Land off Barnsley Road, Upper Cumberworth

Ecological Impact Assessment (EcIA)

Report Ref. ER-8370-04

26/08/2025

Vivly Living

Report reference		**ER-8370-04**			
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Report duration		In accordance with CIEEM (2019), unless otherwise stated the findings of this report remain valid for a period of 18 months. After this period advice should be sought on the scope of any updating work required.			
Revision	A	**Date**	01/12/2025	**Author**	JB

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Summary

The Site is generally occupied by low distinctiveness habitats – primarily arable land, ubiquitous within the local landscape and is therefore largely unconstrained by ecology, notwithstanding Biodiversity Net Gain.

The Site borders a section of Plantation on an Ancient Woodland Site (PAWS) and part of the Calderdale Wildlife Habitat Network Following government guidance, the proposed landscaping has retained a 15m no works buffer.

Mitigation to be agreed by standard conditions of planning will be able to address most of the significant effects resulting from the development. There will be some residual impacts resulting from:

- Disturbance resulting from clearance and construction will result in a short term, reversible negative impact acting on nesting birds at a local scale.

- Disturbance resulting from clearance and construction will result in a minor negative impact acting on foraging and commuting bats at a local scale, to be minimised by a sensitive lighting plan.

The scheme is expected to result in a net loss for biodiversity on-Site, however biodiversity off-setting will be used to ensure that a minor positive impact (10% gain), acting in the long-term on all identified receptors can be achieved in this respect.

Introduction

1. Brooks Ecological Ltd was commissioned by Vivly Living to carry out an Ecological Impact Assessment (EcIA) for their proposed development Land off Barnsley Road, Upper Cumberworth (SE 20989 08559).
2. The British Standard BS:42020 recommends that a proportional assessment of ecological impacts should be made - such that decision making relating to the NPPF 'mitigation hierarchy', the planning balance', and the use of conditions is suitably informed.
3. The purpose of the EcIA report is to use the information gathered, alongside the proposals for the Site, to:
    - identify any significant effects associated with the proposed development,
    - set out any mitigation (including monitoring) required to address these effects, and to ensure compliance with legislation and policy,
    - identify suitable enhancement,
    - identify measures required to secure mitigation and enhancement,
    - identify and assess any residual effects and their legal, policy and development management consequences.
4. This report adapts the format set out in the Chartered Institute for Ecology and Environmental Management (CIEEM) guidelines for Ecological Report Writing (December 2017).

