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Plymouth Community Diagnostic Centre (CDC)

Biodiversity Net Gain v2

November 2023

A report by

Yolande Knight BSc (Hons) PhD MRSB, Ecologist

Report details

Site address:	Plymouth Community Diagnostic Centre (CDC), Colin Campbell Court, Plymouth
Grid reference:	SX473545
Original report date:	28th November 2023
Report author:	Yolande Knight PhD, MRSB
Report reviewer:	Colin Hicks BSc (Hons), MCIEEM
Report Reference:	WOR 4228

Revisions

Date	Report version	Approved by:	Comment
28/11/2023	v1	CDH	Initial report
08/12/2023	V2	CDH	Updated to proposed planting

Declaration of compliance

BS 42020:2013

This study has been undertaken in accordance with British Standard 42020:2013 Biodiversity, Code of practice for planning and development and British Standard 8683: 2021 Process for designing and implementing Biodiversity Net Gain.

Code of Professional Conduct

The information which we have prepared is true, and has been prepared and provided in accordance with the Chartered Institute of Ecology and Environmental Management's Code of Professional Conduct. We confirm that the opinions expressed are our true and professional bona fide opinions.

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1. Introduction

Western Ecology has been commissioned to complete a Biodiversity Net Gain calculation for land at Colin Campbell Court, Plymouth. A Community Health Centre is proposed.

This report includes the BNG calculation and an outline of habitat targets and management, it with the Plymouth and South Devon Joint Local Plan[1] policy DEV26.

This report accompanies the Biodiversity Net Gain (BNG) calculation using Defra Metric 4.0[2] and the plans for landscaping provided by the developer at the time of the report.

Methodologies for creation of habitats as identified in the BNG are provided within the planting plan.

2. Methodology

An update Preliminary Ecological Appraisal (PEA) of the site was completed by Yolande Knight BSc (Hons) PhD, MRSB on the 22nd November 2023. The PEA report with associated baseline habitats map is provided under a separate cover.

2.1. Classification of habitats

Habitats were classified using the Phase 1 Habitat Survey methodology developed by the Joint Nature Conservation Committee (JNCC, 2010) and modified by the Institute of Environmental Assessment (IEA, 1995). The main plant species were recorded and broad habitat types mapped according to the UK Habitats Classification v2 definitions (UKHab Ltd, 2023). Plant species were identified according to Stace (1997), with Appendix 2 including field survey quadrat data where appropriate.

2.2. Strategic significance of site

Recommendations from BNG 4.0 user guide require identification of whether a development site is situated in an area: formally identified in local strategy; location desirable but not in local strategy; area/compensation not in local strategy/no local strategy. This relates to location of the site in relation to statutory and non-statutory conservation sites. The Site is not in an area identified as being in local strategy.

2.3. Mapping and condition of baseline habitats

Habitats were mapped and conditions assessed during the field survey: due to the habitat type present, quadrats were not considered necessary. Condition assessment for the type of baseline habitat present (Urban: developed land; sealed surface) is set by the Biodiversity Net Gain Metric 4.0. No linear habitat is present.

[1] https://www.plymouth.gov.uk/plymouth-and-south-west-devon-joint-local-plan
[2] https://publications.naturalengland.org.uk/publication/6049804846366720

2.4. Biodiversity Net Gain calculation

This calculation uses the Defra Metric 4.0[3] utilising the guidance, technical supplements and habitat condition assessment sheets provided by Natural England, and following CIEEM Biodiversity Net Gain: Good practice principles for development (2016). Areas are measured in ha and lengths in km.

[3] Due to use of off-site compensation.

