

**Extended Phase 1 Habitat Survey
& Baseline Ecological Impact Assessment
Sandbrook Park (Phase 2), Rochdale**

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Executive Summary

1. A baseline ecological survey and an ecological impact assessment were carried out in respect of a vacant parcel of land situated off Sandbrook Way, Rochdale, where proposals are to develop the site to industrial use
2. The margins of the site and some isolated clumps of vegetation are likely be used by a small number of relatively common breeding bird species, but the extent of suitable breeding habitat is very limited. The site is highly unlikely to be used by ground nesting or overwintering birds due to the lack of suitable habitat and level of disturbance
3. Bats are likely to use the boundary mature vegetation on the adjacent site to the east for both foraging and commuting but are considerably less likely to occur within the main body of the site due to the lack of suitable habitat. There are no buildings or mature trees on site or close enough to be affected by proposals that are suitable for roosting
4. There are no water bodies suitable for use by great crested newts or common toad on site. There are several temporary pools and wet hollows, mainly towards the south of the site but these are unsuitable for breeding amphibians due to being too shallow and ephemeral. An ornamental pond situated some 150m to the south is effectively isolated in habitat terms due to the presence of a buildings and other suboptimal habitat such as roads, paths and or disturbed bare ground. There is little or no optimal habitat on site for use by great crested newts and common toad and therefore no reasonably likelihood of protected or otherwise important amphibians occurring on site or being affected by proposals
5. The main body of the site where the development footprint is to be located is quite variable in terms of vegetation but mainly comprises an extensive area of sparse ruderal vegetation, some relatively large areas of tall-ruderal vegetation, isolated areas of scrub and some patches of species-poor grassland growing in mosaic with the scrub and ruderal vegetation. Otherwise, the site comprises an extensive area disturbed ground, including piles of spoil, rubble and bare ground as well as some wet hollows and shallow temporary pools.
6. There are no UK Priority habitats or vegetation communities of significant importance and no statutory or second tier sites within the site boundaries or close enough to be adversely affected by proposals
7. It is reasonable to conclude that, with adequate mitigation in respect of breeding birds there will be no negative ecological impact of any significance resulting from proposals to develop the site. However, despite the relatively low ecological value of the site overall, in terms of Biodiversity Net Gain, there will be an initial loss of biodiversity value which cannot be fully compensated for within the site boundaries due to the lack of space

Contextual Statement

This report ***must be read in conjunction with the documentation and drawings prepared and submitted to the Local Planning Authority in respect of current development proposals as shown in Figure 11 of this report***). The author of this report will accept no responsibility for any misunderstanding resulting from a failure to consult all relevant planning documentation or through any lack of information where responsibility for the provision of such is beyond the control of Cameron S Crook.

This report is not intended as a natural history text or scientific paper. Rather, its purpose is to inform the site owner, developer and local planning authority in accordance with current local and national planning guidance, in as clear and succinct a manner as possible. To that end, all survey and assessment works carried out in respect of current proposals are proportionate to the site and situation, and only the minimum level of information necessary has been provided. Detailed information on the respective life cycles of protected species such as the bat, badger or great crested newt, or detailed descriptions of sundry ecological scenarios that have no relevance to the site or development in question have therefore been omitted.

This report provides no planning or legal advice and no attempt has been made to interpret any respective planning or environmental laws that may apply to this case. Any such interpretation must be obtained from an appropriately qualified Planning Consultant, Planning Officer or Lawyer.

All survey works detailed within the methodology section below have been either carried out personally by the author or by appropriately qualified, licenced and/or experienced surveyors working under the direct supervision of the author. The author of this report takes full responsibility for the quality of data collected and any subsequent interpretation. Raw survey data and names of individual surveyors may be provided for *bone fide* reasons, upon request, but only where this is strictly necessary and does not otherwise conflict with client, landowner or surveyor confidentiality and privacy.

This report may not be used for any purpose other than in support of the current planning application in respect of the site shown in *Figure 11* without the prior written permission of Cameron S Crook. Copyright of this report and the intellectual property rights of all data herein shall remain with Cameron S Crook and may not be used or stored in any database without prior written permission.

It should be noted that the survey data and analyses provided in this report are only valid for one season in respect of bats and two seasons in respect of all other species and habitat, in accordance with current CIEEM Guidance. This report can only therefore be relied upon within those parameters and any requirement for reliance beyond those respective periods can only be made following appropriate updates of the relevant surveys described below.