CIEEM

Ecological Impact Assessment (EcIA) Checklist

ASSOCIATION OF Local Government Ecologists

	EcIA Criteria (to ensure decisions are based on adequate information in accordance with Clauses 6.2 and 8.1 of BS42020:2013)	Yes No n/a	Paragraph reference number(s)
Pre-app/ scope	1. Where pre-application advice has been received from the Local Planning Authority and/or an NGO and/ or statutory body (e.g. NE DAS, NRW DAS)[i], it has been fully accounted for in the EcIA		
	2. The scope, structure and content of the EcIA is in accordance with published good practice[ii, iii and iv]		
Surveys, Sites, Species and Habitats	3. Adequate[v] and up-to-date[vi]: a. Desk study has been undertaken[vii] b. Phase 1 habitat survey (or equivalent) has been undertaken[viii] c. Phase 2 ecology surveys have been undertaken (where necessary)[viii]		
	4. All statutory and non-statutory sites likely to be significantly affected are clearly and correctly identified		
	5. All protected or priority species and priority habitats[ix] likely to be significantly affected are clearly and correctly identified, and adequate surveys have been undertaken to inform the baseline		
	6. Any invasive non-native plant species present are clearly and correctly identified		
	7. Where a separate PEA Report states that Phase 2 ecology surveys are required, these have been undertaken in full and results submitted with the application (or lack of such surveys is justified)		
Impacts and Effects	8. The assessment is based on clearly defined development proposals along with relevant drawings/plans (and any plans used are the same version number as those submitted with the application) or 9. The residual ecological effects are considered to be not significant at any geographical scale irrespective of the detailed development proposals, and the assessment is based on a worst-case-scenario		
	10. The report describes and assesses all likely significant ecological effects (including cumulative effects) clearly stating the geographical scale of significance (where relevant)		
Mitigation, Compensation and Enhancement	11. The mitigation hierarchy has been clearly followed[x]		
	12. The report: a. Clearly identifies the proposed mitigation and compensation measures, and explains how these will adequately address all likely significant adverse effects b. Includes, where necessary, proposals for post-construction monitoring c. Recommends how proposed measures may be secured through planning conditions/obligations and/ or necessary licences		
	13. A summary table of proposed mitigation and compensation measures has been provided		
	14. The need for any mitigation licences required in relation to protected species is clearly identified		
	15. Proposals to deliver ecological enhancement/Biodiversity Net Gain have been provided		
Competence/Good Practice	16. Limitations[xi] of the ecological work have been correctly identified and the implications explained		
	17. All relevant key timing issues (e.g. site vegetation clearance or roof removal) that may constrain or adversely affect the proposed timing of development have been identified		
	18. All ecological work and surveys accord with published good practice methods and guidelines OR deviation from such guidelines is made clear and fully justified, and the implications for subsequent conclusions and recommendations made explicit in the report[xii]		
	19. All ecologists and surveyors hold appropriate species licences (where relevant) and/or have all necessary competencies to carry out the work undertaken		
Conclusions	20. The report clearly identifies where the proposed development complies with relevant legislation and policy, highlighting any possible non-compliance issues, and highlighting circumstances where a conclusion cannot be drawn as it requires an assessment of non-ecological issues (such as socio-economic ones)		
	21. The report provides a clear summary of losses and gains for biodiversity, and a justified conclusion of an overall net gain for biodiversity		
	22. Justifiable conclusions[xiii] based on sound professional judgement[xiv] have been drawn as to the significance of effects on any designated site, protected or priority habitat/species or other ecological feature, and a justified scale of significance has been stated		

Method

Scope of Assessment

5. The application site 'the Site' encompasses an arable field, farm buildings and boundary vegetation, encompassing the red and blue line boundaries.
6. The assessment uses a 2km area of search around the Site for records of protected and notable species and locally or nationally designated wildlife sites.
7. Ecological surveys and reports informing this assessment comprise of the following:
    - Preliminary Ecological Appraisal Report, Brooks Ecological. Report Reference ER-8370-01. May 2025
    - Biodiversity Net Gain Assessment, Brooks Ecological. Report Reference ER-8370-02. May 2025

