



## Scarborough West Pier

## Biodiversity Net Gain Report

<b>Planning Reference Number</b>	
<b>Site Owner</b>	<b>North Yorkshire Council</b>
<b>Principal Author</b>	<b>Chris Toohie MSc MCIEEM</b>
<b>Date of Report</b>	<b>15<sup>th</sup> February 2024</b>

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### DOCUMENT CHECKING

<b>Issue No.</b>	<b>Date.</b>	<b>Status.</b>	<b>Verified by.</b>
1	13/02/2024	Draft for internal review.	Daniel Lombard B Sc MCIEEM
2	15/02/2024	Draft for client review.	Chris Toohie MSc MCIEEM

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## 1.0 SUBMISSION DETAILS

### 1.1 Date

16<sup>th</sup> February 2024

### 1.2 Planning application reference number

### 1.3 Local planning authority (LPA)

North Yorkshire Council

### 1.4 Development site address

West Pier, Scarborough, North Yorkshire, YO11 1PD

### 1.5 Describe the development

The regeneration of the Grade II Scarborough Harbour West Pier comprising the extension and change of use of Building 1 from public toilets (sui-generis), offices (Class E(g)(i) and Artist's studios (sui-generis) to a restaurant (Class E(b)); the part change of use on the upper floor of Building 2 from office and storage (Class E(g)(i)) to Artist's studios (sui-generis) with gallery (Class E(a)); the part change of use of Building 3 from industrial/storage (Class B2) to retail (Class E(a)) and office space (Class E(g)(i)); the demolition of Building 4 (storage/warehouse) and Building 5 (bait sheds), and the erection of a new bait shed building (Building 4); the demolition of the existing retail kiosks (Building 6) fronting onto Foreshore Road; the erection of a new building (Building 7) to accommodate retail kiosks (Class E(a)), public toilets (sui generis) and a sub-station (sui-generis), an enhanced public realm; and the retention of 81 public car parking spaces which will also be used as a flexible, temporary outdoor event space.

## 2.0 DEVELOPER DETAILS

### 2.1 Applicant name

Alex Richards

### 2.2 Company name

Economic Development Regeneration and Tourism Service (EDRTS), North Yorkshire Council

### 2.3 Address

Town Hall, St. Nicholas Street, Scarborough, North Yorkshire, YO11 2HG

### 2.4 Email address

[REDACTED]

### 2.5 Telephone number

[REDACTED]

### 2.6 DECLARATION

By signing this declaration, you confirm that the information you give is complete and correct. Any opinions are your genuine opinions.

### 2.7 Signature

[REDACTED]

### 2.8 Date

15<sup>th</sup> February 2024

**3.0 RESPONSIBLE PERSONS DETAILS**

**3.1 Name**

Chris Toohie M Sc. MCIEEM

**3.2 Company name**

Wold Ecology Ltd

**3.3 Address**

c/o 2 Redwood Gardens, Driffield, East Yorkshire. YO25 6XA

**3.4 Email address**

[REDACTED]

**3.5 Telephone number**

[REDACTED]

**3.6 DECLARATION**

By signing this declaration, you confirm that the information you give is complete and correct. Any opinions are your genuine opinions.

**3.7 Signature**

[REDACTED]

**3.8 Date**

15<sup>th</sup> February 2024

## 4.0 BIODIVERSITY NET GAIN STRATEGY

4.1 Is the relevant date for the pre-development biodiversity value the same date as the planning application?

- Yes  
 No

4.2 If no, what earlier date did you agree with the LPA?

N/ A

4.3 How have you met 'what counts towards your BNG'?

The site comprises developed land, sealed surface, there is no condition assessment for this habitat and compensation is not required. Existing sealed surfaces including tarmac and buildings are assigned a zero score in the statutory biodiversity metric, consequently these surfaces are effectively exempt from the 10% net gain requirement.

4.4 How will you avoid or minimise impacts to habitats?

No irreplaceable habitat on site.

