

FAO: Teresa Critchlow

Emailed to: Planning@sammonsltd.co.uk

Project Code: Sammons05.1
09/07/2026

Dear Teresa,

RE – Pennine Aggregates – Ecological Planning Conditions Discharge

Peak Ecology undertook a site visit on 6th March 2024 to inform the Preliminary Ecological Appraisal (PEA) (Peak Ecology, April 2024) and Biodiversity Net Gain (BNG) Assessment (Peak Ecology, July 2026) for the proposed development of land located off Waterswallows Lane, Buxton, Derbyshire. Proposals include the removal of onsite grassland to allow for the construction of a warehouse/production/office building with loading bays, a lorry park and aggregate storage bays and associated site access/parking.

Planning permission has been granted under the application reference: HPK/2024/0275.

This Biodiversity Enhancement Plan (BEP) has been produced in order to discharge ecology related Planning Condition 25, as set out in the High Peak Borough Council Decision Notice (dated 31/03/2026), as detailed below.

Planning Condition 25

“Prior to the commencement of any works above foundation level, a Biodiversity Enhancement Plan including the mitigation and enhancement recommendations detailed in Section 5.4 of the Preliminary Ecological Appraisal (Peak Ecology, April 2024) shall be submitted to and approved in writing by the Local Planning Authority. The approved enhancement measures shall be implemented in full prior to the development first coming into use and maintained thereafter.

In order to fully discharge this condition, photographs will be required to show the mitigation measures in situ that aligns with a plan showing the location of such measures.”

Biodiversity Enhancement Strategy

Bird Boxes

The site consisted of predominantly short-sward, poor-condition modified grassland and therefore no nesting habitat is to be lost as part of the development. However off-site, a linear strip of broadleaved woodland bounded the site to the south-west, offering suitable nesting opportunities for birds. The provision of nest boxes represents a biodiversity enhancement in line with the National Planning Policy Framework (NPPF).

Nest boxes will be targeted at species most likely to use them, such as robin *Erithacus rubecula*, blue tit *Cyanistes caeruleus*, wren *Troglodytes troglodytes*, and pied wagtail *Motacilla alba*, which were all observed on/ immediately adjacent to the site during the original

site visit, and are likely to continue utilising the site. Given the proposed habitat creation on site, including scrub, tree planting and creation of a green roof, there is potential for other bird species to be present on the site post-development and consideration should also be given to a wider range of species when choosing nest boxes.

Due to the potential for high levels of disturbance on and around the proposed building, installation of bird boxes on the building is deemed unsuitable. Therefore, boxes will be mounted on poles to the south-west of the site, adjacent to the bounding mature woodland strip. Four boxes will be installed, comprising the following:

- 1 x Schwegler Avianex™ Nest Box with 32mm hole
- 1 x Schwegler Avianex™ Open Front Nest Box
- 2 x RSPB Apex Starling Box

Figure 1. Bird Boxes to be installed

	
Schwegler Avianex™ Nest Box	Schwegler Avianex™ Open Front Nest Box
	
RSPB Apex Starling Box	

General Installation Guidelines

Each box will be mounted onto a pole. For species that tolerate close nesting, multiple boxes can be installed on one pole and/or in close proximity, whilst boxes targeted for more territorial species should be installed as a single box on a pole, with sufficient distance from surrounding boxes. Boxes should be placed at eye level or above; boxes placed higher up typically have greater success rates due to lower levels of disturbance and lower predation risk. Due to the proposed use of the site and potential for human disturbance, boxes will be installed at a **height of approximately 3-5 metres above ground level** and where possible, located away from highly disturbed areas to minimise disturbance and encourage successful nesting.

To avoid overheating and excessive exposure to wind, **they should be positioned north, north-east or east facing**, to avoid the midday sun and prevailing winds. A clear and

unobstructed flight path to the entrance hole should be maintained. The nest box should be tilted marginally forward, to reduce the likelihood of rain entering the nest box.