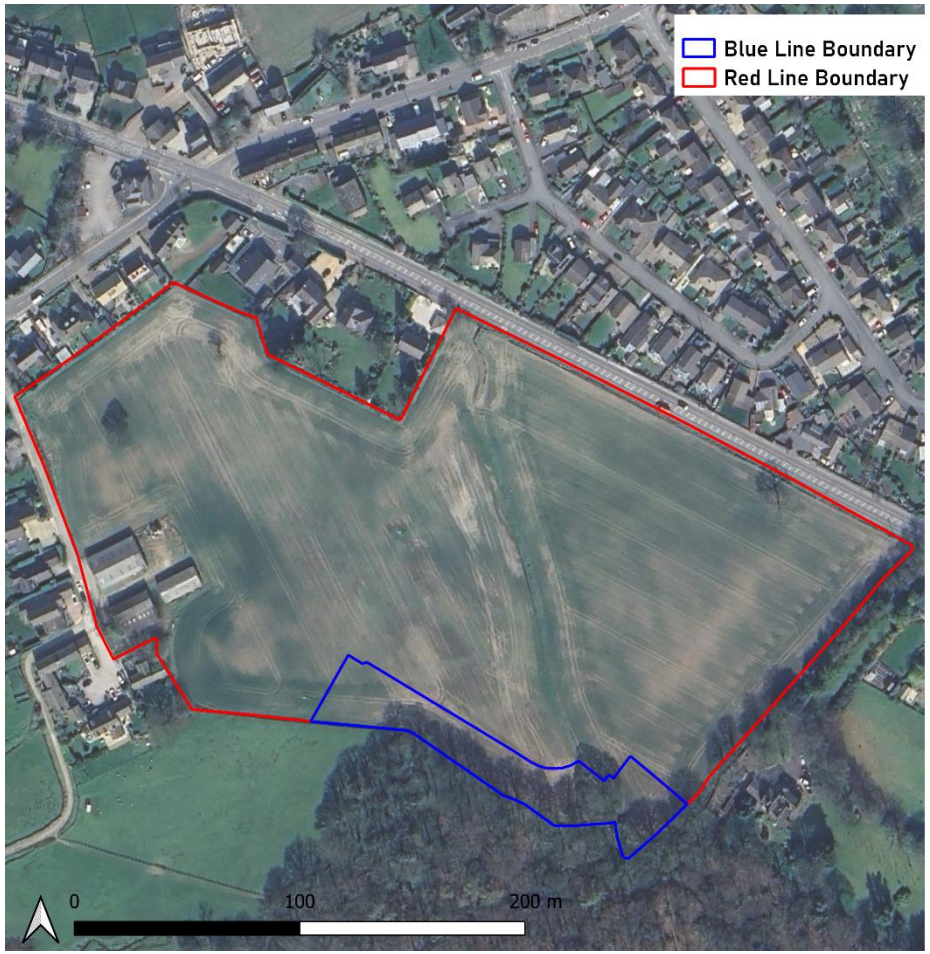
Field Survey

8. Full details of the methodologies used, and the results obtained are contained in the relevant documents referenced above. Unless stated otherwise these followed the relevant survey guidelines refenced in reports.

Desk Study

9. A full desk study including consideration of local biological records, aerial photographs, local designations, and planning guidance has been carried out.

Figure 1 Site area assessed (red line)



Assessment Method

10. In assessing the significance of effects, we refer to Section 5 of CIEEM (2018) - that a 'significant effect' is an effect that either supports or undermines biodiversity conservation objectives for 'important ecological features' or for biodiversity in general. In relation to ecological features, we consider the following factors in combination, including;

    - the feature's value on an ascending scale, from Site to international value,
    - the site's position in the local landscape,
    - its current management, and
    - its size, rarity, or threats to its integrity

11. There are several tools available to aid this consideration, including established frameworks such as Ratcliffe Criteria or concepts such as Favourable Conservation Status. Also of help is reference to Biodiversity Action Plans in the form of the Local BAP and Section 41 of the NERC Act (2006) to determine if the Site supports any Priority Habitats or Habitats of Principal Importance, or presents any opportunities in this respect.

12. The assessment considers the development proposals set out below, from which the potential impacts can be summarised as:

    - Vegetation and habitat removal
    - Disturbance, pollution, or interference arising from the Site's construction
    - Disturbance, pollution, or interference arising from the Site's operation

13. This report deals with any significant effects potentially arising from these impacts. It looks at how the mitigation hierarchy can be applied to any effects and the implications of any residual significant effects.

Ecology Baseline

14. A *summary* of the points salient to this assessment are set out below, further detail is available in the referenced reports:

Designated Sites and Conservation Areas

15. Impacts on Statutory (International and National) designations or their interests have been ruled out at PEA Stage.

16. The Site is adjacent to the Calderdale Wildlife Habitat Network and an area of Ancient Woodland.

Habitats

17. The Site's use and ecological baseline will likely be unchanged until the time of the proposed development.

18. The table opposite sets out the habitats at this Site and their relevance in this assessment.

Table 1 Site Habitat Summary

Habitat Feature	Notes	Valued at what scale
Cereal crop	Monoculture of cereal crop in seedling stage at time of survey.	Site-level
Developed land, sealed surface	Farm building foundations devoid of significant vegetation.	None – Negligible value
Artificial unvegetated; unsealed surface	A mixture of stone slab and gravel, devoid of significant vegetation.	None – Negligible value
Modified Grassland	Neutral grassland along field boundaries, dominated by coarse grasses such as Yorkshire fog, perennial rye grass and creeping bent. Forbs were sparse and included cow parsley, cleavers, nettle, creeping buttercup, common ragwort and coltsfoot.	Site-level
Native hedgerow	Small defunct sections of hedgerow along the southeastern boundary of the Site. Species included beech, young oak and holly.	Site-level
Individual trees – Rural	A mixture of trees is present on Site, varying in size from small-large. Trees comprising old field boundaries are present to the south of Site, with some stems within the boundary and some outside of the boundary. For the purposes of this report the trees within the boundary have been mapped individually. Three trees are also present towards the field centres. Tree species included sycamore, ash, holly and oak.	Site-level