4.5 Did you use your local nature recovery strategy to inform the strategic significance of habitats?

- Yes  
 No

4.6 How will you achieve the target net gain percentage?

- Not applicable  
 On-site  
 Off-site  
 Both

4.7 Are any of your on-site enhancements considered 'significant'?

- Yes  
 No

4.8 If yes, tell us about the significant on-site enhancements

N/ A

4.9 If no, how many off-site biodiversity units do you need to meet 10% net gain?

N/ A

4.10 Explain why you're using off-site biodiversity units

N/ A

4.11 Explain why you're planning to use statutory biodiversity credits

N/ A

4.12 Do you have a habitat management and monitoring plan?

Yes

No

4.13 Have you used the statutory biodiversity metric tool?

Yes

No

4.14 Biodiversity metric calculation

Scarborough West Pier Metric 4.0 Calculation Tool

4.15 Condition assessments

There are no condition assessments for developed land, sealed surface (buildings and hard standing).

4.16 Pre-development habitat survey report and map

West Pier Preliminary Ecological Appraisal 2023.

4.17 Post-development habitat map or landscape plan

N/ A

4.18 Have you included an approved habitat degradation in the baseline?

Yes

No

Consenting body -N/A

Reference number - N/A

**5.0 IRREPLACEABLE HABITATS**

5.1 Does the development impact any irreplaceable habitats?

Yes

No

5.2 Have you submitted an approved compensation plan?

Yes

No

**6.0 ON-SITE HABITAT ENHANCEMENTS**

6.1 Survey date

2<sup>nd</sup> February 2023

6.2 Survey constraints

There are no survey constraints.

6.3 Total pre-development biodiversity value

Number of area habitat biodiversity units

0

The site comprises developed land, sealed surface, there is no condition assessment for this habitat and compensation is not required. Existing sealed surfaces including tarmac and buildings are assigned a zero score in the statutory biodiversity metric, consequently these surfaces are effectively exempt from the 10% net gain requirement.

Number of hedgerow biodiversity units

N/ A

Number of watercourse biodiversity units

N/ A

6.4 Total post-development biodiversity value

Number of area habitat biodiversity units

0

Number of hedgerow biodiversity units

N/ A

Number of watercourse biodiversity units

N/ A



**6.5 Total net change in biodiversity units**

Area habitat biodiversity units

0

Area habitat biodiversity units % change

Zero baseline units, % cannot be calculated.

Hedgerow biodiversity units

N/ A

Hedgerow biodiversity units % change

N/ A

Watercourse biodiversity units

N/ A

Watercourse biodiversity units % change

N/ A

**6.6 Will you register and allocate any biodiversity units from your site to other developments?**

If yes or provisionally, give details.

Yes

No

**6.7 Give details**

Tell us about the amount of biodiversity units and the development location (250 words).

N/ A

**7.0 OFF-SITE HABITAT ENHANCEMENTS**

7.1 Tell us about the off-site habitat enhancements

N/ A

7.2 Biodiversity gain site register reference number

N/ A

7.3 How have you secured the off-site habitat enhancements?

N/ A

7.4 Total pre-development biodiversity value

Number of area habitat biodiversity units

N/ A

Number of hedgerow biodiversity units

N/ A

Number of watercourse biodiversity units

N/ A

7.5 Total post-development biodiversity value

Number of area habitat biodiversity units

N/ A

Number of hedgerow biodiversity units

N/ A

Number of watercourse biodiversity units

N/ A

7.6 Total net change in biodiversity units

Area habitat biodiversity units

N/ A

Area habitat biodiversity units % change

N/ A

Hedgerow biodiversity units

N/ A

Hedgerow biodiversity units % change

N/ A

Watercourse biodiversity units

N/ A

Watercourse biodiversity units % change

N/ A

## 8.0 STATUTORY BIODIVERSITY CREDITS

8.1 Do you need to use statutory biodiversity credits?

Yes

No

## 9.0 TRADING SUMMARY

9.1 Distinctiveness group

Distinctiveness Group	Trading satisfied
Very High	Yes
High	Yes
Medium	Yes
Low	Yes

## 10.0 SHARING DATA

10.1 Can we share your ecological survey data with the Local Environmental Records Centre or other bodies?

Yes

No