year 17-	Year 18-	Year 19-	Year 20-
		Hedge to be managed to the preference of the proprietor.	Hedge to be managed to the preference of the proprietor.	Hedge to be managed to the preference of the proprietor.	Hedge to be managed to the preference of the proprietor.	Hedge to be managed to the preference of the proprietor.	Hedge to be managed to the preference of the proprietor.	Hedge to be managed to the preference of the proprietor.	Hedge to be managed to the preference of the proprietor.	Hedge to be managed to the preference of the proprietor.	Hedge to be managed to the preference of the proprietor.
		Year 21-	Year 22-	Year 23-	Year 24-	Year 25-	Year 26-	Year 27-	Year 28-	Year 29-	Year 30-
		Hedge to be managed to the preference of the proprietor.	Hedge to be managed to the preference of the proprietor.	Hedge to be managed to the preference of the proprietor.	Hedge to be managed to the preference of the proprietor.	Hedge to be managed to the preference of the proprietor.	Hedge to be managed to the preference of the proprietor.	Hedge to be managed to the preference of the proprietor.	Hedge to be managed to the preference of the proprietor.	Hedge to be managed to the preference of the proprietor.	Hedge to be managed to the preference of the proprietor.
Control of Aggressive Weeds	Any weeds which grow on site and are thought to be aggressive and pose a threat to the success of the planted trees should be eradicated. Plant ID survey undertaken twice yearly	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
		plant ID survey: March	plant ID survey: March	plant ID survey: March	plant ID survey: March	plant ID survey: March	plant ID survey: March	plant ID survey: March	plant ID survey: March	plant ID survey: March	plant ID survey: March
		plant ID survey: July	plant ID survey: July	plant ID survey: July	plant ID survey: July	plant ID survey: July	plant ID survey: July	plant ID survey: July	plant ID survey: July	plant ID survey: July	plant ID survey: July
		Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20
		plant ID survey: March	plant ID survey: March	plant ID survey: March	plant ID survey: March	plant ID survey: March	plant ID survey: March	plant ID survey: March	plant ID survey: March	plant ID survey: March	plant ID survey: March
		plant ID survey: July	plant ID survey: July	plant ID survey: July	plant ID survey: July	plant ID survey: July	plant ID survey: July	plant ID survey: July	plant ID survey: July	plant ID survey: July	plant ID survey: July

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		Year 21	Year 22	Year 23	Year 24	Year 25	Year 26	Year 27	Year 28	Year 29	Year 30
		plant ID survey: March	plant ID survey: March	plant ID survey: March	plant ID survey: March	plant ID survey: March	plant ID survey: March	plant ID survey: March	plant ID survey: March	plant ID survey: March	plant ID survey: March
		plant ID survey: July	plant ID survey: July	plant ID survey: July	plant ID survey: July	plant ID survey: July	plant ID survey: July	plant ID survey: July	plant ID survey: July	plant ID survey: July	plant ID survey: July

7.3 Post-works - Habitat Condition Monitoring Timetable

Post-Monitoring Type	Colour
Progression Check	
Assessing if habitat has met target condition	
Monitoring if Target condition is retained	

Habitat	Year														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
New scattered trees															
Hedgerow															
Habitat	Year														
	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
New scattered trees															
Hedgerow															

Species-specific Enhancement	Year				
	1	2	3	4	5
Bat Boxes	No action.	Ascertaining whether the enhancement is in use, and whether the condition is still appropriate.	No action.	No action.	Ascertaining whether the enhancement is in use, and whether the condition is still appropriate.
Bird Boxes	No action.	Ascertaining whether the enhancement is in use, and whether the condition is still appropriate.	No action.	No action.	Ascertaining whether the enhancement is in use, and whether the condition is still appropriate.

8. Good Practice Principles for Development

The table below outlines the ten principles as outlined by the Chartered Institute of Ecology and Environmental Management (CIEEM) and the Institute of Sustainability and Environmental Professionals (ISEP), whilst outlining whether the project meets each principle, and a justification as to why this has or has not occurred.