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11th December 2023

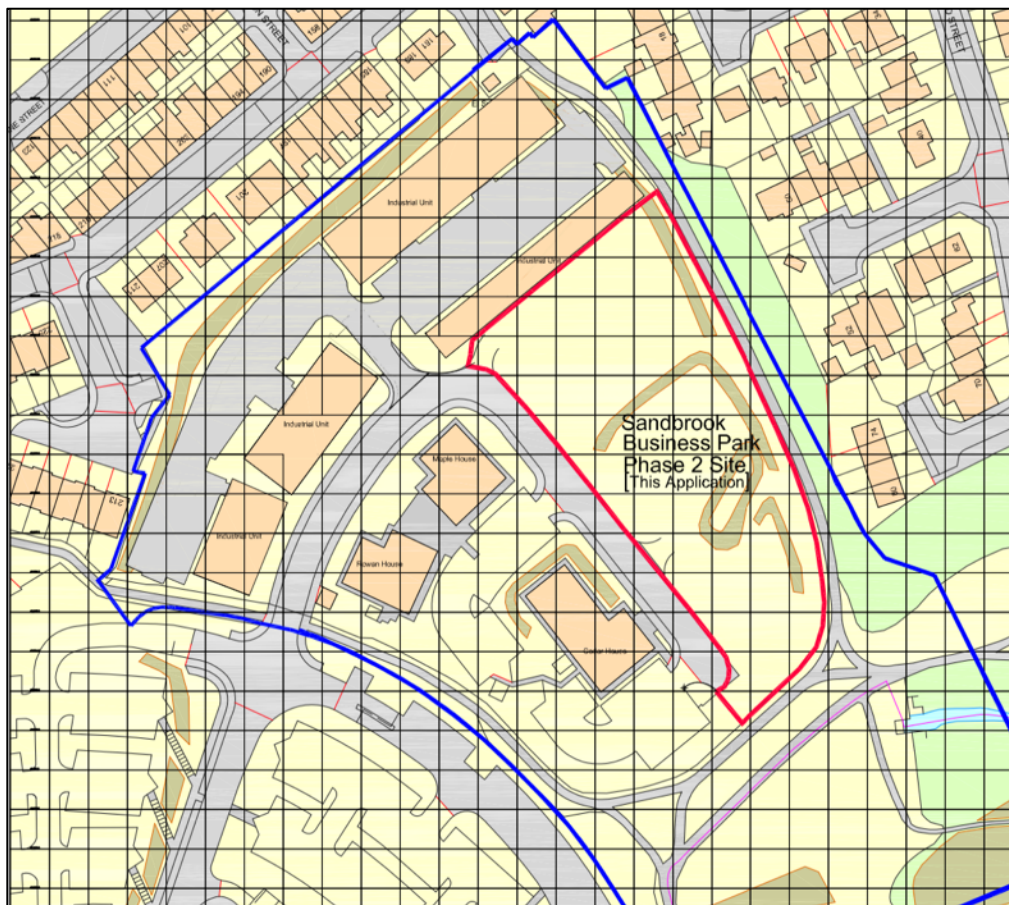
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1.0 Introduction

- 1.1 A baseline ecological survey, site appraisal and impact assessment were carried out in respect of land proposed for development situated off Sandbrook Way, Sandbrook Park, Rochdale, with the following aims:
1. To establish the likely presence or absence of protected or otherwise important species and evaluate the overall nature conservation status of the site
 2. To assess the likely impact of proposed works to develop the site upon any protected or otherwise important species that may occur on or adjacent to the area of land concerned, and the integrity of nature conservation interest of any other sites of ecological or nature conservation importance within the vicinity
 3. To provide outline mitigation and habitat aftercare proposals, as appropriate
- 1.2 The term *site* will be used in this report to refer to the area of land proposed for development as shown on the site location plan (see *Figure 1* below) unless otherwise indicated within the text.

Figure 1 Site Location Plan (within red line boundary)



2.0 Methodology

Desktop Survey

- 2.1 Prior to undertaking any site survey works, a data search was carried out to check for any protected or other important species or habitats occurring within or closely adjacent to the site boundaries. Data sources include the following:

- ◆ Greater Manchester Environmental Record Centre
- ◆ NBN Gateway
- ◆ MAGIC

Any *significant* results are provided within the relevant sections below.

General Ecological and Botanical Survey

- 2.2 An Extended Phase 1 Habitat Survey was carried out on the 6th December 2023 with any evidence of birds, amphibians, reptiles and mammals noted during the survey. The survey methodology for the Extended Phase 1 Habitat Survey comprised a modified version of that described in JNCC (2000) and IEA (1995) incorporating, where appropriate, a scaled down version of the methodology outlined in Rodwell (1991, 1992, 1995 & 2000) for determination of any National Vegetation Classification plant communities present.
- 2.3 The Phase 1 Habitat Survey was supplemented by a full vascular plant species survey using the 'walkabout method' as described in Kirkby (1988) and a generalized assessment of habitat suitability for protected or otherwise important species such as bats, badgers, water voles, breeding birds (including barn owls) and great crested newts.

