

Park of Plot 3, Delta Enterprise Park,  
Goole, East Yorkshire, DN14 8JZ

**Preliminary Ecological Appraisal & Baseline BNG Assessment**

January 2024

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# 1 Introduction

- 1.1.1.1 This report presents the results of a Preliminary Ecological Appraisal & Baseline Biodiversity Net Gain assessment in relation to the proposed development<sup>1</sup> on land known as Part of Plot 3, Delta Enterprise Park, Goole, DN14 8JZ. The study area (see Figure 1) extends to approximately 0.3809 hectares and is centred at approximate grid reference SE71262408; hereafter referred to as the Site.
- 1.1.1.2 The aims of this assessment were to identify the habitat types present on the Site, to assess the potential for protected / notable species to occur and to make any recommendations for further surveys or assessments which may be required to inform a proposed development at the Site.
- 1.1.1.3 A Preliminary Ecological Appraisal survey was conducted on 15<sup>th</sup> January 2024 by Thomas McQuillan MCIEEM. A desk-based study was undertaken to obtain existing ecological records for the Site and surrounding area.
- 1.1.1.4 This document presents a Biodiversity Net Gain (BNG) baseline assessment. DEFRA Biodiversity Metric calculations have been undertaken to record the baseline value of the Site in accordance with the standard methodologies<sup>2 3</sup> using the DEFRA Biodiversity Metric 4.0<sup>4</sup>. This report presents the Habitat Condition Assessments for all baseline habitats at the Site.

**Figure 1. Site Location (aerial imagery dated 2022)<sup>5</sup>**



<sup>1</sup> Proposed development to include the creation of a commercial storage area for shipping containers.

<sup>2</sup> UKHab Ltd (2023). UK Habitat Classification Version 2.0 (at <https://www.ukhab.org>)

<sup>3</sup> Natural England. March 2023. The Biodiversity Metric 4.0 – User Guide. Natural England Joint Publication JP039.

<sup>4</sup> <http://publications.naturalengland.org.uk/publication/6049804846366720>

<sup>5</sup> Refer to Site Location Plan in Appendix 4 for exact Site boundary.

## 2 Methodology

### 2.1 Desk Study

2.1.1.1 A desk-based study was undertaken to collate existing ecological information on the Site and its wider ecological context. Information collated included:

- The presence of statutory designated sites of nature conservation interest within 2 km of the Site boundary. Data were sourced from the Magic website (<http://magic.defra.gov.uk/>, accessed January 2024).
- Records of non-statutory designated sites and protected/notable species and habitats within 2 km of the Site boundary from North & East Yorkshire Ecological Data Centre (NEYEDC) in January 2024.
- Aerial photographs and mapping of the Site and its surroundings. The following web sources were searched for additional ecological data of most relevance: Multi-Agency Geographic Information for the Countryside (MAGIC), ordnance survey 1:25,000 mapping and aerial imagery (dated 2000, 2001, 2002, 2007, 2010, 2016, 2017, 2019, 2021 and 2022). These were reviewed to identify any ponds within 500 m and to assess the context and connectivity of the Site with regard to semi-natural habitats in the local landscape.
- QGIS 3.22.

2.1.1.2 The findings of previous ecological surveys undertaken in the local area were reviewed as part of the desktop study. This included:

- *Estrada Ecology Ltd - Land off Rawcliffe Road, Goole, DN14 8JZ - Preliminary Ecological Appraisal (PEA) – May 2022.*
- *Encon Associates – Rawcliffe Road, Goole – Ecological Appraisal – 31<sup>st</sup> August 2021.*

### 2.2 Personnel

2.2.1.1 The Preliminary Ecological Appraisal survey was undertaken by Thomas McQuillan MCIEEM<sup>6</sup> 7.

### 2.3 Preliminary Ecological Field Survey

2.3.1.1 A Preliminary Ecological Appraisal of the Site was conducted on 15<sup>th</sup> January 2024 in accordance with the standard survey methodology<sup>8</sup>.

2.3.1.2 The habitats on the Site were assessed and categorised in order to provide baseline information and subsequent interpretation of the ecological value of the Site.

2.3.1.3 In addition, the Site was searched for evidence of protected / notable species and assessed in terms of its potential to support protected / notable species such as Badger, Great Crested Newt, Water Vole, reptiles and bat species.

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<sup>6</sup> Natural England Class Licence Registration No. 2015-11312-CLS-CLS - CL18 Level 2 (Bats).

<sup>7</sup> Natural England Class Licence Registration No. WML- CL09:2014-6237-CLS-CLS (Great Crested Newts).

<sup>8</sup> Chartered Institute of Ecology and Environmental Management (CIEEM). (2017). Guidelines for Preliminary Ecological Appraisal, Second Edition. December 2017. CIEEM, Winchester.

## **2.4 *Habitat Data Collection & Condition Survey to inform Biodiversity Net Gain Calculations***

2.4.1.1 The DEFRA Biodiversity Metric 4.0<sup>Error! Bookmark not defined.</sup> has been used to calculate the baseline value of the Site (before development).

## **2.5 *Limitations***

2.5.1.1 The Site visit was undertaken outside the optimum season for Phase 1 Habitat Surveys (May to September). This was not considered to be a significant constraint as the habitats and species within could be identified and there were no access issues within the Site.

2.5.1.2 For the BNG Assessment, where there is doubt regarding the Habitat Types / Conditions due to the season of survey, a precautionary approach has been adopted and the highest likely Distinctiveness / Condition has been selected.

2.5.1.3 Overall, it is considered that there were no significant constraints to achieving the purpose of the assessment.

## 3 Results

### 3.1 Desk Study

3.1.1.1 Information provided by NEYEDC is reproduced in Appendix 4 and key information is summarised below.

#### 3.1.2 *Internationally / Nationally Protected Sites*

3.1.2.1 NEYEDC confirmed that there are no Internationally or Nationally designated sites within 2 km of the Site.

3.1.2.2 Humber Estuary SSSI SPA SAC is located 2.881 km to the north-east of the Site.

#### 3.1.3 *Locally Designated Sites*

3.1.3.1 There are three locally designated sites (Local Wildlife Sites) within 2 km of the Site:

- Oak Hill Designated Local Wildlife Site – located 1.7 km south of the Site.
- Meadow, Goole Deleted Local Wildlife Site – located 1.8 km east of the Site.
- Airmyn Wood Deleted Local Wildlife Site – located 1.8 km north-east of the Site.

#### 3.1.4 *Priority Habitats and Ancient Woodlands*

3.1.4.1 NEYEDC confirmed that there are no woodlands identified on the Ancient Woodland Inventory within 2 km of the Site.

3.1.4.2 Several areas of UK Priority Habitat are situated within the search area, including Coastal and Floodplain Grazing Marsh and Mudflats to the north along the River Aire, several parcels of Deciduous Woodland, and three small parcels of Traditional Orchard. The closest areas to the Site are two areas of Deciduous Woodland; Airmyn New Wood (~7ha) 550 m north-east of the Site, and a 1 ha parcel located 480 m to the west along Rawcliffe Road.

#### 3.1.5 *Species Records*

##### Amphibians

3.1.5.1 NEYEDC provided no records of amphibians within 2 km of the Site.

##### Reptiles

3.1.5.2 NEYEDC provided a single record of Adder located 1.8 km south-east of the Site, close to Oakhill Nature Reserve beyond the M62. Grid reference SE728230.