Figure 2 Site habitats

Species and Species Groups

19. Potential constraints relating to relevant groups were investigated through desk study and the surveys listed above. The PEA process and survey carried out have been able to scope out the likelihood of impacting on amphibians, roosting bats, birds, reptiles, riparian mammals and other protected or notable species generally. Ongoing precautions are recommended in relation to (i) the potential for badgers to establish setts on Site, (ii) the assumed presence of hedgehogs and (iii) the potential for nesting birds to be present in cleared vegetation. These precautions would be set out in the Site's CEMP Biodiversity which could be secured and approved through a standard condition of planning.
20. The highlighted species / groups below are of relevance to the Site and are referenced later in the assessment.

Table 2 Summary of relevant faunal / species issues

Species/ Group (Feature)	Notes	Valued at what scale
Bats	Due to the structured habitats on Site being restricted to the site boundaries, the bat activity on Site is predictable likely focussed to the southern and eastern boundaries not within the centre of the Site, and therefore bat activity surveys would be deemed disproportionate. A sensitive lighting scheme should be implementing around retained and enhanced boundary vegetation to minimise light spill.	Local Level
Birds	A small number of territories could be expected on Site during the main nesting period, with common garden birds nesting in structured habitats (trees, arable) and buildings. However, based on its size and habitats present, the Site will not be important to local bird populations. No further surveys are considered necessary to demonstrate current baseline in respect of birds. Standard precautions apply in respect of restrictions on clearing vegetation during the nesting season.	Site Level
Badgers	Suitable sett building habitat in adjacent woodland. A pre-works check is recommended to check for presence of setts within 30m of Site.	Local Level

Description of the Proposed Development

21. Outline planning permission is being sought for the construction of 123 dwellings and associated roads, driveways and gardens.
22. Proposals have had the opportunity to respond to the findings of the PEA, with a sympathetic landscaping plan produced compensating for lost habitat. The following sections examine impacts resulting from the proposals which could not be avoided.
23. Impacts are assessed based on the effects impacting the valued habitats, species, or sites which have been identified above.
24. The plan opposite shows the layout associated with the application.

Figure 3 Site Layout

Impacts and Effects of Development

25. Figure 4 shows the Habitat Retention Plan.
26. All on-site habitats, except for some trees and hedgerow, shown in the figure opposite, will be initially lost in the proposals. Some areas of POS and the blue line land will be re-created and enhanced with higher value habitats.
27. Habitat losses incurred during this phase would be mitigated and compensated for in the next phases.

Figure 4 Habitat retention plan

Table 3 Lists the anticipated Impacts and Effects associated with the proposals.

	Impacts during Site Clearance	**Stage**
1	**Habitat will be removed** from the Site by clearance and soil stripping using heavy machinery. This will take place in phases as set out in the above section.	*Clearance*

