



**ECOLOGICAL WALKOVER AND
BIODIVERSITY NET GAIN ASSESSMENT
SUMMARY REPORT**

**LAND BETWEEN SUMNER ST AND ST. MARY'S RD
GLOSSOP
HIGH PEAK
SK13 8DP**

MAY 2026

Version	Author	Reviewer	Description	Date
1.0	Stuart Macpherson	Patrick Leatham	First draft	14/05/2025
2.0	Stuart Macpherson	Patrick Leatham	Addressing DWT comments	15/05/2026

Ecological Walkover and
Biodiversity Net Gain Assessment
Summary Report

Land between Sumner St and St. Mary's Rd
Glossop
High Peak
SK13 8DP

A report for

Sumner Property Developments Limited
13 High Street East
Glossop
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A report by



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May 2026

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1. INTRODUCTION

1.1 BACKGROUND

PENNINE ecological were commissioned by Sumner Property Developments Limited to undertake an Ecological Walkover and Biodiversity Net Gain (BNG) assessment for a proposed development on an area of land between Sumner Street and St. Mary's Road, Glossop, High Peak, SK13 8DP, central Ordnance Survey grid reference SK 03095 93859 (Figure 1.1). The site measured approx. 900 square meters.



Figure 1.1 – Red line boundary to be subject to survey.

The site has previously been granted planning permission in 2006 and 2010 for garages to be constructed. The applications can be reviewed on the High Peak Borough Council website using the following planning application reference numbers; HPK/2010/0257 HPK/2006/0576.

Following discussions with the client and a review of aerial imagery to address the anticipated losses of at least low distinctiveness habitats as a result of the proposals, an ecological walkover and BNG assessment has been undertaken to determine whether a 10% net gain can be achieved. This is in line with both National and Local Planning Policy ((Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021).

The assessment is to support the submission of a planning application that will see development of the site in to garages for cars and/or storage (as per previous applications referred to above) (Figure 1.2). The proposals have been revised since the initial BNG report submission. A total of five units have been removed, equivalent to 80 square meters. The assessment is to aid the LPA in making an informed decision that the proposal will be able to achieve the required 10% net gain.



Figure 1-1 - Site proposals.

Following the submission of Version 1 of this report Derbyshire Wildlife Trust reviewed and commented on the potential habitat degradation that has occurred within the site. Their comments, which are dated 12/01/2025 (sic 2026) (DWT reference number DWTHPK825) are included here;

We have also reviewed the submitted information including the BNG summary and calculations (Pennine Ecological, May 2025) and note comments from objectors with regards to site clearance and therefore the accuracy of the baseline calculation is in question.

The submitted baseline information states that the site was unsealed, unvegetated ground with patches of ruderal/ephemeral vegetation and a small number of trees at the time of the site BNG assessment site visit (May 2025). However, it has been suggested that the site has been cleared of vegetation including tree removal prior to an application being submitted. This is supported by aerial imagery of the site which appear to show the site to be covered by a mosaic of grassland, scrub and trees prior to any clearance.

Where unauthorised degradation of the onsite habitat has taken place on the land after 30 January 2020 the biodiversity pre-development value of the onsite habitat should be calculated as the biodiversity value of the habitat on the date immediately before the carrying out of these degradation activities. Unauthorised degradation of onsite habitat is any degradation which is not in accordance with a previous planning permission.

If there is insufficient evidence about the biodiversity value of the onsite habitat immediately before the degradation, the pre-development biodiversity value of the onsite habitat must be taken to be the highest biodiversity value of the habitat which is reasonably supported by any available evidence relating to it. This requirement must be applied to the calculation of pre-development biodiversity value in the metric tool.

We request that the baseline calculation is updated considering the above information. We will be able to provide further comments once we are satisfied that this has been done.

As a result of the comments the baseline habitats have been amended and included within the accompanying BNG metric calculation.

For clarity, the aerial images (Figures 1.3 – 1.6) below attempt to illustrate the habitats on site prior to any degradation occurring. Where required, an assessment of the habitats on site is made by Pennine Ecological in order to clarify the reasoning for the habitats now included.



Figure 1.3 - Aerial image from 2025 (Google Earth).



Figure 1.4 - Aerial image from 2022 (Google Earth).



Figure 1.5 - Aerial image from 2020 (Google Earth).