3.0 Existing Situation

3.1 General Site Description

- 3.1.1 The site comprises an area of disturbed ground situated off Sandbrook Way, Sandbrook Park, Rochdale. The land is dominated by a sparse covering of ruderal vegetation, extended patches of tall-ruderal vegetation, clumps of scrub and species-poor rank grassland, along with several areas of bare ground, spoil, rubble and several wet hollows and temporary shallow pools. There are no mature trees on site or adjacent to the site boundaries, though there are several saplings to the northeast of the site. There are no buildings, ponds, streams, or other habitat of significant ecological interest on site or close enough to be affected by proposals and the site is effectively isolated from other habitat and any wildlife corridors by the presence of buildings, roads and other built-up land.
- 3.1.2 Beyond the site boundaries, there is existing housing and associated gardens to the south and east, separated by a public footpath and cycleway, the site boundary demarcated by a steel mesh security fence, the existing Sandbrook Way industrial estate to the north and west. The existing site layout and location of the principal habitat features are shown on the habitat map in *Figure 2* below.

Figure 2 The area proposed for development is situated within the red line boundary. Habitats are colour-coded as per the key. Target notes are described in the table below

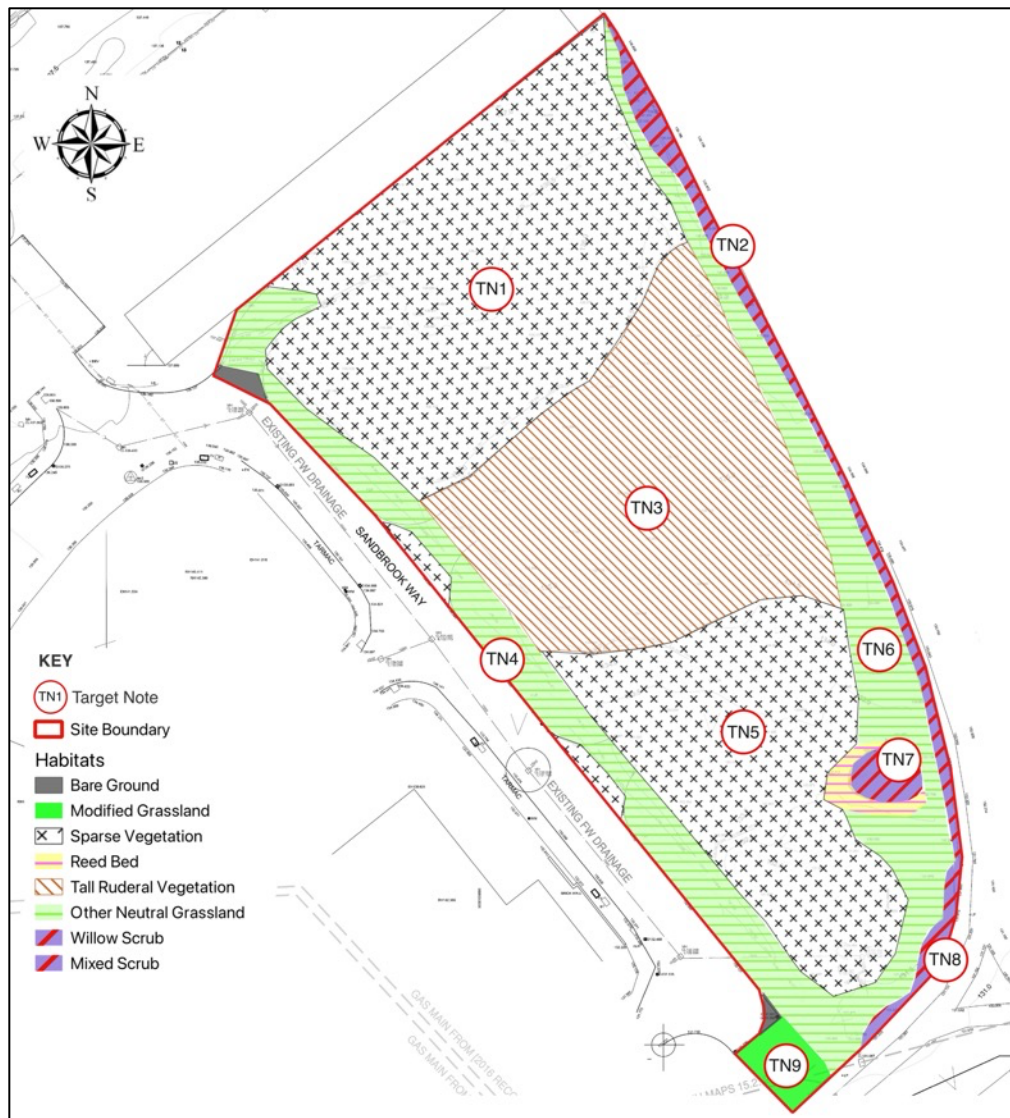


Table 1 Target Notes with reference to Figure 2 above

Target Note	Details of the main site and habitat features and dominant vegetation types
TN1	An area of bare ground and sparse vegetation comprising mainly short perennial and ephemeral ruderal species
TN2	A band of mixed scrub comprising mainly bramble with occasional willow and dogwood along with rank grassland and tall-ruderal species such as cock's-foot, false oat-grass, docks, thistles and Rosebay willowherb
TN3	An extensive stand of tall-ruderal vegetation dominated by common melilot along with some rank grassland species, principally false oat-grass and cock's-foot
TN4	A line of species-poor neutral grassland growing on a bund that forms the western boundary and includes tall-ruderal species such as common melilot, nettle, docks and thistles as well as creeping buttercup, lanceolate plantain
TN5	An area of mostly bare ground with a sparse covering of vegetation comprising mainly short perennial and ephemeral ruderal species
TN6	A band of species-poor neutral grassland comprising mainly rank grassland species such as cock's-foot and false oat-grass along with thistles, docks, willow herbs and nettle merging into low bramble scrub
TN7	A small clump of willow scrub in a wet hollow with a stand of common reed developing within and along the margins
TN8	A line of mostly sapling willow with occasional dogwood and blackthorn
TN9	A small area of modified grassland which is species-poor, dominated by perennial rye-grass with occasional dandelion and daisy