	Significant Effects - in the absence of mitigation	**Acting on**	**Acting at scale (Maximum)**
1a	**Direct habitat loss**. There will be a loss of habitat generally which will be managed through the Biodiversity Net Gain process – this is set out in the accompanying Biodiversity Net Gain Report Most of the habitat that will be impacted by clearance works are of low ecological value - mainly arable crop. Design work has retained most trees to the south and east. Loss of vegetation will lead to displacement of a small number of nesting bird territories, and in the absence of mitigation, could lead to destruction of active nests.	Arable crop Individual trees Modified grassland	Site
		Nesting birds	Site
1b	**Damage to retained and adjacent habita**t such as by storage of clearance machinery or materials in these areas. In the absence of mitigation, vegetation clearance contractors could potentially damage and remove trees that have been specified for retention and damage the Root Protection Areas of the adjacent Ancient Woodland.	Individual trees Native Hedgerow Adjacent Ancient woodland	Local
1c	**Disturbance**. The noise and activity at the Site will render it and areas immediately off-site inhospitable to wildlife during this period. Wildlife is likely to be habituated to some level of noise associated with the adjacent road. The impact will be temporary and short term, whilst vegetation clearance works take place.	Nesting birds Adjacent Ancient woodland Bats Badger	Local
1d	**Pollution**. There is a very low potential for sediment or chemicals to be released from the Site, or into retained habitat during this stage.	Adjacent Ancient woodland Individual trees	Local
1e	Potential effects on **Protected Species**. Precautions will be required to ensure that potential impacts on bats, badgers and nesting birds, and the spread of Invasive Non-Native Species (INNS) can be avoided.	Protected Species (nesting birds, badgers)	Criminal Offence

	Impacts during Construction	Stage
2	**Construction activities** Construction of roads and sewers will be followed by footings and then above ground construction of buildings.	*Construction*

	Significant Effects - in the absence of mitigation	Acting on	Acting at scale (Maximum)
2a	**Damage to retained habitat** such as by storage of machinery or materials in these areas, or further earthworks. In the absence of a well-defined and enforceable 15m 'no works are' to the adjacent ancient woodland shown as retained on planning drawings could be damaged or destroyed by contractors working on Site.	Individual trees Native Hedgerow Adjacent Ancient woodland	Local
2b	**Disturbance**. The noise and activity at the Site will render it and areas immediately off-site inhospitable to wildlife during this period.	Nesting birds Adjacent Ancient woodland Bats Badger	Local
2c	**Pollution**. There is a low potential for sediment or chemicals to be released from the Site, or into retained habitat during this stage.	Adjacent Ancient woodland Individual trees	Local

	Impacts during Construction	Stage
3	**Landscaping activities** will take place during the construction period and will, be phased around completion of roads and units. They will not form part of Phase 1. **Biodiversity Off-setting** will be enacted during this stage.	*Construction*

	Significant Effects - in the absence of mitigation	Acting on	Acting at scale (Maximum)
3a	**Damage to retained habitat** such as by storage of machinery or materials in these areas. Access will be required to retained areas to commence management and in itself could result in damage.	Individual trees Native Hedgerow Adjacent Ancient woodland	Local
3b	**Pollution**. There is the potential for hazardous chemicals (i.e. herbicides, insecticides, fertilisers) to be used on retained habitats by landscape contractors. This could lead to increased mortality of retained vegetation or make it harder for retained habitats to be enhanced in line with the BNG Metric.	Nesting birds Adjacent Ancient woodland Bats Badger	Local

	Significant Effects - in the absence of mitigation	Acting on	Acting at scale (Maximum)
3c	**Inappropriate habitat creation or management techniques** could mean that the proposals fail to deliver on BNG commitments	All habitats and species	Local
3d	**Biodiversity Offsetting** will be enacted - securing a 10% net gain in terms of habitat value. This is likely to take place within the same district.	All habitats and species	Site - Local

	Impacts during Operation	Stage
4	**The Site will become occupied.** Units will be completed and become occupied, and traffic and articulated vehicles will access the Site regularly. Pedestrian access across the Site will increase. Retained and created habitat will be managed by the Site Management Company. Occupation of the Site will be phased based on market conditions. There is no occupation associated with Phase 1.	*Operation*

	Significant Effects - in the absence of mitigation	Acting on	Acting at scale (Maximum)
4a	**Damage** to retained and created habitat such as by inappropriate use, littering, release of invasive species.	New and retained habitats	Local
4b	**Disturbance**. Noise, lighting and increased human activity at the Site will be present of a lower order and will likely be tolerable to species habituated to the urban conditions prevailing locally. The additional disturbance caused by the occupied units may cause displacement, but construction activities will have already caused displacement to a certain level, likely to be above disturbance during operation.	Nesting birds Adjacent Ancient woodland Bats Badger	Local
4c	In the **absence of correct management** retained and created habitats will not provide the necessary biodiversity units committed to through the BNG process, which already does not meet 10%.	New and retained habitats	Site

Mitigation & Residual Effects

28. Where feasible, the **avoidance** of unnecessary impacts has been considered at the design stage and worked into the outline plan, though the layout has not yet had a chance to respond to data collected during species surveys The proposals will incorporate the following **mitigation** in relation to the identified **effects** above, as set out in the table below.