##### Birds

3.1.5.3 NEYEDC provided three records including Swift, Great Spotted Woodpecker, and Barn Owl within Airmyn and Goole. Swift is listed on the Red List of Birds of Conservation Concern<sup>9</sup>.

##### Crustaceans

3.1.5.4 NEYEDC provided three records of Chinese Mitten Crab. Two 2012 records are located 1.3 km north-east of the Site, on the southern banks of the River Aire. The remaining record location (dated 2008)

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<sup>9</sup>. Stanbury, A., *et al* (2021) The status of our bird populations: the fifth Birds of Conservation Concern in the United Kingdom, Channel Islands and Isle of Man and second IUCN Red List assessment of extinction risk for Great Britain. *British Birds* 114: 723-747.

was not specified. As of 2016 Chinese Mitten Crab is listed by DEFRA as an Invasive Non-Native (alien) Animal in England and Wales<sup>10</sup>.

Water Vole

- 3.1.5.5 NEYEDC provided one record of Water Vole, at an unspecified location within the search area. Grid reference SE7225. The record is dated 1973.

Otter

- 3.1.5.6 NEYEDC provided no records of Otter within 2 km of the Site.

Hedgehog

- 3.1.5.7 NEYEDC provided one record of Hedgehog, at an unspecified location within the search area. Grid reference SE7224. The record is dated 2002.

Brown Hare

- 3.1.5.8 NEYEDC provided no records of Brown Hare within 2 km of the Site.

Bats

- 3.1.5.9 NEYEDC provided fourteen records of bats within the 2 km search area including Whiskered bat, Brown Long-eared bat, Soprano Pipistrelle, unknown Pipistrelle species, and unidentified bat species, as follows:

- Grid reference SE728230 – Three records (dated 2002) located 1.9 km south-east of the Site, across the M62. The maximum abundance is of 1 count.
- Grid reference SE714226 – Eleven records (dated 1998) located 1.44 km south of the Site close to Percy Lodge, across the M62. Records include a Soprano Pipistrelle record of 21 counts of bat, an unknown Pipistrelle species record of 26 counts of bat, and a Soprano Pipistrelle record of 30+ counts of bats.

Badger

- 3.1.5.10 NEYEDC provided no records of Badger within 2 km of the Site.

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<sup>10</sup> <https://www.gov.uk/guidance/invasive-non-native-alien-animal-species-rules-in-england-and-wales#non-native>

### 3.2 Preliminary Ecological Field Survey

- 3.2.1.1 Please also refer to the Figure 2 - Baseline Habitat Map at Appendix 3 and photos included at Appendix 2.
- 3.2.1.2 The Site is situated 110 m to the north of the A614 and extends to approximately 0.3809 ha. The Site has a landform with no slope or undulation and lies ~3 m above sea level. Agricultural farmland is the dominant landuse within the local area.
- 3.2.1.3 The Site forms part of a larger agricultural field, 1 km to the south-west of the village of Airmyn.
- 3.2.1.4 The River Aire is positioned 1.15 km to the north of the Site. A recently constructed industrial site and Court House Farm are located to the immediate north of the Site with North Airmyn Grange to the immediate west. Industrial / farm roads run adjacent to the eastern and western edges of the Site. The wider field extends to the south of the Site.

#### 3.2.2 Habitats

- 3.2.2.1 The habitats present on the Site are shown in Figure 3 - Baseline Habitat Map at Appendix 3. These include:

Grassland; Modified Grassland – 3809 sqm

- 3.2.2.2 Modified Grassland is the dominant habitat within the Site. The grassland at the Site has been subject to agricultural improvement with the Site holding an arable crop between 2002 and 2020. At the time of survey the field did not appear to be in agricultural management.
- 3.2.2.3 The sward comprises common grass species, typical of high nutrient levels, including Perennial Ryegrass *Lolium perenne*, Yorkshire Fog *Holcus lanatus*, Cock's-foot *Dactylis glomerata*, Sweet Vernal Grass *Anthoxanthum odoratum*, Creeping Bent *Agrostis stolonifera*, Red Fescue *Festuca rubra* and False Oat-grass *Arrhenatherum elatius*.
- 3.2.2.4 Additional plant species present include Creeping Buttercup *Ranunculus repens*, White Dead-nettle *Lamium album*, Spear Thistle *Cirsium vulgare*, Creeping Thistle *Cirsium arvense*, Broadleaved Dock *Rumex obtusifolius*, Common Nettle *Urtica dioica*, Cow Parsley *Anthriscus sylvestris*, Cleavers *Galium aparine*, Ribwort Plantain *Plantago lanceolata* and White Clover *Trifolium repens*, Ragwort *Jacobaea vulgaris*, Field Pansy *Viola arvensis*, Lesser Burdock *Arctium minus* and Common Fumitory *Fumaria officinalis*. With the field under agricultural management until 2020 no scattered scrub was present.
- 3.2.2.5 Two piles of cut vegetation / timber are located within the north-west corner of the Site (TN2 - Figure 2 - Appendix 3).



**Table 1. DEFRA Condition Assessment: Modified Grassland; Low (meets 5 of 7 criteria: POOR condition by default as failure on essential criteria 1):**

Condition Assessment Criteria – Modified Grassland habitat type		Meets criteria?
1	There must be 6-8 species per m2. If a grassland has 9 or more species per m2 it should be classified as a medium distinctiveness grassland habitat type. NB - this criterion is essential for achieving moderate or good condition.	No
2	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for insects, birds and small mammals to live and breed.	Yes
3	Some scattered scrub (including bramble) may be present, but scrub accounts for less than 20% of total grassland area. Note - patches of shrubs with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.	No
4	Physical damage is evident in less than 5% of total grassland area. Examples of physical damage include excessive poaching, damage from machinery use or storage, erosion caused by high levels of access, or any other damaging management activities.	Yes
5	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens).	Yes
6	Cover of bracken less than 20%.	Yes
7	There is an absence of invasive non-native species (as listed on Schedule 9 of WCA, 1981).	Yes
Condition Assessment Result		Condition Assessment Score
Passes 6 or 7 of 7 criteria including non-negotiable criterion 7		Good (3)
Passes 4 or 5 of 7 criteria; OR Passes 6 of 7 criteria excluding non-negotiable criterion 7		Moderate (2)
Passes 0, 1, 2 or 3 of 7 criteria		Poor (1)

Ponds and Waterbodies

3.2.2.6 There are no ponds on the Site.

3.2.2.7 One pond has been identified within 500 m of the Site. This is a Sustainable Drainage Systems (SuDS) pond (0.17 ha), created circa. 2017, located 325 m to the east adjacent to a large commercial building; there was no pond at this location prior to the creation of the SuDS in 2017.

Fences

3.2.2.8 A post and wire stock fence forms the western boundary of the Site.

3.2.2.9 The Site was not stock proof.

Invasive Weeds

3.2.2.10 No evidence of non-native invasive plant species listed on Schedule 9 of the Wildlife and Countryside Act 1981 (as amended) (WCA) were identified at the Site.