Figure 3 The site as viewed from the south, the extensive area of bare of disturbed ground that accounts for much of the site clearly evident

Figure 4 The northern part of the site as viewed west showing the variability of vegetation ranging from sparse ruderal vegetation to tall-ruderal, rank grassland and scrub. The tall trees to the rear of view are located on an adjacent site, beyond a footpath and cycleway



Figure 5 The vegetated bund that forms the western boundary, dominated by rank grassland and tall-ruderal vegetation with occasional small clumps of scattered scrub



3.2 Habitats and Flora

- 3.2.1 A summary of habitats and vegetation communities is provided in *Table 2*, each of the principal habitats being described in more detail within the paragraphs that follow.

Table 2 Habitats & Vegetation Communities (within the site boundaries)

NCC/RSNC ¹ Habitat	NVC ² Communities
Scrub	W24 <i>Rubus fruticosus</i> - <i>Holcus lanatus</i> underscrub community
Grassland	MG7 <i>Lolium perenne</i> leys and related grasslands OV23 <i>Lolium perenne</i> - <i>Dactylis glomeratus</i> community
Tall herb and fern: tall ruderal	OV24 <i>Urtica dioica</i> - <i>Galium aparine</i> community
Cultivated/disturbed land: ephemeral/short perennial	OV21 <i>Poa annua</i> - <i>Plantago major</i> community OV22 <i>Poa annua</i> - <i>Taraxacum officinale</i> community OV28 <i>Agrostis stolonifera</i> - <i>Ranunculus repens</i> community
¹ Nature Conservancy Council and Royal Society for Nature Conservation habitat classification (NCC, 1990)	
² National Vegetation Classification communities (Rodwell, 1991)	

Scrub

- 3.2.2 This habitat occurs in isolated clumps widely across the site though mostly to the south and east and comprises mainly willow with occasional dogwood. Low-growing bramble scrub also occurs in dense stands along the eastern and southern boundaries growing in mosaic with rank grassland and tall-ruderal vegetation. The habitat is species poor and of relatively recent origin but also occurs with a small stand of common rush in a small wet hollow to the southeast.

Figure 6 A clump of scrub to the southeast growing within a wet hollow along with a small stand of common rush



Grassland

- 3.2.3 This habitat occurs primarily at the site margins and as occasional patches across the site. The dominant species are red fescue, creeping bent and annual meadow grass, along with ruderal species such as groundsel, dandelion, bird's-foot trefoil, clover, thyme-leaved speedwell, and creeping buttercup. There is a small block of amenity grassland to the southwest of the site adjacent to the road and recently developed part of the wider site, as well as a stand of rank grassland on a bund that separates the site from the road to the west. The amenity grassland is species-poor and dominated by perennial rye-grass with occasional dandelion and daisy. The rank neutral grassland is more diverse but comprises mainly cock's-foot, false oat-grass, thistles, docks, creeping buttercup and other typical species. Overall, the grassland habitat is of limited ecological value.