Figure 1.6 - Aerial image from 2018 (Google Earth).

The habitats now included within Figure 1, Appendix A have been judged to be present using the historical aerial images provided above. A small area of mixed scrub has been included in the approximate central/SW corner of the site. It is suspected that the scrub was in its infancy having barely established in 2018. However, there does appear to be shadows within the 2022 image suggesting it was more likely to be scrub than any other habitat e.g., tall ruderal. There was no evidence of any scrub species re-establishing on site during the 2025 field survey.

Tall ruderal has been chosen as the habitat on the eastern and western extents of the site. As above, there appears to be no strong evidence of scrub on site during the period from 2018 – 2022 and no specimens had begun to re-establish themselves as of 2025 which would be expected.

This document should be read in conjunction with the following documents:

1. Land between Sumner Street and St. Mary's Road, Glossop, SK13 8DP BNG Excel Spreadsheet May 2025.
2. Land between Sumner Street and St. Mary's Road, Glossop, SK13 8DP - Statutory_Biodiversity_Metric_Condition_Assessments.
3. Landscape layout – Drawing No.; XX-00-DR-A-20200, Revision PO4.

1.2 PURPOSE OF THIS REPORT AND BNG BACKGROUND

As of 12th February 2024 Biodiversity Net Gain (BNG) became mandatory (unless exempt) under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021). Developers must deliver a BNG of 10% unless otherwise agreed with the relevant Local Authority.

The walkover survey identified the requirement for a BNG assessment at this site due to the anticipated loss of a low distinctiveness habitat, ruderal/ephemeral. The BNG assessment has been undertaken to determine whether or not the proposal demonstrates an overall net gain or loss of biodiversity, in line with the current National Planning Policy Framework, 2021.

Through site selection and layout, applicants should avoid or reduce any negative impact on biodiversity. They must deliver at least 10% BNG (unless agreed otherwise with the Local Authority), as measured by the statutory biodiversity metric. There are three ways an applicant can achieve BNG.

1. They can create biodiversity on-site (within the red line boundary of a proposal site).
2. If the applicant cannot achieve all of their BNG on-site, they can deliver through a mixture of on-site and off-site. Applicants can either make off-site biodiversity gains

on their own land outside the proposal site, or buy off-site biodiversity units on the market.

3. If the applicant cannot achieve on or off-site BNG, they must buy statutory biodiversity credits from the government. This should be a last resort. The government will use the revenue to invest in habitat creation in England.

1.3 SITE LOCATION

The site is located approx. 350m to the south west from the centre of Glossop, High Peak. Glossop Brook and a small amenity area known locally as 'Sandholes' is 100m north east of the site. The site is entirely encompassed by housing on all four aspects. Immediately adjacent to the site are the rear gardens of the properties on St. Mary's Road, Shaw Street, Sumner Street and Princess Street respectively.

The central Ordnance Survey national grid reference¹ for the site is SK 03095 93859.

¹ Ordnance Survey National Grid reference used throughout the report.

2. METHODOLOGY

2.1 UK HABITAT CLASSIFICATION BASELINE SURVEY

For a BNG assessment to be completed a UK Habitat Classification (UKHabs) Survey (UKHab Ltd, 2023) has to be undertaken of the site's baseline habitats. The UKHabs survey, habitat condition assessments and the BNG calculation were undertaken by Stuart Macpherson (refer to Section 2.3) in May 2025.

As part of the ecological walkover, the survey also included an inspection for protected/notable species including badgers, bats, breeding birds etc.

2.2 BIODIVERSITY METRIC CALCULATOR TOOL

All habitats recorded within the footprint of the site during the field survey were included in the Biodiversity Metric Calculation Tool (version 1.0.3 published in July 2024). The statutory biodiversity metric is a way of measuring biodiversity value for the purposes of BNG.

This metric calculation has been undertaken following the standard methodology (Natural England, 2024) and in accordance with CIEEM good practice guidelines (CIEEM, 2019).

2.3 SURVEYOR EXPERIENCE

The surveys and assessments have been undertaken by Stuart Macpherson, who is an Associate Member of the Chartered Institute of Ecology and Environmental Management (MCIEEM) and has over 14 years' experience in land management, ecological survey and evaluation.