### 3.2.3 *Birds*

- 3.2.3.1 A limited range of birds was observed during the survey. The only species observed within and adjacent to the Site were Dunnock, Carrion Crow, Robin and Blackbird.
- 3.2.3.2 A flock of 20-25 Fieldfares were recorded foraging within the Site and surrounding fields during the survey. Fieldfare are listed on the Birds of Conservation Concern 05 Red List but are of lower concern in Europe.
- 3.2.3.3 No Species of Principal Importance for the conservation of biodiversity in England<sup>11</sup> were recorded at the Site. Common birds, such as Blackbird and Wren are likely to nest in the piles of cut vegetation in the eastern region of the Site.
- 3.2.3.4 The grassland habitat within the Site provides potential nesting habitat for open-ground nesting birds including Meadow Pipit, Skylark and possibly Lapwing; however, prevalence of nesting birds is highly dependent on the timings of the field management regime in any given season. The approved developments to the immediate north (Ref 21/03405/STPLF<sup>12</sup>) and south (Ref 21/02915/STPLF<sup>13</sup>) of the Site would reduce any value of the Site for open-ground nesting birds.
- 3.2.3.5 Based on the size of the Site and nature of the habitats within and adjacent to the Site, the Site is not likely support notable assemblages of birds during the breeding and non-breeding periods.

### 3.2.4 *Bats*

- 3.2.4.1 No evidence of bats was identified at the Site. There are no built structures or trees within or edging the Site.
- 3.2.4.2 Habitats on the Site were considered to offer negligible/low quality foraging opportunities for bats.

### 3.2.5 *Great Crested Newt*

- 3.2.5.1 There are no ponds within the Site.
- 3.2.5.2 One pond has been identified within 500 m of the Site; this is a Sustainable Drainage Systems pond (0.17 ha), created circa. 2017, located 325 m to the east adjacent to a large commercial building. Intervening habitats between the Site and this pond include arable farmland, a commercial building and road infrastructure; such features were considered to be barriers to amphibian movements.
- 3.2.5.3 The habitats within the Site were considered to be suitable for foraging, sheltering and hibernating Great Crested Newts, although would have been historically of negligible value when the Site contained arable farmland habitat.

### 3.2.6 *Badger*

- 3.2.6.1 No evidence of Badger was identified at the Site.

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<sup>11</sup> Species listed on Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006 as Species of Principal Importance for the conservation of biodiversity in England.

<sup>12</sup> Erection of a B8 storage and distribution facility with ancillary office, HGV and staff parking provision, associated access road, site circulation and security fencing, attenuation pond and soft landscaping

<sup>13</sup> Erection of two industrial units for B8 and E(g) use, incorporating two storey office block for associated business use, with associated works

### 3.2.7 *Water Vole*

3.2.7.1 There are no habitats within the Site suitable for Water Vole.

3.2.7.2 A drainage ditch runs parallel to the western boundary of the Site, approximately 5 m from the Site boundary. For several reasons, including a lack of open water (watercourse is 20-25 cm wide and 2-5 cm deep), no aquatic vegetation, poor connectivity and poor water quality, the drainage ditch was considered to offer sub-optimal conditions for Water Vole.

### 3.2.8 *Other Fauna*

3.2.8.1 Small numbers of Brown Hare and Hedgehog could potentially occur at the Site. Based on the nature of the habitats at the Site and historical farm management, it is considered very unlikely that reptiles will occur.

3.2.8.2 No habitats within or edging the Site were considered to be suitable for Otter.

## 4 Conclusions and Recommendations

### 4.1 Protected Sites

- 4.1.1.1 There are no Internationally or Nationally protected site within 2 km of the Site.
- 4.1.1.2 The Site is located within the Humber Estuary SSSI SPA SAC Impact Risk Zone. The Site area is 0.3809 ha and therefore the LPA does not need to consult Natural England on the likely risks from the development proposal<sup>14</sup>.
- 4.1.1.3 There are three locally designated sites (Local Wildlife Sites) within 2 km of the site including Oak Hill Designated Local Wildlife Site located 1.7 km south of the application site, Meadow, Goole Deleted Local Wildlife Site located 1.8 km east of the application site, and Airmyn Wood Deleted Local Wildlife Site located 1.8 km north east of the application site.
- 4.1.1.4 Based on the development proposals it is not considered that the development will impact protected sites within the local area.

### 4.2 Habitats

- 4.2.1.1 Please also refer to the Figure 2 - Baseline Habitat Map at Appendix 3 and photos included at Appendix 2.
- 4.2.1.2 The Site is situated 110 m to the north of the A614 and extends to approximately 0.3809 ha. The Site has a landform with no slope or undulation and lies ~3 m above sea level. Agricultural farmland is the dominant landuse within the local area. The Site forms part of a larger agricultural field, 1 km to the south-west of the village of Airmyn.
- 4.2.1.3 Modified Grassland is the dominant habitat within the Site. The grassland at the Site has been subject to agricultural improvement with the Site holding an arable crop between 2002 and 2020. At the time of survey, the field did not appear to be in agricultural management. The grassland at the Site is species-poor and is assessed as being of value at the site level only.
- 4.2.1.4 The sward comprises common grass species, typical of high nutrient levels, including Perennial Ryegrass *Lolium perenne*, Yorkshire Fog *Holcus lanatus*, Cock's-foot *Dactylis glomerata*, Sweet Vernal Grass *Anthoxanthum odoratum*, Creeping Bent *Agrostis stolonifera*, Red Fescue *Festuca rubra* and False oat-grass *Arrhenatherum elatius*.
- 4.2.1.5 Two piles of cut vegetation / timber are located within the north-west corner of the Site (TN2 - Figure 2 - Appendix 3).

#### Recommendations

- 4.2.1.6 Baseline BNG calculations are presented in Section 5 below.
- 4.2.1.7 It would be recommended that native species are included within the landscape design plan for the Site along with additional habitat features such as hedging and tree planting where feasible. Care should be taken to ensure no artificial lighting is directed onto the habitats surrounding the Site.
- 4.2.1.8 It would be recommended that construction and operation of the project is undertaken in accordance with a suitable Construction Environmental Management Plan (CEMP: Biodiversity). This should include details on surface water and foul drainage (if applicable) and maintenance schedules.

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<sup>14</sup> Rural Non Residential – Consultation with Natural England required for large non residential developments outside existing settlements/urban areas where the footprint exceeds 1 ha.

### **4.3 Invasive Weeds**

- 4.3.1.1 No evidence of non-native invasive plant species listed on Schedule 9 of the Wildlife and Countryside Act 1981 (as amended) (WCA) were identified at the Site and no further surveys or mitigation measures are considered necessary.

### **4.4 Birds**

- 4.4.1.1 No Species of Principal Importance for the conservation of biodiversity in England<sup>15</sup> were recorded at the Site. Common birds, such as Blackbird and Wren are likely to nest in the piles of cut vegetation in the eastern region of the Site.
- 4.4.1.2 The grassland habitat within the Site provides potential nesting habitat for open-ground nesting birds including Meadow Pipit, Skylark and possibly Lapwing; however, prevalence of nesting birds is highly dependent on the timings of the field management regime in any given season. The approved developments to the immediate north (Ref 21/03405/STPLF<sup>16</sup>) and south (Ref 21/02915/STPLF<sup>17</sup>) of the Site would reduce any value of the Site for open-ground nesting birds.
- 4.4.1.3 Based on the size of the Site and nature of the habitats within and adjacent to the Site, the Site is not likely support notable assemblages of birds during the breeding and non-breeding periods.

#### Recommendations

- 4.4.1.4 Where possible, any works affecting potential bird nesting areas (including the piles of cut vegetation / timber are located within the north-west corner of the Site) should be undertaken outside the main bird nesting period of March to August (inclusive). If this is not possible, any such works undertaken within the bird nesting period (March to August inclusive) should be supervised by a suitably qualified ecologist. The supervising ecologist should advise all site personnel of the potential presence of nesting birds, their legal protection and the need to minimise disturbance of nesting birds. If active nests are present, they must be retained in situ undisturbed until the nests are no longer active. A nest is classed as active when it contains eggs or chicks and whilst being built.