Under the Wildlife & Countryside Act 1981, it is illegal to remove, damage or destroy an active bird's nests, eggs, or young. Consequently, any cleaning or maintenance of nest boxes should be undertaken outside the bird breeding season. **The recommended period for cleaning is between 1 September – 31 January, as per DEFRA Guidelines.**

Schwegler Avianex™ Nest Boxes

The Schwegler Avianex™ boxes are constructed from durable, air-permeable Schwegler woodcrete, offering longevity and stable internal microclimatic conditions. The interior resembles a natural hollow, with curved walls that provide gentle support to the sides of a nest and allow for easy cleaning once the breeding season has finished. Both sizes feature a removable front panel for cleaning and inspection.

The 32mm entrance hole box is suitable for a range of species, including Great Tit *Parus major*, Blue Tit, Marsh Tit *Poecile palustris*, Coal Tit *Periparus ater*, Crested Tit *Lophophanes cristatus*, Redstart *Phoenicurus phoenicurus*, Nuthatch *Sitta europaea*, Pied Flycatcher *Ficedula hypoleuca*, Tree Sparrow *Passer montanus* and House Sparrow *Passer domesticus*.

The open front box is suitable for black redstart, pied wagtail, grey wagtail *Motacilla cinerea*, spotted flycatcher *Muscicapa striata*, robin and wren.

RSPB Apex Starling Box

Starling *Sturnus vulgaris* have undergone significant declines in the UK in recent years and are now red-listed on the UK Birds of Conservation Concern.

The starling nest box features a 45mm entry hole specifically designed for use by starlings. The box is constructed from FSC pine wood, with a high natural resin content to provide durability and resistance to weathering. Drainage holes are incorporated into the base to prevent waterlogging, and one side panel is hinged to allow access for cleaning and maintenance at the end of the breeding season.

Starlings are a gregarious species and readily tolerate close nesting. Therefore, two starling boxes will be installed on one pole and should additional starling boxes be installed in the future, these may be placed in close proximity to one another, to further enhance nesting opportunities.

Bat Boxes

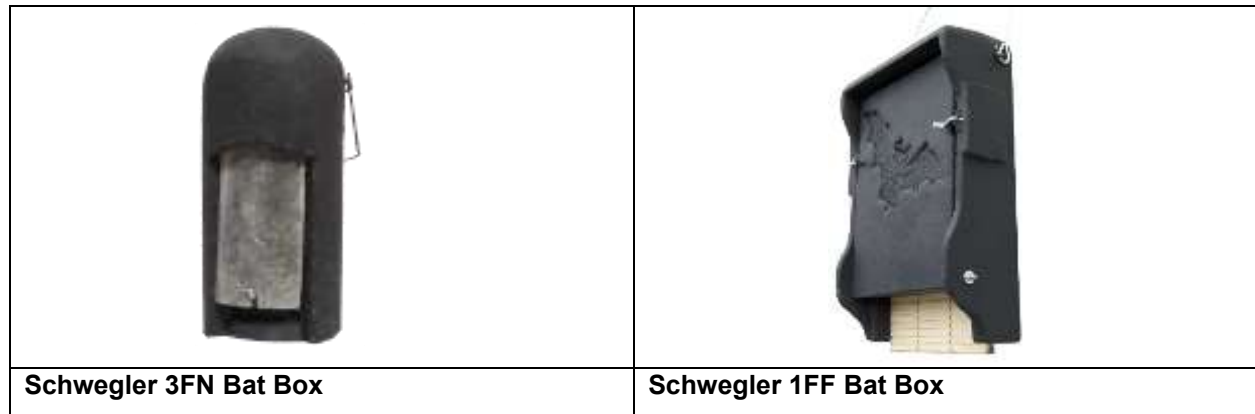
The ecological survey work undertaken on site (Peak Ecology, 2024) concluded that there was no bat roosting potential within the site boundary, however, the off-site linear woodland strip along the south-western boundary provided suitable foraging habitat and commuting corridors for bats within the wider landscape. Although no direct impacts to bat roosts were anticipated as part of the proposed works, provision of boxes for roosting bats will be incorporated within the development as an ecological enhancement measure.