29. There will be a requirement for the development to secure Biodiversity Net Gain at the mandatory 10% level. Some units will be created on the Site and within off-site blue line land in the form of habitat units generated from the creation of scrub, grassland, trees. The shortfall in units will need to be offset through the creation of Biodiversity Units off-site through contributions to a third-party habitat bank, ensuring that Biodiversity Metric trading rules are complied with. Any Units achieved on Site through the creation or management of 'significant habitat' (generally those of moderate or higher distinctiveness) would need to be subject to a statutory Habitat Management and Monitoring Plan (HMMP) which would provide suitable management to achieve the required habitats and conditions.

30. Achieving the required Biodiversity Net Gain position will ensure that effects relating to habitat loss are addressed - both in respect of the habitats identified as valued features, and also the lower value habitats which would previously have been scoped out of Impact Assessments. Our impact assessment therefore only highlights where habitats place a particular constraint on the protection of, or delivery of habitats on Site; or on off-set agreements.

31. Planning permission for the Site would be anticipated to be subject to standard conditions requiring the production of the following documents (for each phase):

    - BS:42020 Biodiversity Management Plan (BMP)

      Would specify the provision of faunal habitat features, the creation of habitat suitable for breeding birds.

    - Statutory Habitat Management and Monitoring Plan (HMMP)

      Would specify the creation and on-going management of any 'significant' habitats in the developed Site over a 30-year period. This plan would also specify the monitoring of habitats. Each phased application, after phase 1 would be subject to its own HMMP secured by standard condition.

    - BS:42020 Construction Environmental Management Plan (CEMP: Biodiversity)

      Here this would set out the precautions necessary in relation to risks from the construction phase to protected or notable species, significant retained habitats and local habitats which could be important or sensitive to activities on the Site. The CEMP biodiversity here would also set out precautions required in relation to INNS. Each phased application would be subject to its own CEMP secured by standard condition.

    - Lighting Plan

      This would protect habitats within the Site (retained or created) which could be valuable to sensitive nocturnal wildlife from unnecessary illumination. Here this would comprise of the Site boundaries.

      A Biodiversity Gain Plan

      This sets out the position of the proposals in relation to Biodiversity Net Gain (BNG) and provides information as to how the proposals will achieve the necessary gain. Due to the phased nature of the proposals the outline application will be accompanied by an 'Overall Biodiversity Gain Plan

Table 4 Lists the mitigation put in place to address the effects identified in table 5.1

	Mitigation during Site Clearance	**Stage**
1	**Habitat will be removed** from the Site by clearance and soil stripping using heavy machinery.	*Clearance*

	Significant Effects - in the absence of mitigation	**Mitigation / Compensation**	**Residual Magnitude**
1a	**Direct habitat loss**.	All developments schemes of this scale and nature are legally required to demonstrate a 10% net gain in biodiversity in line with the requirements of the Environment Act 2021. By complying with the Biodiversity Net Gain policy, the scheme will ensure that overall, the impacts of habitat loss will be fully addressed, either on Site, or through offsetting. The HMMP will detail the creation and management of new habitats, ensuring on-site habitats meet their target habitat types and condition scores, as set out in the proposals' Biodiversity Metric. The BMP will also detail the provision of faunal features, such as bird nesting and bat roosting boxes, and refugia for hedgehogs, amphibians and invertebrates. The CEMP will detail the 'No Works Area' and suitable protection fencing so any on-Site habitat to be retained or enhanced can be suitably protected through development and detail a pre-works check for badger. The sensitive lighting plan will minimise lighting along the woodland edge and southern boundary to minimise impacts on potential bats using the Site and adjacent woodland. There will be a lag time between loss of habitat and creation on-Site / offsetting due to the nature of the proposals – this is seen a resulting in a negative impact of the relevant receptors here.	Minor Negative
1b	**Damage to retained habitat** such as by storage of clearance machinery or materials in these areas.	The CEMP will detail the installation of suitable barrier fencing around any retained or protected habitat - the 'No Works Area'. This will encompass the line of mature trees to the north, south and west.	Neutral
1c	**Disturbance**. The noise and activity at the Site will render it, and areas immediately off-Site, inhospitable to wildlife during this period.	The main contractors CEMP will detail time limits to work on Site and the installation of screened fencing to limit visual disturbance of sensitive habitat. Some level of disturbance is unavoidable.	Negative
1d	**Pollution**. There is the potential for sediment or chemicals to be released from the Site, or into retained habitat during this stage.	The CEMP will detail the installation of barrier fencing around the 'No Works Area' to protect retained and off-site habitat. The main contractors CEMP will detail bunded compounds which will be used for storage of machinery and materials.	Neutral