### **4.5 Bats**

- 4.5.1.1 No evidence of bats was identified at the Site. There are no built structures or trees within or edging the Site.
- 4.5.1.2 Habitats on the Site were considered to offer negligible/low quality foraging opportunities for bats.

#### Recommendations

- 4.5.1.3 It is recommended that a Sensitive Lighting Strategy should be developed in order to maintain dark corridors for bats along the Site boundaries.

### **4.6 Great Crested Newt**

- 4.6.1.1 NEYEDC provided no records of Great Crested Newts within 2 km of the Site.
- 4.6.1.2 There are no ponds within the Site. One pond has been identified within 500 m of the Site; this is a Sustainable Drainage Systems pond (0.17 ha), created circa. 2017, located 325 m to the east adjacent to a large commercial building. Intervening habitats between the Site and this pond include

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<sup>15</sup> Species listed on Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006 as Species of Principal Importance for the conservation of biodiversity in England.

<sup>16</sup> Erection of a B8 storage and distribution facility with ancillary office, HGV and staff parking provision, associated access road, site circulation and security fencing, attenuation pond and soft landscaping

<sup>17</sup> Erection of two industrial units for B8 and E(g) use, incorporating two storey office block for associated business use, with associated works

arable farmland, a commercial building and road infrastructure; such features were considered to be barriers to amphibian movements. The Natural England Rapid Risk Assessment tool recorded a 'Green: Offence Highly Unlikely (Land >250 m from any breeding pond(s); 0.1 – 0.5 ha lost or damaged; National Offence Probability Score 0.005) should Great Crested Newts be present within the pond 325 m to the east.

- 4.6.1.3 The habitats within the Site were considered to be suitable for foraging, sheltering and hibernating Great Crested Newts, although would have been historically of negligible value when the Site contained arable farmland habitat.
- 4.6.1.4 With no records of Great Crested Newts within 2 km of the Site or accessible ponds within 500 m of the Site, and as the Site has historically under intensive farm management it is considered highly unlikely that Great Crested Newts will be present on the Site.
- 4.6.1.5 No further surveys are considered necessary.

#### **4.7 Water Vole**

- 4.7.1.1 NEYEDC provided no recent location specific records of Water Vole within 2 km of the Site.
- 4.7.1.2 There are no habitats within the Site suitable for Water Vole.
- 4.7.1.3 The drainage ditch which runs parallel to the western boundary of the Site was considered to provide sub-optimal conditions for Water Vole. The potential value of the drainage ditch for Water Vole was significantly reduced due to a lack of open water (watercourse is 20-25 cm wide and 2-5 cm deep), no aquatic vegetation, poor connectivity and poor water quality.
- 4.7.1.4 No further surveys are considered necessary.

#### Recommendations

- 4.7.1.5 It would be recommended that construction staff be made aware of the potential presence of Water Vole during the pre-start ecological toolbox talk.
- 4.7.1.6 Temporary fencing (heras fencing or similar) should be installed around the edge of the construction zone to create a physical barrier between construction activities and the drainage ditch to the west and associated habitats. This should be installed prior to the commencement of works and maintained throughout construction. Appropriate signage will be installed on the fencing to detail the requirement for Site personnel to avoid entering the ditch or its banks.
- 4.7.1.7 No night time work would take place as part of the construction phase. Should artificial lighting be required during the construction phase when levels of natural lighting are poor a sensitive lighting scheme should be adopted. This should confirm that no lighting would be directed towards ditch and associated habitats. The sensitive lighting scheme would be designed to optimise lighting economy and decrease the risk of light pollution. Any lighting during the construction phase will be the minimum necessary to ensure security and safety. Any security lighting will be positioned at low-level and where possible motion activated on short timers. During construction works appropriate dust minimisation methods should be employed.
- 4.7.1.8 The ditch shall be protected from pollution/spillages through the following measures and application of best practice for construction works near water features: no storage or handling of any chemicals, no storage of plant or materials and no vehicle access on the bank tops or sloped banks (i.e., outside the construction zone). In the unlikely event that evidence of Water Vole activity is found during the development activities, work must stop immediately and advice sought from Natural England.

#### **4.8 Other Fauna**

- 4.8.1.1 No evidence of Badger was identified at the Site.

4.8.1.2 Small numbers of Brown Hare and Hedgehog could potentially occur at the Site. Based on the nature of the habitats at the Site and historical farm management, it is considered very unlikely that reptiles will occur.

4.8.1.3 No habitats within or edging the Site were considered to be suitable for Otter.

Recommendations

4.8.1.4 Whilst the habitats within and surrounding the Site were considered sub-optimal for reptiles and amphibians to maintain best practice it would be recommended that construction staff be made aware of the potential presence of reptile and amphibian species within the site during the pre-start toolbox talk. Standard mitigation input for reptile and amphibian species should include the correct procedures to ensure materials are stored on pallets, no new potential refuge features are created within the construction area and the procedures to be implemented should reptiles or amphibians be found on Site.

4.8.1.5 It would be recommended that construction staff be made aware of the potential presence of hedgehogs within the Site during the pre-start toolbox talk. This will cover the correct procedures to ensure no excavations are left overnight without the correct exit ramps, that materials are stored on pallets, the procedure for a staged vegetation clearance, no new potential refuge features be created within the construction area and the procedures to be implemented should Hedgehogs be found on Site. To avoid impact to hibernating Hedgehogs, vegetation removal works within the winter months (November to March) should be mindful of their potential presence.

4.8.1.6 In the unlikely event that evidence of potential Badger activity (i.e. underground tunnels) is found within the construction area, site management should be immediately informed and they shall contact a suitably qualified ecologist for further advice.

## 5 Net Gain for Biodiversity

### 5.1 *Methodology*

5.1.1.1 In accordance with DEFRA guidelines, the DEFRA Biodiversity Metric 4.0 has been used to calculate the baseline value of the Site (before development).

### 5.2 *Baseline Habitat Units*

5.2.1.1 The Site Baseline Habitats are shown in Figure 2 - Baseline UKHab Plan in Appendix 3.

5.2.1.2 The baseline habitats include 0.76 Habitat Units.

5.2.1.3 The Habitat Units are based on the habitat type and total areas as follows:

- Modified Grassland (3809 sqm): 0.76 Habitat Units



## Appendix 1. Legislation and Conservation Context

### **European Protected Species (GCN, Otter, all Bats)**

Great Crested Newt (GCN), otter and all British bat species are fully protected through The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 as European Protected Species (EPS). They also receive some protection through inclusion in Schedule 5 of the Wildlife and Countryside Act 1981 (as amended).

Under the legislation, it is an offence to deliberately capture, injure or kill a GCN, otter or bat. It is an offence to damage or destroy a breeding site or resting place of a GCN, otter or bat. It is also an offence to intentionally or recklessly disturb a GCN, otter or bat while it is occupying a structure or place which it uses for shelter or protection; or obstruct access to any structure or place which it uses for that purpose.

It is also an offence to deliberately disturb a GCN, otter or bat; in particular any disturbance which is likely (a) to impair their ability - (i) to survive, to breed or reproduce, or to rear or nurture their young, or (ii) in the case of animals of a hibernating or migratory species, to hibernate or migrate; or (b) to affect significantly the local distribution or abundance of the species to which they belong.