Figure 7 The eastern boundary, the margin of dense scrub and ruderal vegetation evident. Larger trees to the rear of view are situated beyond the site boundaries



Tall Ruderal Vegetation

- 3.2.4 This occurs in small, isolated patches, and along the site margins and in mosaic with the dense scrub and rank grassland. Species include principally nettle, docks and thistles. There is however a dense stand of common melilot towards the centre of the site as well as on the bund along the western boundary, which is dominant in parts.

Ephemeral and short perennial

- 3.2.5 This habitat accounts for most of the site and is relatively sparse for the most part, with occasional patches of higher density vegetation. Species include creeping buttercup, mouse-ear, chickweed, groundsel, lanceolate plantain, broad-leaved plantain, thyme-leaved chickweed, dandelion, daisy, red clover, creeping bent, annual meadow-grass, common vetch, tufted vetch and hairy tare. In the more compacted, poorly drained areas, rushes such as hard rush and articulated rush become more prominent. However, despite the number of species recorded, all are common and widespread, typical of disturbed ground, and the habitat overall has very limited ecological value.

Figure 8 A dense stand of common melilot which dominates part of the main site as well as the bund along the western boundary



Figure 9 The southern part of the site comprising mostly bare or sparsely vegetated ground with scattered clumps of scrub or areas of rank grassland and ruderal vegetation, the latter mostly along the site margins



- 3.2.6 The habitats and vegetation communities (where determinable) recorded during the Phase 1 Habitat Survey either on or closely bordering the site are summarized within Table 2 above.

Significance of Habitats and Flora

- 3.2.7 All habitats and vegetation communities recorded on site are common and widespread throughout both South Lancashire and Great Britain. There are no plants, vegetation communities or UK Priority Habitat either on site or close enough to be affected by proposals that are of ecological importance.

Designated Sites

- 3.2.8 There are no statutory sites such as SSSIs or second-tier sites such as SBIs that fall within the site boundaries or that are close enough to be affected by proposals. The site is located within the Impact Risk Zone of the Rochdale Canal SSSI which is located some 150m to the south, but the nature of the proposals and presence of numerous material barriers between the site and this SSSI would suggest that no adverse impact is reasonably likely. Similarly, there are no European sites such as SPAs, Ramsar or SACs within the site boundaries or close enough to be affected so the need for a Habitat Regulations Assessment (HRA) can reasonably be scoped out.

3.3 Fauna

Mammals (Badgers)

- 3.3.1 *Habitat Suitability:* There is virtually no habitat suitable for use by badgers either on site or close enough to the site boundaries to be affected. An area of trees and scrub to the east is separated by a 2m high steel security fence and a metalled footpath and cycleway.
- 3.3.2 *Presence/Absence:* An inspection of all suitable habitat to a distance of at least 30m from the proposed development site boundaries (where accessible) revealed no conclusive signs of badger activity. The lack of any firm evidence suggests therefore that the site is not of significant importance to this protected species.

Mammals (Bats)

- 3.3.3 *Habitat Suitability:* There are no buildings or mature trees on site or close enough to be affected by proposals that are suitable for use by bats for roosting. The site is of negligible importance to bats due to the lack of suitable habitat and open, disturbed nature. The mature vegetation off site to the east has moderate potential for foraging and commuting but will not be affected by proposals.
- 3.3.4 *Roosting:* There is no potential for bat roosting anywhere on site, so no roosting is reasonably likely.
- 3.3.5 *Foraging and Commuting:* No night-time survey was carried out, but it is expected that the only part of the site suitable for use by bats is alongside the mature vegetation within the adjacent site to the east, though the extent of this is likely to be limited due to the exposed and disturbed nature of the remainder of the site.

Mammals (general)

- 3.3.6 *Habitat Suitability:* No specific survey for mammals in general was carried out but there is potential for use by several common, widespread species such as red fox, rabbit, house mouse, wood mouse, field vole, bank vole and brown rat, in the more densely vegetated parts of the site to the south and east, but overall, the potential for use by mammals is extremely limited.
- 3.3.7 *Presence/Absence:* At the time of survey there was some limited evidence of rabbit activity along the site boundaries but no other conclusive signs of activity. Whilst no

other mammal species were recorded, the presence of other common species is quite likely, though there were no signs of brown hare and the habitat is generally unsuitable for this *UK Priority Species*.