Principle	Definition as set out by CIEEM and ISEP	Principle met?	Justification
Principle 1: Apply the Mitigation Hierarchy	Do everything possible to first avoid and then minimise impacts on biodiversity. Only as a last resort, and in agreement with external decision-makers where possible, compensate for losses that cannot be avoided. If compensating for losses within the development footprint is not possible or does not generate the most benefits for nature conservation, then offset biodiversity losses by gains elsewhere.	No	The site has not been assessed for protected species. This principle has therefore not been met.
Principle 2: Avoid Losing Biodiversity that Cannot be Offset by Gains Elsewhere	Avoid impacts on irreplaceable biodiversity - these impacts cannot be offset to achieve no net loss or net gain.	Yes	No irreplaceable habitats occur on site. The habitats on site are common and of varying quality. This report has offered recommendations for habitats of a higher standard, and this principle has therefore been met.
Principle 3: Be Inclusive and Equitable	Engage stakeholders early, and involve them in designing, implementing, monitoring and evaluating the approach to net gain. Achieve net gain in partnership with stakeholders where possible and share the benefits fairly among stakeholders.	Yes	Feedback from the stakeholders is welcome and this document is to be updated to fit requirements. This Biodiversity Net Gain Report has included recommendations to benefit the site while allowing it to be used for its intended purpose.
Principle 4: Address Risks	Mitigate difficulty, uncertainty and other risks to achieving net gain. Apply well-accepted ways to add contingency when calculating biodiversity losses and gains in order to account for any remaining risks, as well as to compensate for the time between the losses occurring and the gains being fully realised.	Yes	Post monitoring and a management scheme has been recommended to ensure habitats meet the target conditions.
Principle 5: Make a Measurable Net Gain Contribution	Achieve a measurable, overall gain for biodiversity and the services ecosystems provide while directly contributing towards nature conservation priorities.	Yes	The net unit change for the area habitats on site is calculated at +0.0554, which correlates to a gain of 11.55% in biodiversity units. The net unit change for the linear habitats on site is calculated at +0.0116, which correlates to a gain of 82.71% in linear biodiversity units.
Principle 6: Achieve the Best Outcomes for Biodiversity	Achieve the best outcomes for biodiversity by using robust, credible evidence and local knowledge to make clearly-justified choices when: ➤ Delivering compensation that is ecologically equivalent in type, amount and condition, and that accounts for the location and timing of biodiversity losses. ➤ Compensating for losses of one type of biodiversity by providing a different type that delivers greater benefits for nature conservation. ➤ Achieving net gain locally to the development while also contributing towards nature conservation priorities at local, regional and national levels. ➤ Enhancing existing or creating new habitat. ➤ Enhancing ecological connectivity by creating more bigger, better and joined areas for biodiversity.	Yes	The net unit change for the area habitats on site is calculated at +0.0554, which correlates to a gain of 11.55% in biodiversity units. The net unit change for the linear habitats on site is calculated at +0.0116, which correlates to a gain of 82.71% in linear biodiversity units.
Principle 7: Be Additional	Achieve nature conservation outcomes that demonstrably exceed existing obligations (i.e. do not deliver something that would occur anyway)	Yes	The habitats and species-specific enhancements recommended will improve the site for local fauna.

Biodiversity Net Gain Report

Principle 8: Create a Net Gain Legacy	Ensure net gain generates long-term benefits by: ➤ Engaging stakeholders and jointly agreeing practical solutions that secure net gain in perpetuity. ➤ Planning for adaptive management and securing dedicated funding for long-term management. ➤ Designing net gain for biodiversity to be resilient to external factors, especially climate change. ➤ Mitigating risks from other land uses. ➤ Avoiding displacing harmful activities from one location to another. ➤ Supporting local-level management of net gain activities.	Yes	Post monitoring and a management scheme has been recommended to ensure habitats meet the target conditions.
Principle 9: Optimise Sustainability	Prioritise biodiversity net gain and, where possible, optimise the wider environmental benefits for a sustainable society and economy.	No	No green infrastructure has been proposed for the site.
Principle 10: Be Transparent	Communicate all net gain activities in a transparent and timely manner, sharing the learning with all stakeholders.	Yes	Feedback from the stakeholders is welcome and this document is to be updated to fit requirements. This Biodiversity Net Gain Report has included recommendations to benefit the site while allowing it to be used for its intended purpose.