The 'appropriate authority' (Natural England in England) has powers to issue licences for various purposes including - (a) scientific or educational purposes... and (e) preserving public health or public safety or other imperative reasons of overriding public interest including those of a social or economic nature and beneficial consequences of primary importance for the environment. The appropriate authority shall not grant a licence under this regulation unless they are satisfied - (a) that there is no satisfactory alternative, and (b) that the action authorised will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range. It is an offence for any person authorised by virtue of a licence to which this paragraph applies to contravene or fail to comply with any condition which the licence requires him to comply with.

### **Nesting Birds**

All wild birds in the UK are protected under Section 1 of the Wildlife and Countryside Act 1981 (as amended) which makes it an offence to intentionally kill, injure or take any wild bird or take, damage or destroy the nest (whilst being built or in use) or its eggs. Bird species listed in Schedule 1 of the 1981 Act, e.g. barn owl, receive further protection which makes it an offence to intentionally or recklessly disturb these species while building a nest or in, on or near a nest containing eggs or young; or to disturb dependent young of such a bird.

## Appendix 2. Photographs

**Photo 1. Looking east across the site.**



**Photo 2. View west along the northern boundary of the site.**





**Photo 3. Pile of cut vegetation in the eastern region of the site.**



**Photo 4. Drainage ditch to the immediate west of the site.**

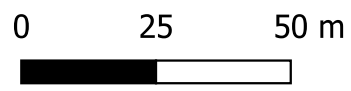




## Appendix 3. BNG Figures

### Figure 2. Baseline Habitat Map



Figure 2 - Baseline Habitat Map



-  Red Line Boundary
-  Modified grassland 3809 sqm

Target Notes  
TN1 Drainage ditch  
TN2 Brush piles  
T3 Industrial site

## Appendix 4. Information Provided by NEYEDC & Site Location Plan



Our Ref: E07924  
Your Ref: Rawcliffe Road, Airmyn, Goole  
On behalf of: Quants Environmental  
Date: 04/01/2024  
Search area: 2km from SE7126024080

## NEYEDC Site Data Search

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### Internationally Designated Sites

The following internationally designated site boundaries were searched:

- Ramsar sites published May 2017, revised February 2023
- Special Areas of Conservation published July 2017, revised July 2023
- Special Protection Areas published January 2019, revised February 2023

There are no internationally designated sites in or partly within the search area.

### Nationally Designated Sites

The following nationally designated site boundaries were searched:

- Areas of Outstanding Natural Beauty published January 2017, revised August 2020
- National Nature Reserves published April 2017, revised April 2023
- National Parks published August 2016, revised February 2019
- Sites of Special Scientific Interest published January 2019, revised June 2023

There are no nationally designated sites in or partly within the search area.

### Locally Designated Sites

The following locally designated site boundaries were searched:

#### Local Nature Reserves

published April 2017, revised March 2023

There are no Local Nature Reserves in or partly within the search area.

#### East Yorkshire LWS (Local Wildlife Site)

**Version:** East Yorkshire LWS v8.2, February 2022

The following East Yorkshire LWS are in or partly within the search area, and are shown on the accompanying map.

Site Name	Site Ref	Grid Reference	Status
Oak Hill	SE7020-03	SE722222	Designated LWS
Meadow, Goole	SE7020-01	SE731237	Deleted LWS
Airmyn Wood	SE7025-08	SE727254	Deleted LWS



Our Ref: E07924  
Your Ref: Rawcliffe Road, Airmyn, Goole  
On behalf of: Quants Environmental  
Date: 04/01/2024  
Search area: 2km from SE7126024080

### Candidate LWS

These sites have either not been surveyed, or no East Riding of Yorkshire LWS Panel decision has been reached on their status. This designation is only be applied where there is evidence to support the site having substantive ecological value and includes, but is not limited to; anecdotal species records, aerial photography, historic maps and application of the Radcliff criteria, especially with regard to size and position within an ecological unit.

### Historic LWS

Historic LWS have not been surveyed under the current local wildlife sites system (i.e. since 2007), but unlike a Candidate LWS these sites lack evidence that the site is of any substantive value, but equally lack compelling evidence to support their deletion. These sites will stay at this status until such a time that a survey can be completed.

### Deleted LWS

The decision to delete LWS by the East Riding of Yorkshire LWS Panel is made based on one of the following situations;

- The site overlaps with a statutory designated site;
- The site overlaps with another LWS, or has been merged with another;
- The site no longer exists e.g. through changes in land use or management; or
- The site has been surveyed and does not meet the robust LWS Guidelines for designation on habitat grounds.

In many cases just because a site has not met the high criteria for designation as a LWS it does not mean that it has no added value for wildlife. The LWS assessment is usually based on a botanical survey of the habitat and does rarely includes surveys for other taxa, including protected species, which the site may support. It may also be important for connectivity or as part of a wider habitat network. It may be possible to enhance the value of the site for wildlife with certain types of management, which could bring the site up to the standard required for designation as a LWS.

### Citations

Citations, where available, are at an additional cost of £25 per site and include a habitat map, site description, botanical species list and scores/evaluation against the LWS criteria. The additional cost for citations is passed back to and used by the East Riding of Yorkshire LWS Panel to maintain the LWS system, including the survey and re-survey of sites. If citations are required, please email [info@neyedc.co.uk](mailto:info@neyedc.co.uk) and list the sites using the reference and name listed above.

### Yorkshire Wildlife Trust Reserves

published January 2019

There are no Yorkshire Wildlife Trust Reserves in or partly within the search area.





Our Ref: E07924  
Your Ref: Rawcliffe Road, Airmyn, Goole  
On behalf of: Quants Environmental  
Date: 04/01/2024  
Search area: 2km from SE7126024080

## Priority Habitats

The following site-based habitat boundaries were searched:

### Ancient Woodland Inventory

published July 2013, revised March 2023

There are no woodlands identified on the Ancient Woodland Inventory in or partly within the search area.

### Priority Habitat Inventory

published December 2022

The following areas of priority habitat are in or partly within the search area and are shown on the accompanying map

Habitat type	Location description
Coastal and floodplain grazing marsh	South bank of the River Aire.
Deciduous woodland	Several polygons throughout the search area.
Mudflats	North bank of the River Aire.
Traditional orchard	Southwest of High Street, Airmyn (SE7210424873) New Potter Grange (SE7271322993) Percy Lodge (SE7141522627)



Our Ref: E07924  
Your Ref: Rawcliffe Road, Airmyn, Goole  
On behalf of: Quants Environmental  
Date: 04/01/2024  
Search area: 2km from SE7126024080

## NEYEDC Species Data Search

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Enclosed is a spreadsheet of species records found within the search area. For protected, priority and invasive species an abbreviation of the relevant designation(s) is listed in the 'Species Records' worksheet, with the full designation title on the second worksheet 'Designations'.

Please note that NEYEDC is not a definitive resource of species records; a lack of survey information for any particular area or lack of species records for a taxonomic group does not necessarily mean that there is no nature conservation interest present. It is always recommended that a site survey is carried out in order to assess any ecological interest that might be present before proceeding with any development.

By default, the species search returns data for the past 50 years, but if older records are required these may be obtained from NEYEDC upon request.