The proposed building will be constructed of powder-coated steel and steel sheeting, which is largely structurally unsuitable for installing bat boxes, and also poses the risk of over-heating. Furthermore, the proposed use of the site will result in high levels of disturbance and artificial lighting around the building which would act as further deterrence to roosting bats. Therefore, pole mounted boxes within perimeter habitat is deemed the most suitable option for this site.

Bat boxes will be mounted to poles and installed to the south-west of the site, adjacent to the woodland strip which provided suitable foraging and commuting habitat. Two bat boxes will be installed, comprising the following:

- 1 x Schwegler 3FN Bat Box
- 1 x Schwegler 1FF Bat Box

Figure 2. Bat Boxes to be installed



General Installation Guidelines

Each box will be mounted onto a pole at a height of approximately **3-6 metres**. Boxes will be installed in a small cluster; bats often change roosts to benefit from varying ambient temperatures and therefore grouped installations increase the likelihood of uptake by bats. To provide optimal thermal conditions, **the box should be south, south-east or south-west facing** to ensure partial sun exposure throughout the day. A clear, unobstructed flight path to the entrance should be maintained. As bats are nocturnal and sensitive to artificial lights, the box should not be positioned near external lighting, and lighting design should ensure no light spill onto the box.

The design of both bat boxes are largely self-cleaning, as droppings can fall through the bottom of the cavity. However, it is recommended that bat boxes are still inspected 1-2 times per year by a suitably licensed bat ecologist, particularly where there is evidence of regular or high levels of use. **Boxes should not be opened during the summer roosting period (May to July inclusive) and once inhabited, may only be disturbed by a licenced bat worker.**

Schwegler 3FN Bat Box

The Schwegler 3FN is a small bat box designed for small bat species such as the common pipistrelle *Pipistrellus pipistrellus*, soprano pipistrelle *Pipistrellus pygmaeus* and whiskered bat *Myotis mystacinus*, and is suitable for summer roosting.

The box features two entrances, both of a smaller design to provide increased protection against predators. It is constructed from durable, air-permeable Schwegler woodcrete, offering longevity and stable internal microclimatic conditions.

Schwegler 1FF Bat Box

This a spacious box which can be used as a summer roost or nursery site. The reduced width makes it suitable for crevice dwelling bat species such as pipistrelle species and Noctule *Nyctalus noctule*.

The box is constructed from long-lasting, breathable and temperature-regulating woodcrete. The interior features a rough surface for bats to climb and cling onto and compensates for fluctuations in temperature in spring and autumn, with a cooler woodcrete surface at the front and a warmer hard-wearing wood panel at the rear. This box is best positioned at a height of 4-6 metres.

Figure 3. Proposed location of bird boxes and bat boxes



Opportunities for Additional Enhancements

The recommend enhancements included within the PEA report relating to bats and birds have been addressed under Planning Condition 25, as discussed above. Additional opportunities for enhancements for the site were set out in the PEA report prepared by Peak Ecology (2024), some of which are reiterated below for consideration as further biodiversity enhancements on site:

- The provision of a range of invertebrate refugia within soft landscaped areas — such as partially buried log piles, bug hotels, bumblebee boxes, wildlife paving stones, butterfly hibernation boxes and other nesting aids — would enhance foraging and shelter opportunities for bees and other invertebrates on site.
- The use of native plant species within soft landscaped areas is recommended. Many native species are suitable for planting schemes, including herbaceous perennials, annual plants, trees and shrubs.
- Ongoing habitat management can significantly influence biodiversity value. Avoiding the use of pesticides and adopting a more relaxed management regime, particularly for habitats such as scrub and grassland, would increase resources for wildlife. For example, reducing the frequency of mowing in selected areas, or delaying mowing until later in the season, would allow the development of a more varied sward structure. This would benefit pollinators and other invertebrates and, in turn, provide improved foraging opportunities for birds and bats.

Kind Regards,

RR Clarke

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Quality Assurance

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