Key skills include the following:

- Highly experienced in conducting Extended Phase 1 Habitat Survey / UK Habitat Classification Surveys on small planning applications, large housing schemes, and Nationally Significant Infrastructure Projects.
- Proficient field botanist.
- Highly experienced with the recently introduced Biodiversity Net Gain assessments.
- Natural England licensed bat surveyor; licence reference number 2021-10079-CL18-BAT. I was accredited under two colleagues CL18 licences from 2017.
- Named (and Accredited) Ecologist on numerous bat mitigation licences.
- Bat carer with the South Lancashire Bat Group.
- Natural England licensed barn owl surveyor, licence reference number CL29/0477.

- Committee Member of the Mid-Cheshire Barn Owl Conservation Group.
- Natural England licensed great crested newt surveyor, licence reference number 2015-16213-CLS-CLS.
- NPTC qualified tree climber (Units 206 and 306 Tree climbing and Aerial Rescue).
- I have undertaken breeding, wintering and passage bird surveys on a range of habitats including coastal and estuarine habitats, moorland, lowland heath, chalk downland and farmland.
- Mammal surveys including badger, otter and water vole.
- Ecological Evaluation and Impact Assessments in association with large scale infrastructure projects.

2.4 LIMITATIONS

The field survey was undertaken in May 2025 which is within the optimal survey window for habitats.

There are considered to be no constraints to the survey.

3. ECOLOGICAL WALKOVER / BNG RESULTS

The following section details the results of the ecological walkover, and the baseline habitats recorded on site, as well as the status of any notable and/or protected species on site.

The BNG results are also included detailing the baseline habitats along with habitats to be created, enhanced and retained within the site (where applicable).

3.1 ECOLOGICAL WALKOVER RESULTS

The site comprised ruderal/ephemeral habitats and artificial unvegetated, unsealed surface. Due to the sporadic growth throughout the site an estimation of the distribution of both vegetation growth and artificial unvegetated ground had to be made. The UK Habitat baseline figure in Appendix should not be taken as completely accurate, rather as a representation of the two habitats within the site.

Plant species recorded included; willowherb, birds-foot trefoil, clover sp., bindweed, dandelion, bramble, common vetch, ribwort plantain, colt's-foot, rose sp. horsetail sp., goat willow, ragwort, red fescue and annual meadow grass. A medium sized sycamore and leylandii were recorded along the northern boundary of the site.

No notable/protected species were recorded within the site.

3.2 BIODIVERSITY NET GAIN RESULTS

The biodiversity net gain calculation concluded that the current proposals would result in a -0.16 habitat unit loss equivalent to -26.03%. Previously, there was a 0.11 habitat unit loss equivalent to -22.48%.

The habitat trading rules have not been satisfied with regards to the loss of modified grassland and ruderal/ephemeral habitat which was present throughout the site prior to clearance occurring.

Habitat gains have been achieved through the creation of mixed scrub, other neutral grassland and the planting of 13 trees.

In Appendix A, refer to Figure 1 for the UK Habitats baseline habitats plan and Figure 2 for site proposals which includes locations of habitat creation.

Below is a summary of the biodiversity net gain calculations provided within Tables 3.1 –3.3 below.

3.2.1 On Site Habitat Baseline Results

The baseline habitats on site are of low and medium distinctiveness, these are listed below;

- Low distinctiveness; modified grassland and ruderal/ephemeral.
- Medium distinctiveness; mixed scrub and individual urban trees.

In total, the baseline habitats surveyed have a total habitat value of 0.63, it was previously 0.49 habitat units.

A summary of the baseline habitat information is shown in Table 3.1 below.

Whilst it is unknown what condition and the species composition of the g4 Modified grassland, that was suspected to be present on site prior to clearance was in, Moderate condition has been chosen in accordance with the BNG guidelines. Modified grassland was chosen as the dominant habitat within the site as the scrub was only very occasional and in proportions that would be too small to accurately map. For a g4 Modified grassland to achieve at least Moderate or Good condition, 6 – 8 species must be present within 1 meter square and this has been assumed.

Table 3.1: On site habitat baseline.