9. References

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10. Appendices

Appendix A: Site Plans

Appendix B: Habitat Condition Assessment Sheets

Appendix C: Baseline Habitat Map

Appendix D: New Habitat Maps

Appendix E: Site Photographs

Appendix F: Biodiversity Net Gain Relevant Policies

Appendix G: Bat and Artificial Light

Appendix A: Site Plans

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Risings Care Home, Primrose Lane, Glossop
Existing Site Plan
Scale 1:500





Risings Care Home, Primrose Lane, Glossop
Existing Site Plan
Scale 1:500







Appendix B: Habitat Condition Assessment Sheets

A habitat condition assessment has not been undertaken due to conditions automatically being conditioned by the small site metric.

Appendix C: Baseline Habitat Map



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Company Reg Number: 11310919
Company VAT Number: 305596225

The New Barn, Station 2/3, Station Lane
Glossop, Greater Manchester, CV1 2PQ

Job title

The Risings, Glossop

Client

Mr. D. & Mrs. J. Townsley (Proprietors)

Map title

UKHAB Baseline Habitat Map

Date

02/10/2025

Legend

 Redline boundary

 Artificial Unvegetated, Unsealed Surface

 Building

 Developed Land; Sealed Surface

 Non-Native and Ornamental Hedgerow

 Other woodland; Broadleaved

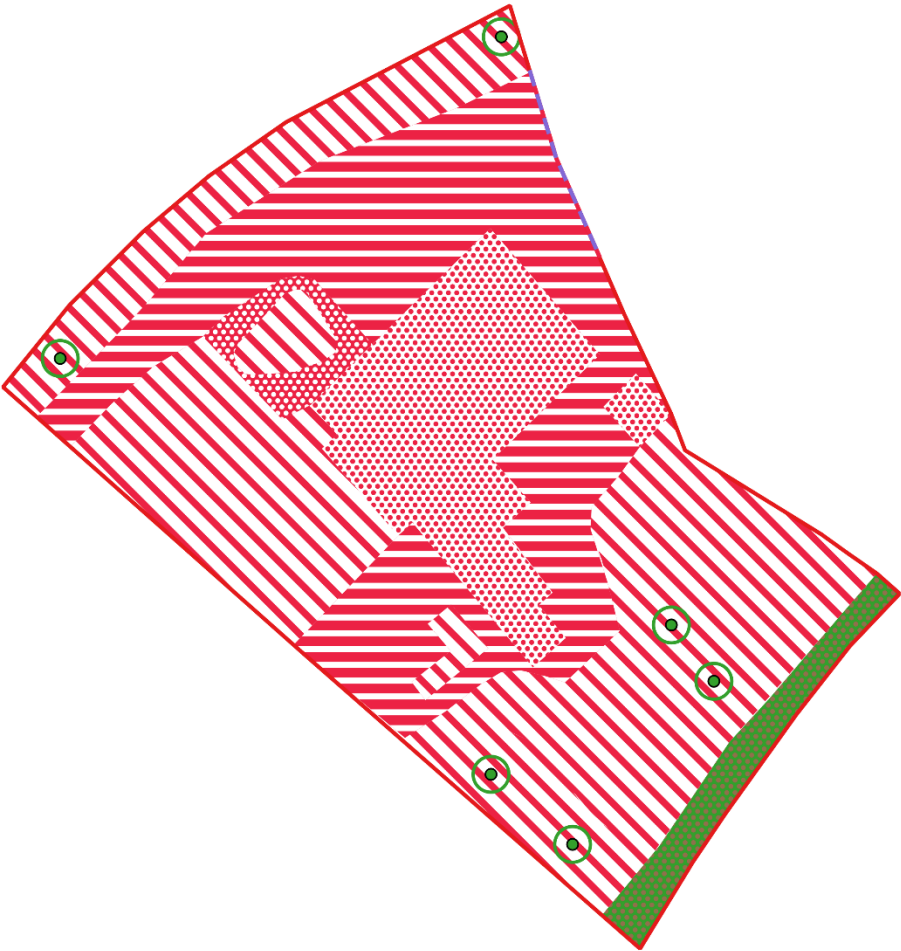
 Scattered Trees

 Vegetated Garden

Scale:
500@A3



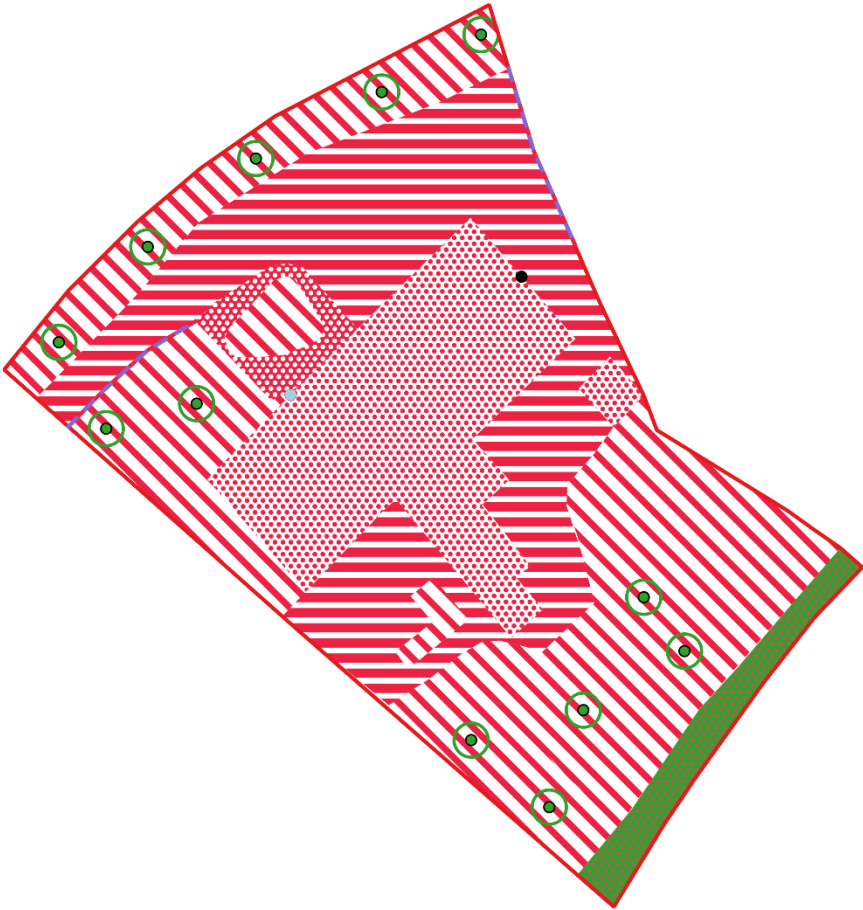
0 10 20 m



The map displays a site area with various habitat types. A red line boundary outlines the site. The interior is divided into several zones: a large area with red and white diagonal hatching (Artificial Unvegetated, Unsealed Surface), a central area with red and white dots (Building), and a bottom-right area with green and white dots (Vegetated Garden). There are also areas with red and white vertical hatching (Developed Land; Sealed Surface) and a small area with red and white horizontal hatching (Non-Native and Ornamental Hedgerow). Several green circles with black dots inside (Scattered Trees) are scattered across the map, particularly along the boundaries and in the central area.

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Appendix D: New Habitat Map



Appendix E: Site Photographs**Plate 1:** Image of the vegetated garden, patio, and trees.**Plate 2:** Image of the woodland.

Plate 3: Image of the vegetated garden.