Birds

- 3.3.8 *Habitat Suitability*: Overall, the main part of the site is dominated by relatively sparse ruderal habitat providing virtually no potential for breeding birds, the main exception being the denser areas of scrub along the site margins principally to the south and east. Despite the presence of suitable breeding habitat in the adjacent mature vegetation to the east, the potential for bird breeding on is relatively low due to the overall lack of habitat diversity and level of disturbance.
- 3.3.9 *Species Recorded/Potential Breeding*: Table 3 below lists the birds recorded during the survey and provides an indication of those species that may possibly breed on site within dense vegetation, primarily the denser areas of scrub to the south and east of the site.

Table 3 Birds recorded within the general vicinity of the site and their breeding potential within or closely adjacent to the site boundaries

Species Name	Common Name	Breeding Status
<i>Erithacus rubecula</i>	Robin	PoBr
<i>Parus caeruleus</i>	Blue Tit	PoBr
<i>Parus major</i>	Great Tit	PoBr
<i>Pica pica</i>	Magpie	PoBr
<i>Troglodytes troglodytes</i>	Wren	PoBr
<i>Turdus merula</i>	Blackbird	PoBr
Key to Breeding Qualifiers: PoBr – Possibly Breeding		

- 3.3.10 All species recorded or considered likely to breed within or close to the development site boundaries are those that are relatively common and widespread in both urban and rural areas. No WCA Schedule 1 species such as barn owl were recorded or are reasonably expected to breed on site.
- 3.3.11 There is no potential for ground nesting or overwintering birds due to the unsuitability of habitat and level of disturbance both within the site boundaries and on adjacent sites, and none of the latter were recorded.

Amphibians (particularly great crested newts and common toad)

- 3.3.12 *Habitat Suitability*: There are no ponds on site and none within 250m of the site boundaries, where there is direct habitat linkage. An ornamental pond situated some 150m to the southwest is effectively isolated due to the presence of inhospitable habitat including buildings, roads and footpaths. The temporary water bodies on site are relatively shallow (<200mm) and ephemeral so are unsuitable for use by breeding amphibians. The spoil mounds are marginally suitable for overwintering amphibians but connectivity with other optimal terrestrial habitat is very poor and effectively severed by roads, footpaths and other inhospitable habitat.
- 3.3.13 *Presence/Absence*: The presence of great crested newts and common toad is highly improbable due to the absence of suitable habitat on the site proposed for development, the presence of a material barriers to dispersal such as existing buildings, roads, footpaths, hard landscaping, and other suboptimal habitat between the site and the nearest pond, located some 150m the southwest of the site.

Figure 10 One of a small number of small, temporary pools where drainage is impeded, too shallow and ephemeral for use by breeding amphibians



Significance of Fauna

- 3.3.14 A small number of birds that are protected in general terms during the breeding season, may potentially use the denser areas of scrub for breeding and there is potential for breeding within the mature vegetation situated within the adjacent site to the east. A small number of other common species may also be expected to breed to a small extent though this does not include any WCA Schedule 1 species such as barn owl.
- 3.3.15 Any site works that may affect potential breeding sites such as removal of dense scrub or pruning of overhanging trees and shrubs located in the adjacent site to the east, should avoid the breeding season (mid February to August inclusive) and any unavoidable loss of breeding habitat should be compensated for by the provision of proprietary breeding boxes sited in appropriate locations on completion of site works.
- 3.3.16 There is virtually no potential for bats roosting on site. Bats are however likely to commute and forage along the existing mature vegetation situated within the adjacent site to the east but the level of activity is expected to be relatively low and the site not of significant importance to bats
- 3.3.17 There are no ponds or other extant (suitable) water bodies within 250m of the site boundaries, where there is direct habitat linkage, so no impact upon great crested newts, other protected or otherwise important amphibian species, or aquatic mammals such as water vole or otter, is considered likely.
- 3.3.18 No other protected species or species of ecological importance occur on site or are likely to be affected by proposals.

4.0 Potential Impacts & Mitigation

4.1 Likely Impact

- 4.1.1 The likely impact of the proposed site works is evaluated against the criteria laid out in the table below which is based on NATA (New Approach to Appraisal) as described in Byron H. (2000). This evaluation assumes that no mitigation works will be implemented.