3. Biodiversity net gain: baseline habitats

3.1. Pre-development biodiversity value

Baseline habitats mapped as follows (see Appendix 1, Map 1):

Within development footprint

- Urban- developed land; sealed surface = 0.2621ha, condition assessment N/A-

Total area: 0.2621ha

3.2. Proposed development and adjacent off-site compensation biodiversity value

Proposed habitats associated with the site are shown on Map 1: Biodiversity Net Gain Plan as follows:

Habitat creation within development footprint

- Urban – developed land; sealed surface = 0.1552ha + 0.1015ha (total 0.2567ha), N/A Other, providing 0 units;
- Urban – ground level planters = 0.054ha, condition assessment N/A, providing 0.01 units;

Total area: 0.2621ha

4. Biodiversity Net Gain and losses

4.1. Principals of net gain

Ten principles setting out good practice for achieving Biodiversity Net Gain[4] have been applied as follows:

Principal	Principal met?	Comments
Utilise the mitigation hierarchy to minimise impact on biodiversity	Yes	No valued habitats to be lost.
Eliminate negative impacts on biodiversity that cannot be offset elsewhere	Yes	Realistic potential for net gain met with adjacent offsite proposals.
Involve all pre-development and post-development stakeholders in forming mandatory net gain solutions	Yes	Landowners and LPA involved. No other realistic stakeholders
Communicate all BNG proposals in transparent and timely manner to all relevant stakeholders.	Yes	BNG assessment clearly outlined in report format and made available to stakeholders.
Understand the potential risks and variable factors to achieving biodiversity net gain	Yes	Risks involved with habitat management minimised: realistic habitat types and condition enhancements proposed
Determine a suitable method to secure measurable net gains for biodiversity	Yes	To be provided in a management plan via monitoring regime and a suitable agreement for offsite net gain requirements
Ensure the best possible outcomes from biodiversity net gain	Yes	Realistic potential for net gain within the Site, with 10% gain to be achieved via additional compensation
Offer nature conservation that exceed the BNG requirements	Yes	Potential for more than 10% gain to be achieved for hedgerow units
Focus on generating long-term environmental benefits from biodiversity net gain	Yes	Proposed habitats can realistically be managed for the long-term
Cover all areas of sustainability, incorporating economical and societal factors	Yes	Proposed habitats enhance the environment for people and local wildlife.

[4] https://cieem.net/wp-content/uploads/2019/02/Biodiversity-Net-Gain-Principles.pdf

4.2. Biodiversity Net Gain Summary Figures

Summary of percentage change and biodiversity net gain in units; detail taken from Defra 4.0 Metric, 'Headline Results' sheet. This predicts the following:

Within the development footprint, 100% biodiversity net gain in habitat areas (equalling 0.01 units). NB. The metric has utilized habitat type area changes to determine percentage uplift, due to there being no unit value to the baseline habitat (as there cannot be any percentage change when starting with zero as baseline).

It is predicted that trading rules have been satisfied.

FINAL RESULTS		
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	*Habitat units*	0.01
	Hedgerow units	0.00
	Watercourse units	0.00
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	*Habitat units*	100.00%
	Hedgerow units	0.00%
	Watercourse units	0.00%
Trading rules satisfied?	Yes ✓	

5. Planting, management and targets

Planting and on-going site management will be undertaken by suitably experienced operatives/contractors employed by site operator for the operational life of the development. As the habitat proposed for biodiversity uplift (ornamental planters) has no condition assessment associated with it in the metric, no management recommendations or condition targets can be provided: the planters with associated planting are merely required to be maintained for the target 30 year period.

Recommended planting includes a mix of flowering plants suitable for invertebrates, and ornamental grasses that provide shelter in winter months.

6. Conclusion

This plan predicts a 100% biodiversity net gain in habitat areas (0.01 unit gain).

It is predicted that trading rules have been satisfied.

It is predicted that the proposed development as it stands provides a suitable net gain for biodiversity to align the project with local planning guidance.

7. References

Institute of Environmental Assessment (IEA), 1995. *Guidelines for Baseline Ecological Assessment,* Institute of Environmental Assessment. E&FN Spon, aJn Imprint of Chapman and Hall. London.

Joint Nature Conservation Committee, 2010. *Handbook for Phase 1 Habitat Survey - a Technique for Environmental Audit*. Reprinted by JNCC, Peterborough

Stace, C., 1997. *New Flora of the British Isles.* 2nd edition. Cambridge University Press, Cambridge.