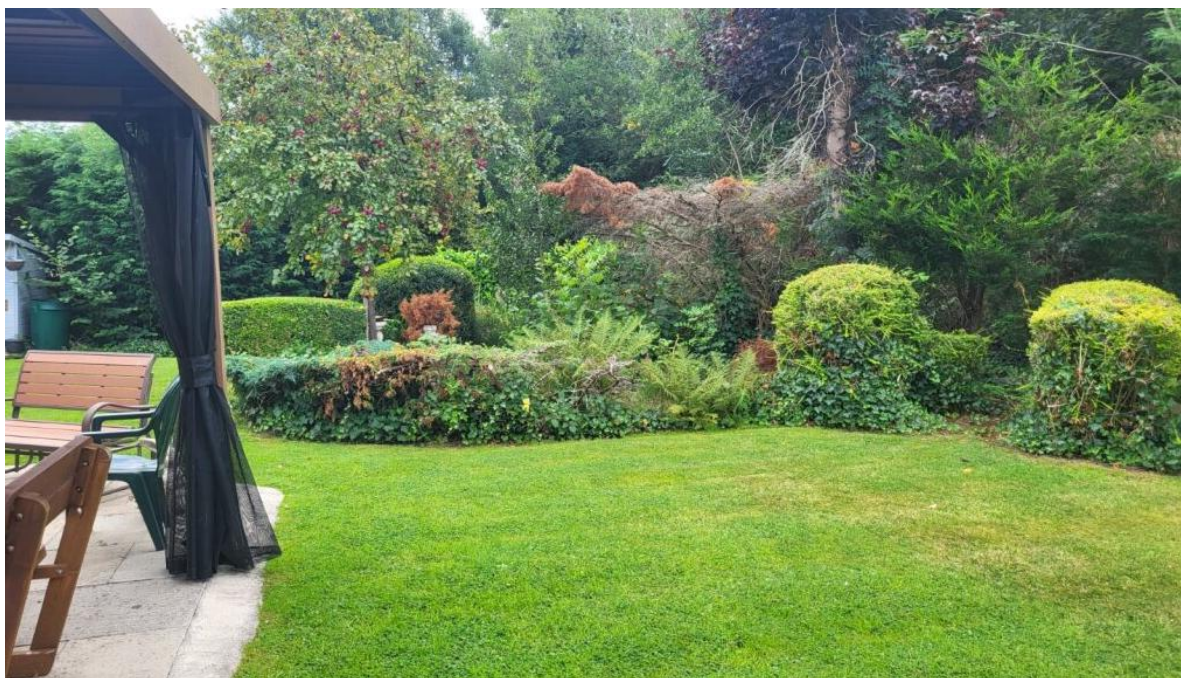


Plate 4: Image of the vegetated garden and patio.



Plate 5: Image of the vegetated garden.



Appendix F: Biodiversity Net Gain Relevant Policies

Environmental Act 2021

Part 6 on nature and biodiversity covers all areas of biodiversity net gain across two core sections. This Act mandates that all planning meets a minimum of a 10% gain in biodiversity calculated using the appropriate Metric and that the newly created habitats are secured for at least 30 years.

National Planning Policy Framework (NPPF)

While currently not a legal obligation, biodiversity and environmental net gains are mentioned in the revised National Planning Policy Framework (NPPF) within the following paragraphs (please refer to the NPPF for the full quotations):

Achieving sustainable development

Paragraph 8 Section C. *“an environmental objective – **to protect and enhance our natural, built and historic environment**; including making effective use of land, **improving biodiversity**, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.”*

Preparing and reviewing plans

Paragraph 33. *“Local plans and spatial development strategies should be informed throughout their preparation by a sustainability appraisal that meets the relevant legal requirements. This **should demonstrate how the plan** has addressed relevant economic, social and **environmental objectives** (including **opportunities for net gains**). Significant **adverse impacts on these objectives should be avoided** and, wherever possible, alternative options which reduce or eliminate such impacts should be pursued. Where significant adverse impacts are unavoidable, suitable mitigation measures should be proposed (or, where this is not possible, compensatory measures should be considered).”*

Identifying land for homes

Paragraph 77 section A. *“consider the opportunities presented by existing or planned investment in infrastructure, the area’s economic potential and the scope for **net environmental gains**”*

Promoting sustainable transport:

Paragraph 109 section F. *“identifying, assessing and taking into account the environmental impacts of traffic and transport infrastructure – including appropriate opportunities for avoiding and mitigating any adverse effects, and for **net environmental gains**.”*

Making effective use of land:

Paragraph 125 section A. *“encourage multiple benefits from both urban and rural land, including through mixed use schemes and taking opportunities to achieve **net environmental gains** – such as developments that would enable new habitat creation or improve public access to the countryside.”*

Conserving and enhancing the natural environment

Paragraph 187 Section 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 and incorporating features which support priority or threatened species such as swifts, bats and hedgehogs*”

Habitats and biodiversity

Paragraph 192. “*To protect and enhance biodiversity and geodiversity, plans should:*

*a) Identify, map and **safeguard components of local wildlife-rich habitats** and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity; wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, **enhancement, restoration or creation**;*

*and 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**.*”

Paragraph 1893. “*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.”*

Local Plan**High Peak Borough Council: The Adopted Local Plan 2016**

Policy S 1

Sustainable Development Principles

The Borough Council will expect that all new development makes a positive contribution towards the sustainability of communities and to protecting, and where possible enhancing, the environment; and mitigating the process of climate change, within the Plan Area.

Minimising the risk of damage to areas of importance for nature conservation and/or landscape value, both directly and indirectly and ensuring that there is suitable mitigation for a net gain in biodiversity and the creation of ecological networks;

Policy EQ 5

Biodiversity

The biodiversity and geological resources of the Plan Area and its surroundings will be conserved and where possible enhanced by ensuring that development proposals will not result in significant harm to biodiversity or geodiversity interests. This will be achieved by:

Conserving and enhancing sites of international, European, and national importance. On these sites the Council will not permit any development proposal that has an adverse effect on the integrity of a European site (or wildlife site given the same protection as European sites under the NPPF) either alone or in combination with other plans or projects.

Conserving and enhancing any Sites of Special Scientific Interest. On these sites the Council will not permit any development proposal which would directly or indirectly (either individually or in combination with other developments) have an adverse effect on a Site of Special Scientific Interest

Conserving and enhancing regionally and locally designated sites. On these sites the Council will not permit any development proposal which would directly or indirectly result in significant harm to geological and biodiversity conservation interests, unless it can be demonstrated that:

- there is no appropriate alternative site available; and
- all statutory and regulatory requirements relating to any such proposal have been satisfied; and
- appropriate conservation and mitigation measures are provided, such mitigation measures should ensure as a minimum no net loss and wherever possible net gain for biodiversity;
- or if it is demonstrated that this is not possible;
- the need for, and benefit of, the development is demonstrated to clearly outweigh the need to safeguard the intrinsic nature conservation value of the site and compensatory measures are implemented

Encouraging development to include measures to contribute positively to the overall biodiversity of the Plan Area

Working with partners to help meet the objectives and targets in the Peak District Biodiversity Action Plan or its successor

Working with partners to protect and enhance watercourses Identifying local ecological networks and supporting their establishment and protection in accordance with Local Plan Policy EQ8, preferentially creating biodiversity sites where they have the potential to develop corridors between habitats (both terrestrial and freshwater)

Working with partners in the public, private and voluntary sectors to develop and secure the implementation of projects to enhance the landscape and create or restore habitats of nature conservation value, and to secure the more effective management of land in the Plan Area and its surroundings

Appendix G: Bats and Artificial Light

Artificial lighting is known to affect bat's roosting and foraging behaviour, with lighting resulting in a range of impacts that includes roost desertion (BCT, 2009), delayed emergence of roosting bats (Downs et al., 2003), increased activity of some bat species and decreased activity by others (Stone et al., 2012).

An experimental approach using LED units, demonstrated that relatively fast-flying bat species, including the common pipistrelle, showed no significant impacts as a result of new artificial lighting, even when lighting was set at relatively high levels close to 50 lux.

In contrast, slow flying bats such as the myotis bats (*Myotis* spp.) showed sharp reductions in presence, even at low light levels of 3.6 lux (Stone et al., 2012).

Current recommendations for all bat species specifies that no bat roost should be directly illuminated.