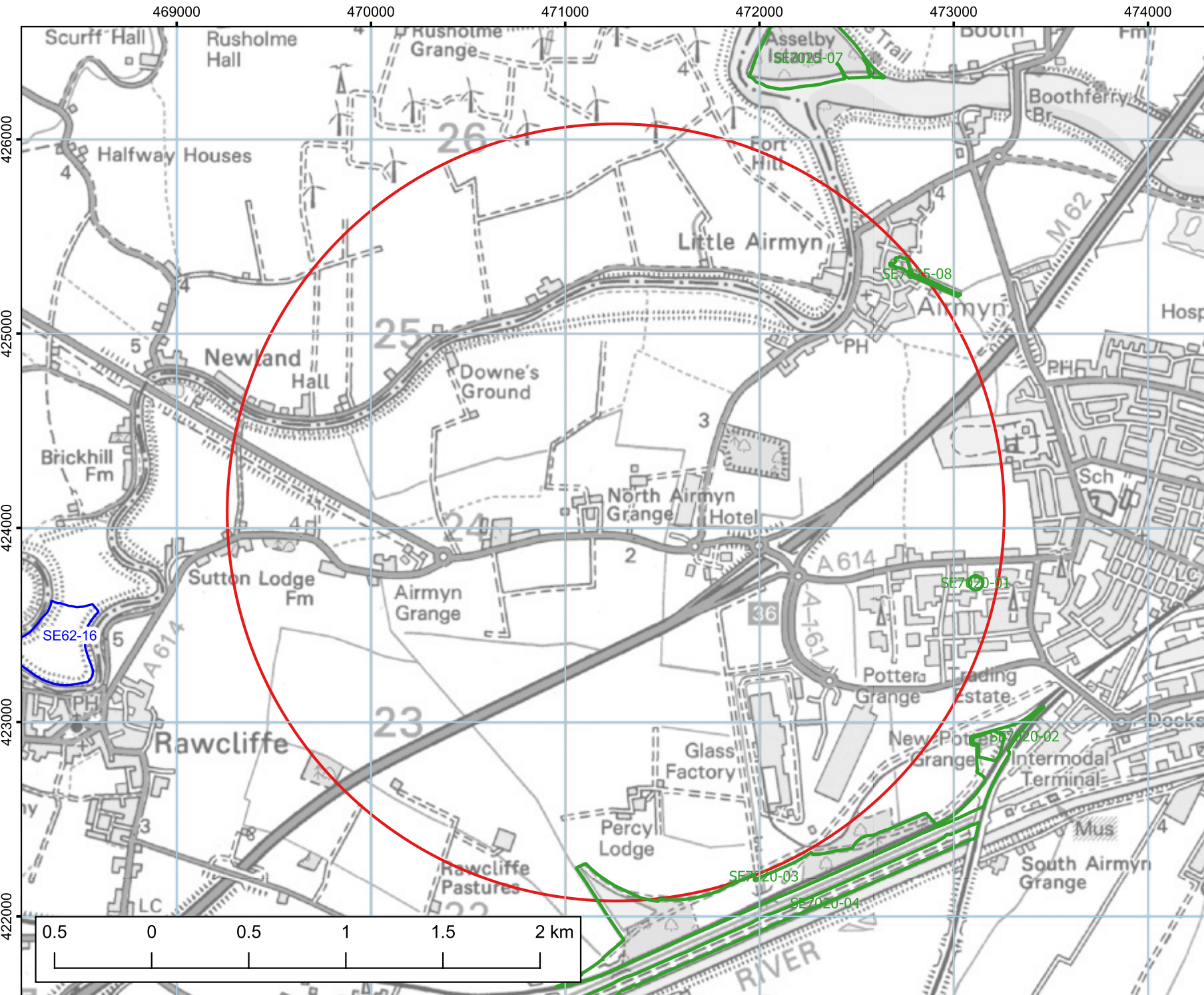
### Bats

In addition to the records shown on the enclosed spreadsheet there are known to be records within the search area held by the North Yorkshire Bat Group, but which NEYEDC are currently unable to pass on. For further information on these records please contact the North Yorkshire Bat Group directly, see below.

### Local Bat Group contact details:

**North Yorkshire:** Nick Whelan, Recorder  
[records@nybats.org.uk](mailto:records@nybats.org.uk)  
[www.nybats.org.uk](http://www.nybats.org.uk)

**East Yorkshire:** Roger Curtis, Recorder  
[rogercurtis196@btinternet.com](mailto:rogercurtis196@btinternet.com)  
<https://eastyorkshirebatgroup.wordpress.com/>