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

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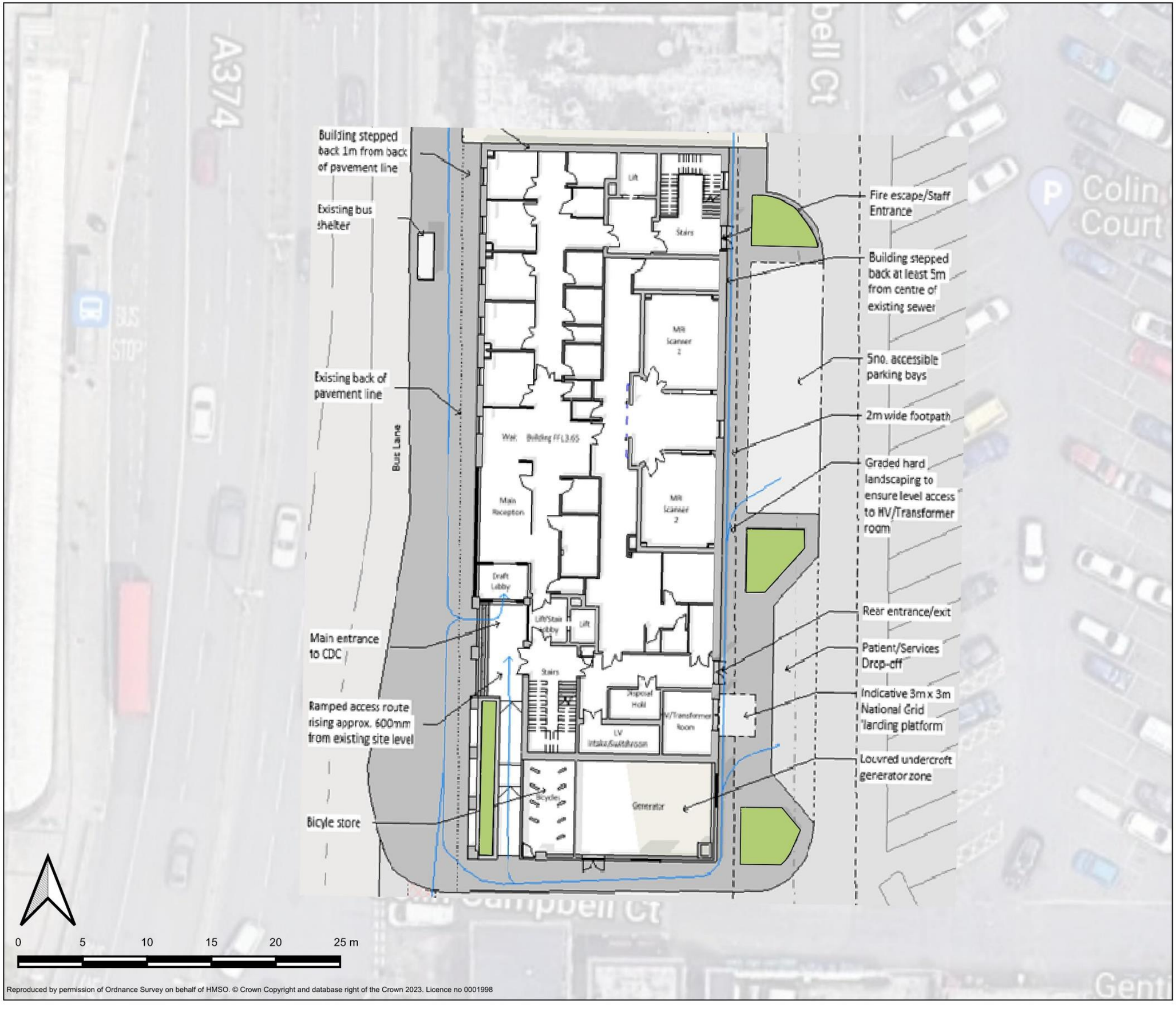

Legend

Ornamental planters.

Title: Map 1. Biodiversity net gain plan

Project: Plymouth CDC, Colin Campbell Court, Plymouth

Checked by: CDH Version: 02
Date: 08/12/2023