	Significant Effects - in the absence of mitigation	**Mitigation / Compensation**	**Residual Magnitude**
1e	Potential effects on **Protected Species**. Precautions will be required to ensure / demonstrate that impacts on badgers, nesting birds, harvest mice and the potential spread of Invasive Non-Native Species (INNS) can be avoided.	The CEMP will detail necessary pre-works checks for nesting birds. The CEMP will set out suitable precautions in relation to INNS. The Site will be registered under a Bat Mitigation Class Licence, ensuring demolition of the roost building can process lawfully.	Avoided entirely

	Mitigation during Construction	Stage
2	**Construction activities** will likely take place over an anticipated 10-year period. Construction of roads and sewers will be followed by footings and then above ground construction of buildings.	*Construction*

	Significant Effects - in the absence of mitigation	Mitigation / Compensation	Residual Magnitude
2a	**Damage to retained habitat** such as by storage of machinery or materials in these areas.	The CEMP will detail the installation of barrier fencing around the 'No Works Area' to protect retained and off-Site habitats. This will be aligned with any requirements identified in the Arboricultural Impact Assessment (AIA) and Tree Protection Plan (TPP).	Neutral
2b	**Disturbance**. The noise and activity at the Site will render it, and areas immediately off-Site, inhospitable to wildlife during this period.	The main contractors CEMP will detail time limits to work on Site and the installation of screened fencing to limit visual disturbance of sensitive habitat. However, some level of disturbance is unavoidable but after the clearance phase identified above this will act on a decreasing amount of habitat.	Minor Negative
2c	**Pollution**. There is the potential for sediment or chemicals to be released from the Site, or into retained habitat during this stage.	The CEMP will detail the installation of barrier fencing around the 'No Works Area' to protect retained and off-Site habitat including the LWS. Bunded compounds will be used for storage of machinery and materials.	Neutral

	Mitigation during Construction	Stage
3	**Landscaping activities** will take place period during the construction period and will, be phased around completion of roads and units. **Biodiversity Off-setting** will be enacted during this stage.	*Construction*

	Significant Effects - in the absence of mitigation	Mitigation / Compensation	Residual Magnitude
3a	**Damage** to retained habitat such as by storage of machinery or materials in these areas. Access will be required to retained areas to commence management, and in itself could result in damage.	The CEMP will detail the installation of barrier fencing around the 'No Works Area' to protect retained boundary trees.	Neutral

3b	**Pollution** There is the potential for hazardous chemicals (i.e. herbicides, insecticides, fertilisers) to be used on retained habitats by landscape contractors. This could lead to increased mortality of retained vegetation, or make it harder for retained habitats to be enhanced in line with the BNG Metric.	The HMMP / BMP will specify preparation, and establishment works for all new and retained habitats covered by the BNG Metric. This will detail where hazardous chemicals can and cannot be used.	Neutral
3c	**Inappropriate habitat creation or management techniques** could mean that the proposals fail to deliver on BNG commitments	The HMMP / BMP will specify preparation, and establishment works for all new and retained habitats covered by the BNG Metric.	Neutral
3d	**Biodiversity Offsetting** will be enacted - securing a 10% net gain in terms of habitat value. This is likely to take place within the same district.	Secured through the land-owner's HMMP, Developer's Biodiversity Gain Plan and the securing legal agreement - Conservation Covenant or S106.	Minor Positive