Habitat	Habitat Area (ha)	Habitat Condition	Area	Habitat Unit Value	Area Retained (ha)	Area Enhanced (ha)	Habitat Units Lost
Grassland	Modified grassland	Moderate	0.0798	0.32	0.00	0.00	0.32
Sparsely vegetated land	Ruderal/Ephemeral	Moderate	0.0089	0.04	0.00	0.00	0.04
Heathland and shrub	Mixed scrub	Moderate	0.0015	0.01	0.00	0.00	0.01
Individual trees	Urban tree	Moderate	0.0326	0.26	0.0326	0.00	0.00

* Urban tree area not included in total habitat area calculation due to tree area being calculated on canopy mass and not footprint.

3.2.2 On-Site Habitat Creation Results

The habitats to be created on site (Table 3.2) are of the following distinctiveness':

- Very low; Developed land; sealed surface.
- Medium; Mixed scrub and individual (urban) trees.

The total number of habitat units delivered is 0.46, it was previously 0.38. The change has arisen from the removal of five units which has allowed for the creation of more mixed scrub, neutral grassland and additional trees to be planted.

The habitats and their respective areas, distinctiveness, condition etc. are included in Table 3.2 below.

Table 3.2: On site habitat creation.

Habitat	Habitat Area (ha)	Habitat Condition	Standard Time to Target Condition (Years)	Habitat Units Delivered
Developed land; sealed surface	0.08757	N/A - Other	0	0.00
Mixed scrub	0.0066	Poor	1	0.03
Other neutral grassland	0.008	Poor	2	0.03
Individual trees (small sized / poor condition)	0.0529	Poor	10	0.15

4. CONCLUSION

4.1 CONCLUSION

A summary of the BNG assessment can be found in Table 4.1 which has been extracted from the BNG assessment.

Overall, the proposals would result in a loss of 0.16 habitat units, equivalent to 26.03%. It was previously -0.11 habitat units, equivalent to -22.48%.

As a result, a BNG of the required 10% has not been achieved and the habitat trading rules have not been satisfied.

Table 4.1: BNG Headline Results Extract

On-site baseline	Habitat units	0.63	
	Hedgerow units	0.00	
	Watercourse units	0.00	
On-site post-intervention (Including habitat retention, creation & enhancement)	Habitat units	0.46	
	Hedgerow units	0.00	
	Watercourse units	0.00	
On-site net change (units & percentage)	Habitat units	-0.16	-26.03%
	Hedgerow units	0.00	0.00%
	Watercourse units	0.00	0.00%
Off-site baseline	Habitat units	0.00	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Off-site post-intervention (Including habitat retention, creation & enhancement)	Habitat units	0.00	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Off-site net change (units & percentage)	Habitat units	0.00	0.00%
	Hedgerow units	0.00	0.00%
	Watercourse units	0.00	0.00%
Combined net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	-0.16	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Spatial risk multiplier (SRM) deductions	Habitat units	0.00	
	Hedgerow units	0.00	
	Watercourse units	0.00	

FINAL RESULTS				
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)		Habitat units	-0.16	
		Hedgerow units	0.00	
		Watercourse units	0.00	
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)		Habitat units	-26.03%	
		Hedgerow units	0.00%	
		Watercourse units	0.00%	
Trading rules satisfied?		No - Check Trading Summaries ▲		
Unit Type	Target	Baseline Units	Units Required	Unit Deficit
Habitat units	10.00%	0.63	0.69	0.23
Hedgerow units	10.00%	0.00	0.00	0.00
Watercourse units	10.00%	0.00	0.00	0.00

5. BNG PROPOSALS

5.1 BNG FINANCIAL COMPENSATION

The current proposals will result in a -0.16 unit loss, equivalent to -26.03%. A 0.23 habitat unit deficit is needed to achieve a net 10% gain (there was previously a 0.16 deficit).

A financial compensation figure would need to be agreed between the client and a Habitat Bank and secured through S106 agreement. These are areas of land (mostly farms) which have been registered as habitat banks where the habitats required will be created. Once habitat units have been purchased from a broker, no further action from the client is required. The broker will take all responsibility for future management of the habitat/hedgerow units.

Note – If the habitat bank cannot find land within the LPA or the National Character Area, the costs would need to be doubled due to a spatial risk multiplier.

5.2 POTENTIAL OFF-SITE LOCATIONS

A review of <https://www.futurehomes.org.uk/biodiversityunitfindermap> has been undertaken to identify nearby receptor sites.