Due to the impacts of lighting, mitigation and sensitive lighting design schemes are required for projects where bats are present. These should include bat friendly lighting plans that should aim to avoid lighting wherever possible. If this is not possible, then the minimisation of any lighting impacts is required by adopting the following measures:

➤ **To introduce lighting curfews or use of PIR sensors.**

Lighting curfews can be an effective way of avoiding impacts on bats. These curfews may involve either turning off lighting or dimming light units at specific times of the night, dimming units at key times of the year, providing the luminaire allows for this option via a control unit. Lighting to be triggered by PIR sensors can be expected to be illuminated only when required and for a low proportion of time.

➤ **To consider no lighting solutions where possible.**

Options such as white lining, good signage and LED cat's eyes should be considered as preferable. Reflective fittings may help make use of headlights to provide any necessary illumination in some areas.

➤ **To use only high pressure sodium or warm white LED lamps where possible.**

High pressure sodium and warm white LED lamps emit lower proportions of insect attracting UV light than mercury, metal halide lamps and white LED lighting. Generally, lamps should have a lower proportion of white or blue wavelengths, with a colour temperature <4200 kelvin recommended (BCT, 2014).

➤ **To minimise the spread of light.**

The light spread should be kept at or near horizontal to ensure that only the task area is lit. Flat cut-off lanterns or accessories should be used to shield or direct light to where it is required. Baffles, hoods, louvres and shields should be used where necessary to reduce light spill.

➤ **To consider the height of the lighting column.**

While downward facing bollard lighting is often preferable, it should be noted that a lower mounting height does not automatically reduce impacts to bats as bollard lighting can often be designed to provide up-lighting. Where bollard lighting is considered to be the most appropriate system, bollard spacing or unit density should be kept to a minimum and units should be fitted with the appropriate hoods/deflectors to reduce any up-lighting.

➤ **To avoid reflective surfaces below lights.**

The polarisation of light by shiny surfaces attracts insects increasing bat activity (BCT, 2012). Consequently, surface materials around lighting require consideration.

11. Notice to Readers: Conditions of this Report

All reports are certified products and cannot be shown, copied, or distributed to third parties without the written permission of Elite Ecology. No liability is accepted for the contents of the report, other than to that of the client(s). If any part of this report is altered without the written permission of Elite Ecology, then the whole report becomes invalid.

Elite Ecology agrees to supply ecological consulting services and advice of a preliminary or thorough nature as advised or commissioned. Upon commissioning Elite Ecology to undertake the work, the client(s) grant access to the site upon the agreed date. If no site access is available upon this date, Elite Ecology holds the right to charge the client(s) for lost staffing time and additional travel costs.

Elite Ecology undertake all site surveys with reasonable skill, care, and diligence, within the terms of the contract that has been agreed with the client and abiding by the Elite Ecology Terms and Conditions. The actions of the surveyors on site, and during the production of the report, were undertaken in accordance with the Code of Professional Conduct for the Chartered Institute of Ecology and Environmental Management.

The latest good practice guidelines put in place by Natural England or the relevant statutory conservation bodies have been followed by the surveyors on site. If those methodologies fail to identify a protected species during the survey efforts, no responsibility can be attributed to Elite Ecology. If any of these guidelines are adapted between the date(s) of the surveys being undertaken and the submission of this report, then Elite Ecology takes no responsibility for this.

Should any equipment be damaged or lost on site at the fault of the client(s), then Elite Ecology withholds the right to charge 100% above the current market value for that exact product or the nearest similar product.

The survey results purport the current status of the site and its potential for protected species utilisation at the time of surveying. It should not be viewed as a complete list of the possible flora and fauna species that could be using the site at different times of the year.

Elite Ecology has been provided with full payment for this report and thus the product has been released to the client(s) for the purpose of their planning application. If any part of the report is lost or altered without the written permission of Elite Ecology, then the entire report becomes invalid. Due to the potential for continual change within the natural world, this report is valid for **2 years only** from the date of the last survey visit. If this report is submitted after the 2 year deadline, then a further updated inspection will be required to ascertain whether the site remains in the same condition as it was when initially inspected.

No reliance should be made on any such comments in relation to the structural integrity of the features located on the surveyed site. All information within the report is based solely on evidence that has been found on site during the service provided. No individual opinion or inference will be made other than that of the suitably qualified ecologist appointed to the project.