Table 4. Impact Assessment Matrix

Impact Magnitude	Nature Conservation Importance				
	<i>Negligible</i>	<i>Local</i>	<i>County</i>	<i>National</i>	<i>European</i>
Beneficial Effect	Non Significant	Non Significant	Non Significant	Non Significant	Non Significant
Nil Effect	Non Significant	Non Significant	Non Significant	Non Significant	Non Significant
Minor (short term or reversible effects)	Non Significant	Non Significant	Slight	Moderate	Moderate
Moderate (deterioration of feature)	Non Significant	Slight	Moderate	Severe	Severe
High (loss of feature)	Non Significant	Slight	Moderate	Severe	Severe

- 4.1.2 The evaluation criteria for nature conservation importance are as follows:

European

Habitats which are listed in Annexe 1 of the Habitats Directive and are included as candidate or proposed Special Areas of Conservation (cSAC, pSAC)

Species which are listed under Schedule 2 of the Habitats Directive and form a population which would qualify the site for consideration as a Special Protection Area (SPA) or Special Area of Conservation

National

Habitats that meet the criteria for designation of, or occur within, a Site of Special Scientific Interest (SSSI)

Species that are protected under national wildlife legislation such as the Wildlife & Countryside act, are listed in a national Red Data Book, or that are part of a population or assemblage of species that would meet the criteria for the site being designated a site of Special Scientific Interest (SSSI)

County

Habitats which are rare or uncommon in the County would meet the criteria for inclusion or are included within a second tier nature conservation site (SINC), or are Habitats of Principal Importance for Conservation

Species which are rare or uncommon within the County, form part of a population or assemblage of species which would meet the criteria for inclusion or are included as part of a Site of Importance for Nature Conservation (SINC) or are Species of Principal Importance for Conservation

Local

Habitats that are uncommon or threatened within the Rochdale area

Species that are uncommon or threatened within the Rochdale area

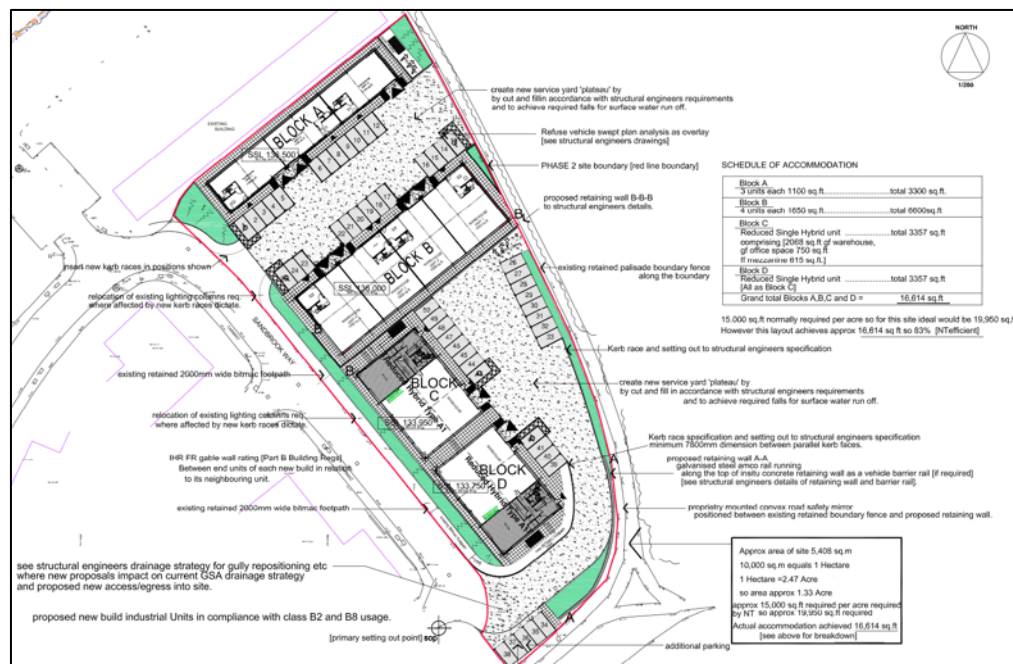
Negligible

Habitats or *Species* that fit into none of the above categories

4.2 Likely Impact of the Development and Outline Mitigation

- 4.2.1 The current ecological impacts resulting from the proposed development works in respect of the site shown in *Figure 11*, based on the criteria outlined above whilst considering the mitigation required to negate any impacts, are summarized within the following respective tables.