Locally Designated Sites

Client: Quants

Client ref: Rawcliffe Road, Airmyn, Goole

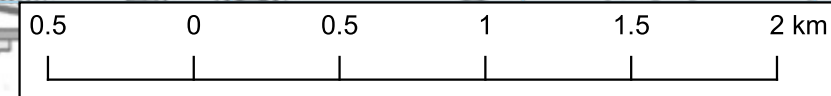
Our ref: E07924

Search area: 2000Km from 471260,424080

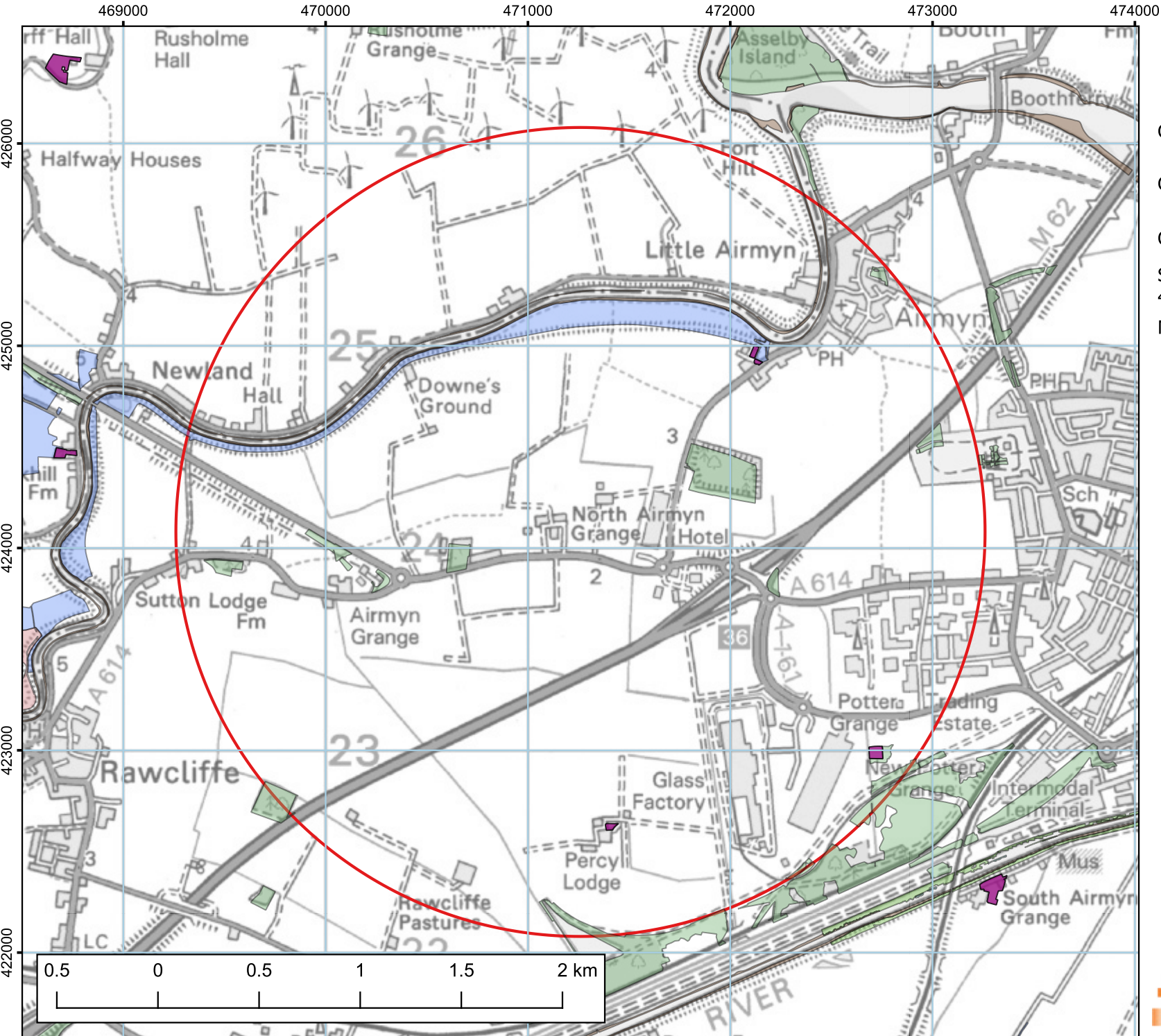
Map created on: 2024-01-05

Legend

- Local Designated Sites
- East Yorkshire LWS
- Search Area





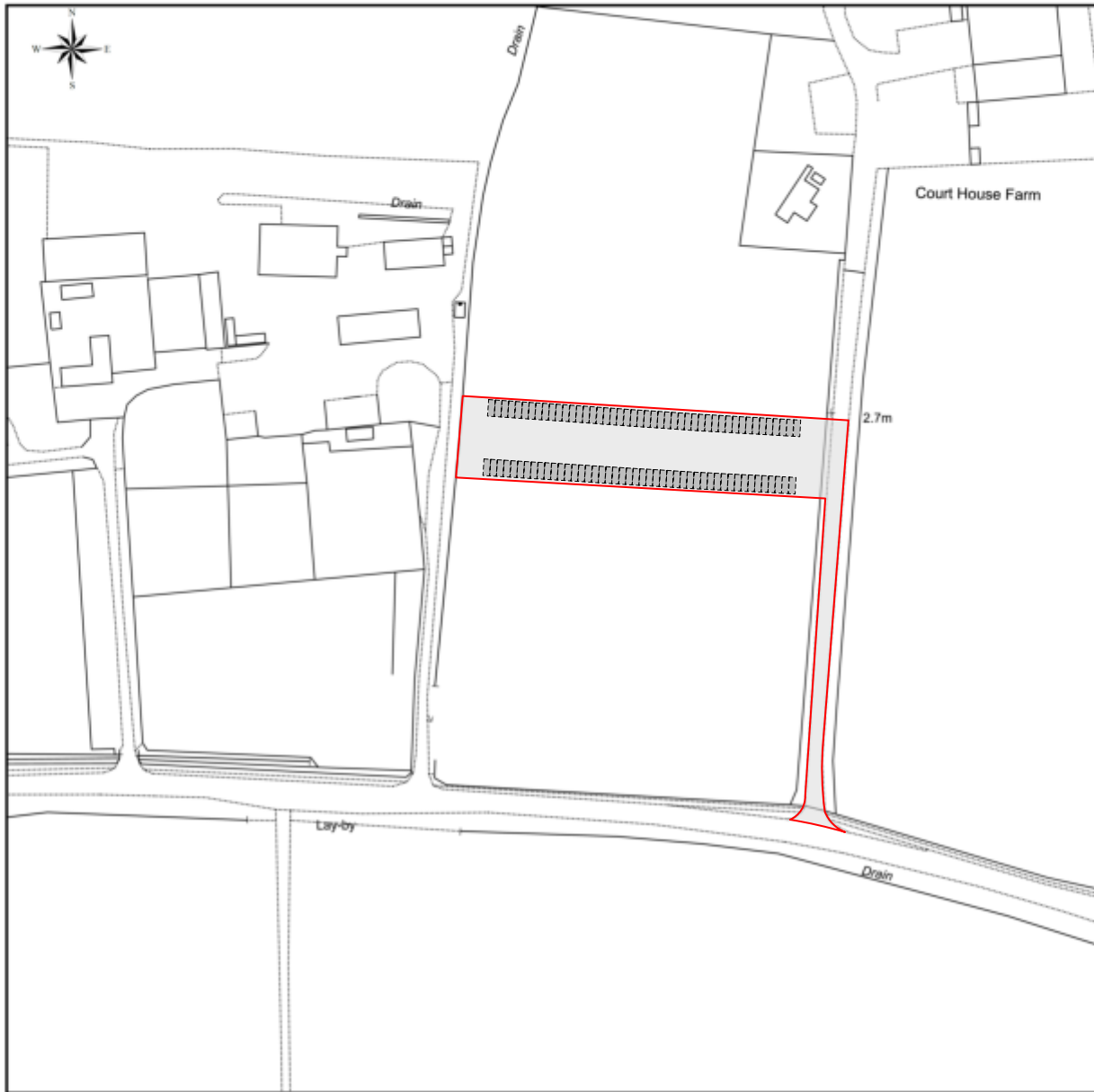


Priority Habitats

Client: Quants  
 Client ref: Rawcliffe Road, Airmyn, Goole  
 Our ref: E07924  
 Search area: 2000Km from 471260,424080  
 Map created on: 2024-01-05

- Legend**
- Habitats
- Priority Habitats
  - Coastal and floodplain grazing marsh
  - Deciduous woodland
  - Mudflats
  - Traditional orchard
  - Search Area





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Date	By	Paper	Scale	Dwg no.	Rev.
17/01/24	SD	A4	1:1250	RR001	-