The nearest landholders are as follows:

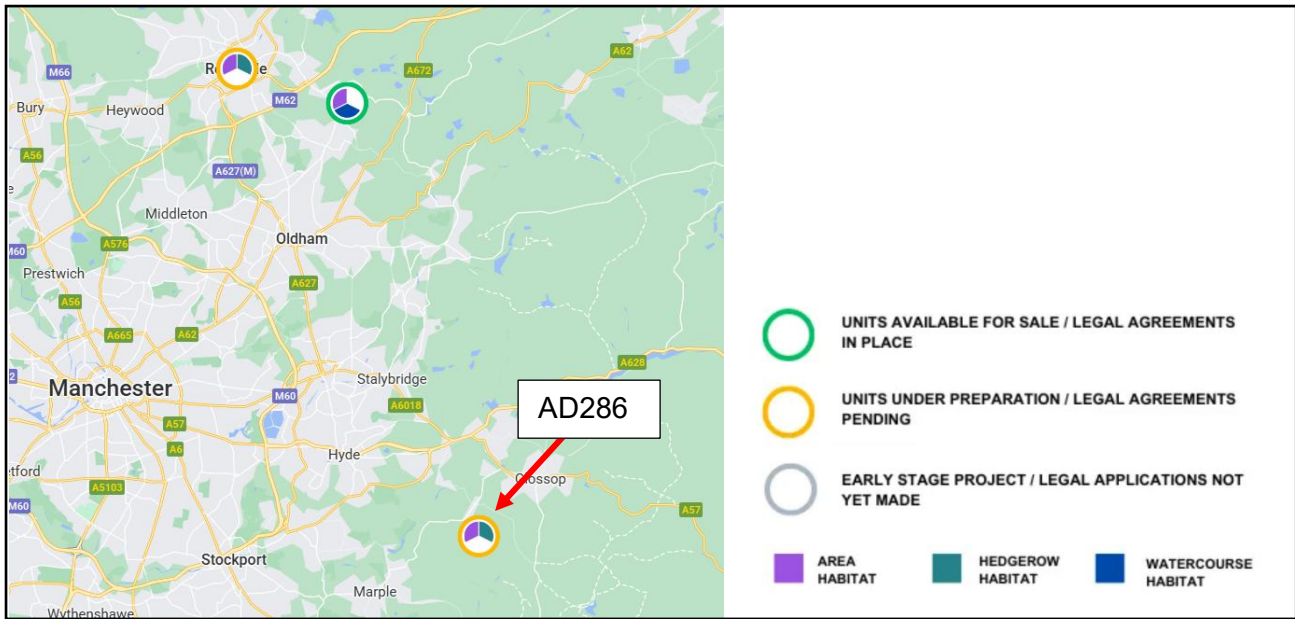
(a) Habitat Units (refer to Figure 5.1)

Organisation: Legacy Habitat Banks Ltd

Site ID: A286

Address: Chisworth, Glossop SK13 5SB, UK

Figure 5-1: Screenshot of biodiversity unit finder map



In order for the planning application to be approved, the client will need to provide the Local Planning Authority (LPA) with evidence of engagement with one of the above unit providers, so that the LPA can have a level of confidence that the Biodiversity Gain Plan condition can be discharged if planning permission is granted.

REFERENCES

Land between Sumner St and St. Mary's Rd, Glossop, High Peak, SK13 8DP -
Biodiversity_gain_plan

Land between Sumner St and St. Mary's Rd, Glossop, High Peak, SK13 8DP -
Statutory_Biodiversity_Metric_Condition_Assessments

Land between Sumner St and St. Mary's Rd, Glossop, High Peak, SK13 8DP -
The_Statutory_Biodiversity_Metric_Calculation_Tool_-_Macro_enabled_02.24

Baker, J. Hoskin, R. Butterworth, T. (2019). Biodiversity Net Gain. Good practice principles for development. Part A: A practical guide.

Department for Environment, Food & Rural Affairs (DEFRA) (2023) - The Statutory Biodiversity Metric: User Guide. Date: May 2025.

Future Homes; <https://www.futurehomes.org.uk/biodiversityunitfindermap> (accessed May 2025).

UKHab Ltd (2023). UK Habitat Classification Version 2.0 (at <https://ukhab.org/>)

Appendix A: Figures

Figure 1: UKHabs Plan Land between Sumner St and St. Mary's Rd, Glossop, High Peak, SK13 8DP.



Figure 2. Site proposals.