	Mitigation during Operation	**Stage**
4	**The Site will become occupied.** Units will be completed and become occupied, and traffic and articulated vehicles will access the Site regularly. Pedestrian access across the Site will increase. Retained and created habitat will be managed by the Site Management Company.	*Operation*

	Significant Effects - in the absence of mitigation	**Mitigation/Compensation**	**Residual Magnitude**
4a	**Damage** to retained and created habitat such as by inappropriate use, littering, release of invasive species.	Management for a minimum 30 year period will be secured through the land-owner's HMMP, Developer's Biodiversity Gain Plan and the securing legal agreement - Conservation Covenant or S106.	Neutral
4b	**Disturbance**. Noise, lighting and increased human activity at the Site will be present of a lower order and will likely be tolerable to species habituated to the urban conditions prevailing locally. The additional disturbance caused by the occupied units may cause displacement, but construction activities will have already caused displacement to a certain level, likely to be above disturbance during operation.	Landscaping will be designed to maximise the amount of habitat which groups such as birds can use for cover, and to provide connectivity. New nesting (for birds) and roosting (for bats) will be proposed in suitable places away from disturbance. A sensitive lighting plan will be produced to minimise lighting along the woodland edge and southern boundary to minimise impacts on potential bats using the Site and adjacent woodland.	Neutral

	Significant Effects - in the absence of mitigation	**Mitigation/Compensation**	**Residual Magnitude**
4c	In the **absence of correct management**, retained and created habitats will not provide the necessary biodiversity units committed to through the BNG process.	The BMP/HMMP will provide full details of habitats to be created and their suitable management suitable management The BMP will include monitoring so that evidence can be provided, or remedial action can put in place as required.	Neutral

Timing Issues

32. Standard constraints will apply to nesting birds and vegetation clearance.

Cumulative Effects

33. The proposals are unlikely to act cumulatively / in combination with other local applications:

Offsite Measures or Compensation

34. A Biodiversity Net Gain (BNG) Assessment has been completed for the Proposals – based on detailed fixed plans for the Site. Based on these calculations, the proposals are expected to result in a net loss in Habitat Units see ER-8370-03 for details.

35. Biodiversity Offsetting will be required for the scheme to demonstrate a 10% net gain in Habitat Units and Trading Rules will need to be taken into account. Discussions are underway as to a means of securing a local off-set for the requisite units. Details will be confirmed in the Overall Biodiversity Gain Plan provided as a condition of planning.

Enhancement

36. Opportunities will be detailed in the Habitat Management and Monitoring Plan (HMMP)and the Biodiversity Management Plan (BMP) documents, to be produced as a standard condition of planning.

Monitoring

37. The CEMP document will detail the role of an Ecological Clerk of Works (ECoW) in overseeing protection measures.

38. The BMP and HMMP documents will identify any management specific monitoring which might be required in respect of habitat enhancement proposed. The LPA will require regular Monitoring Reports for the Site, to demonstrate that on-site habitats are meeting the condition scores targeted.

Policy and Legislation

39. Given the implementation of the mitigation set out above, it is anticipated that the proposals will comply with the relevant policy and legislation relating to wildlife and ecology.

Conclusion

40. Mitigation to be agreed by standard conditions of planning will be able to address most of the significant effects resulting from the development. There will be some residual impacts resulting from:

    - Disturbance resulting from clearance and construction will result in a short term, reversible negative impact acting on nesting birds at a local scale.

    - Disturbance resulting from clearance and construction will result in a minor negative impact acting on foraging and commuting bats at a local scale, to be minimised by a sensitive lighting plan.

41. The scheme is expected to result in a net loss for biodiversity on-site. Biodiversity off-setting will be required to ensure that a minor positive impact (10% gain), acting in the long-term on all identified receptors can be achieved in this respect.

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