Site Location Plan



**OFFICE:**  
 DPA Planning Ltd  
 4100 Park Approach  
 Leeds  
 LS15 8GB

Tel: 0113 3970 310  
 Mob: 07799 095 613

**SITE ADDRESS:**  
 Part of Plot 3  
 Delta Enterprise Park  
 Goole  
 DN14 8JZ

S.dewar@dpaplanning.co.uk



**OFFICE:**  
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**SITE ADDRESS:**  
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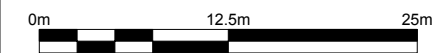
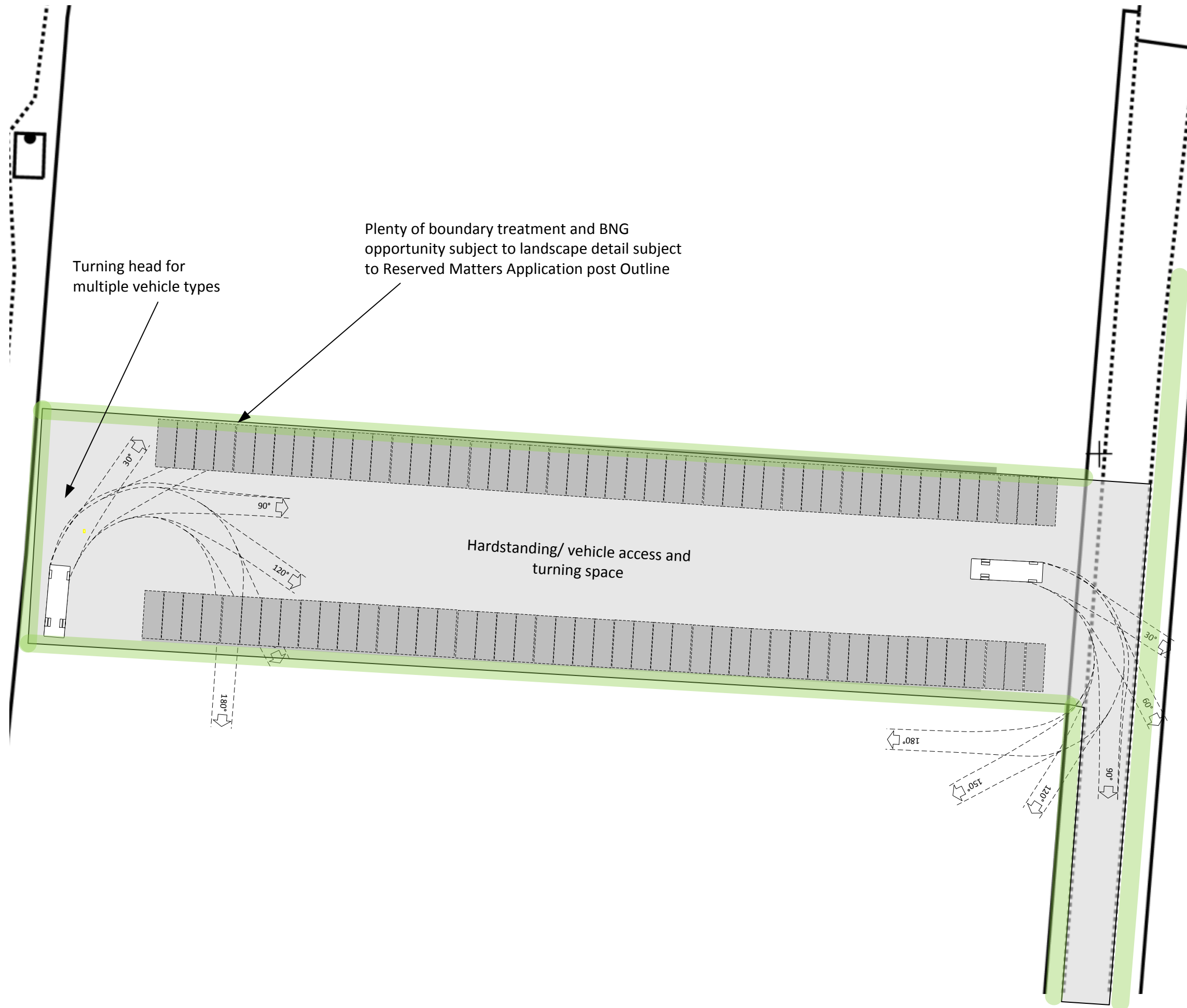
Tel: 0113 3970 310  
Mob: 07799 095 613

S.dewar@dpaplanning.co.uk

**Notes**

Site to accommodate up to 92 self-storage containers.

Each container measures 6.09m long by 2.43m wide with a flat roof height of 2.62m.



Date	By	Paper	Scale	Dwg no.	Rev
17/01/2024	MD	A3	1:500	RR002	

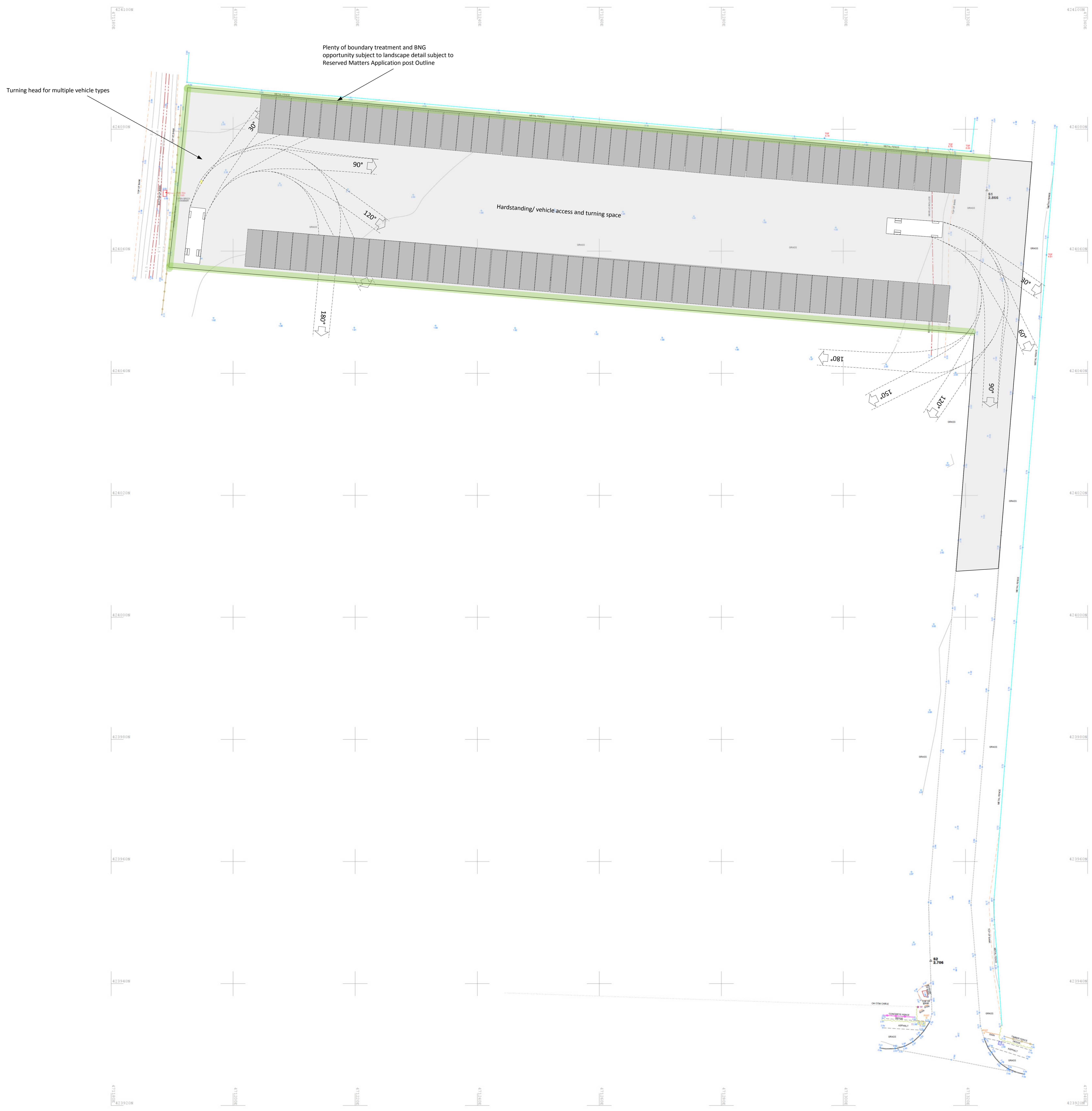
Layout Plan over OS



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**SITE ADDRESS:**  
Part of Plot 3  
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Coole  
DN14 8JZ

**Notes:**  
Site to accommodate up to 92 self-storage containers.  
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Date	By	Paper	Scale	Dwg no.	Rev
17/01/2024	SD	AD	1:250	003	

Layout Plan over TOPO