Figure 11 The proposed site layout (see drawings submitted by Northern Trust for full details)



4.2.2 Badgers

Details	Likely Impacts	Required Mitigation and Residual Impact
No badger setts or other signs were found on site and badgers are relatively unknown in the wider area	No significant impact likely	No specific mitigation required
Nature Conservation Importance: National	Impact Magnitude: Nil Effect Overall Impact: (Nil effect: National) Non Significant	Residual Impact: Non Significant

4.2.3 Bats

Details	Likely Impacts	Required Mitigation and Residual Impact
There is no potential for roosting but bats are likely to forage and commute to a small extent alongside the mature vegetation located in the adjacent site to the east	As there are currently no proposals to remove any significant areas of foraging habitat so no impact is likely	Current proposals do not require the removal of any trees or significant areas of habitat so no specific mitigation is required. However, in the interests of biodiversity, it is recommended that bat boxes are either fitted to buildings or free-standing pole-mounted boxes are erected on completion of development
Nature Conservation Importance: European	Impact Magnitude: Nil Effect Overall Impact: (Nil Effect: European) Non Significant	Residual Impact: Non Significant

4.2.4 Breeding Birds

Details	Likely Impacts	Required Mitigation and Residual Impact
The site has very limited potential for nesting birds though the mature vegetation to the east is suitable for a small diversity of common species. There is however no potential for overwintering or ground nesting birds due to the level of disturbance and lack of suitable habitat	Removal of the existing mature vegetation or overhanging branches from the adjacent site during the breeding season (February-August) may result in disturbance to breeding birds and loss of breeding habitat	No mature vegetation to be removed or cut back during the bird breeding season (February to July inclusive) until or unless checked for breeding birds by an ecologist. Loss of roosting and breeding sites to be compensated for by the siting of proprietary nesting boxes, where possible
Nature Conservation Importance: National	Impact Magnitude: Minor Overall Impact: (Minor: National) Moderate	Residual Impact: Non Significant

4.2.5 Great Crested Newts and Common Toad

Details	Likely Impacts	Required Mitigation and Residual Impact
There are no ponds within 250m of the site boundaries where there is direct habitat linkage	No impact reasonably likely due to the lack of suitable habitat on site and lack of connectivity between the nearest pond and the site	Based on current survey data, no specific mitigation is required
Nature Conservation Importance: European	Impact Magnitude: Nil Effect Overall Impact: (Minor: European) Non Significant	Residual Impact: Non Significant

4.2.6 Botany/Vegetation Communities/Habitats

Details	Likely Impacts	Required Mitigation and Residual Impact
Virtually all vegetation will be lost, but there is no vegetation of ecological importance on site or that will be otherwise affected	No impact likely	No specific mitigation required in terms of general ecology. However, in respect of BNG, there will be an initial loss of Biodiversity which cannot be fully compensated for within the site boundaries
Nature Conservation Importance: Negligible	Impact Magnitude: Nil Effect Overall Impact: (High: Negligible)	Residual Impact: Non Significant

5.0 Summary Conclusion

- 5.1 There was no evidence of any specifically protected or otherwise important species occurring *within the development footprint* and no important habitats were identified that will be adversely affected.
- 5.2 A small number of breeding birds occur in the wider area and may occur on site, all of which are protected in general terms during the breeding season. Consequently, any required removal of dense scrub or any vegetation overhanging from the adjacent site, may result in an initial but relatively minor loss of breeding habitat.
- 5.3 There is virtually no potential for bat roosting on site. However, there is potential for foraging and commuting by bats along the adjacent mature vegetation to the east. To avoid any adverse impact, the site must therefore be designed to avoid or minimise light-spillage on any mature vegetation adjacent to the site boundaries. Otherwise, proposals to develop the site will have minimal impact upon bats and their roosts.
- 5.4 There are no extant water bodies on site and no ponds within 250m where there is direct habitat linkage. There will therefore be no likely impact upon important amphibians such as great crested newts and common toad, or aquatic mammals such as water vole.
- 5.5 No other protected or otherwise important species or habitats were recorded and none are considered likely to be affected.
- 5.6 With regard to Biodiversity Net Gain (BNG), there will be a net loss of Biodiversity which cannot be fully compensated for on-site due to the lack of space though the overall loss of biodiversity value can feasibly be minimised by appropriate landscaping including the planting of native trees and shrubs and the provision of features such as bat and bird boxes (the latter not currently measurable in BNG). To summarise in respect of minimum requirements for planning submissions:
 - It can be confirmed that the application will be subject to the Statutory Biodiversity Gain condition
 - The current value of the site is 1.42 Habitat Units (see submitted Biodiversity Metric). The date of the survey and preparation of the Biodiversity Metric pre-date the planning application as, for practical reasons, the survey was carried out at the same time as the ecological assessment
 - It can be confirmed that the Biodiversity Status of the site is as per the report and conditions stated on the submitted Statutory Biodiversity Metric and that no works have been carried out since 2020 that may have resulted in a degradation of habitat
 - There is no irreplaceable habitat on site or that will be affected by proposals
 - A habitat plan has been provided that indicates existing habitats using UKHab designations

6.0 References

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