

Land off Hodsworth Lane, Pocklington

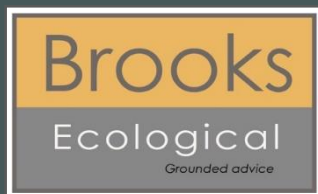


High Level Biodiversity Net Gain Assessment

Report Ref. ER-7276-02C

05/04/2024

The Broadhelm Venture



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Revision	A	Date	06/03/2024
Summary of changes	Minor changes to text		
Revision	B	Date	25/03/2024
Summary of changes	Change in red line boundary and addition of high-level post-dev habitats into assessment		
Revision	C	Date	05/04/2024
Summary of changes	Minor changes to text and condition assessment		



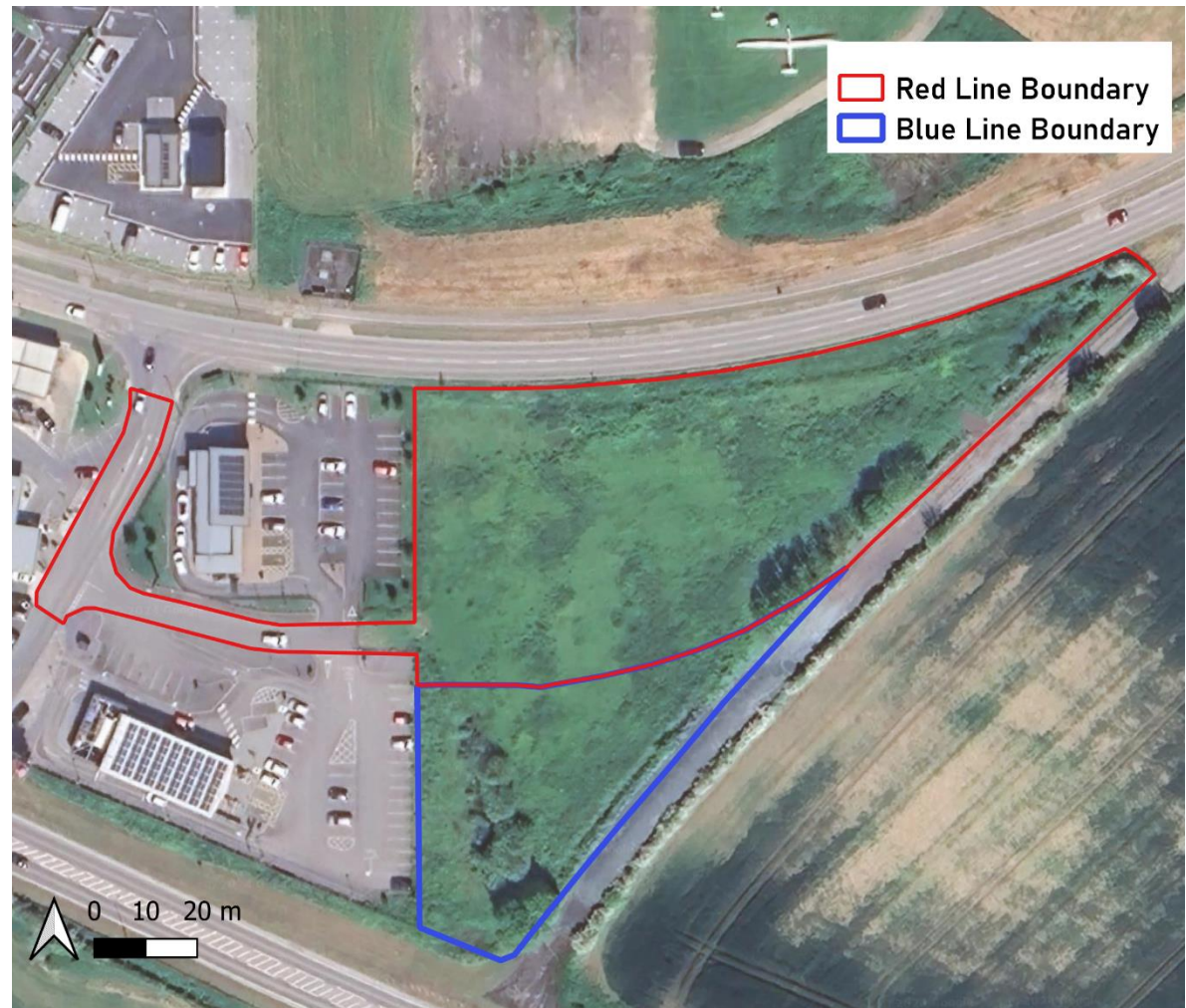
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Introduction

1. Brooks Ecological Ltd was commissioned by The Broadhelm Venture to carry out a Biodiversity Net Gain (BNG) Assessment of the proposed development Site at Land off Hodson Lane, Pocklington.
2. The assessment applies to the land within in Site Boundary (red line boundary) and additional adjacent off-site land (blue line boundary) in Figure 1 opposite.
3. The assessment is informed by a Preliminary Ecological Appraisal Survey of the Site detailed in our report ER-7276-01.
4. Biodiversity Accounting metrics are used to quantify the value of a site in Biodiversity Units, which helps in assessing the ecological impacts of the proposed development on the Site.
5. Biodiversity Units can help to inform avoidance, or on-Site mitigation levels required; or as a last resort can translate to a direct monetary value where compensation (off-Site) is required.
6. Currently the development is in the outline planning application phase, meaning no detailed landscaping is available. This is a high-level assessment using indicative layouts to advise on what could be achievable on Site, with the use of a dedicated Biodiversity Management Plan (BMP).
7. An area of land bordering to the south of the Site has been identified as potential blue line land which could be used for habitat creation to offset some of the potential loss in Biodiversity Units created from this development.

Figure 1 Extent of BNG assessment (red line boundary).



Part 1

Pre-development baseline

Habitats identified

- Habitats present on-Site and off-Site are outlined in Table 1 and 2, opposite. These are shown in relation to location and extent in Figure 2 overleaf.

Condition Assessment

- Habitat condition has been assessed as part of the Preliminary Ecological Appraisal of the Site.
- Information on condition assessments is provided in the Excel spreadsheet CA-7276-01 provided alongside this report.

Strategic Significance

- None of the habitats on-Site fall within or close to a Wildlife Habitat Network, and so all are mapped as 'area/compensation not in local strategy/ no local strategy'.

Irreplaceable habitat

- Irreplaceable habitats have not been found on-Site.

Biodiversity Metric

- Habitat types, conditions, and areas have been entered into the Statutory Biodiversity Metric Calculation Tool, alongside information on their strategic significance.
- The Statutory Biodiversity Metric Calculation Tool is provided alongside this assessment, in Excel spreadsheet BM-7276-01A, and may be useful in investigating design options for the Site.

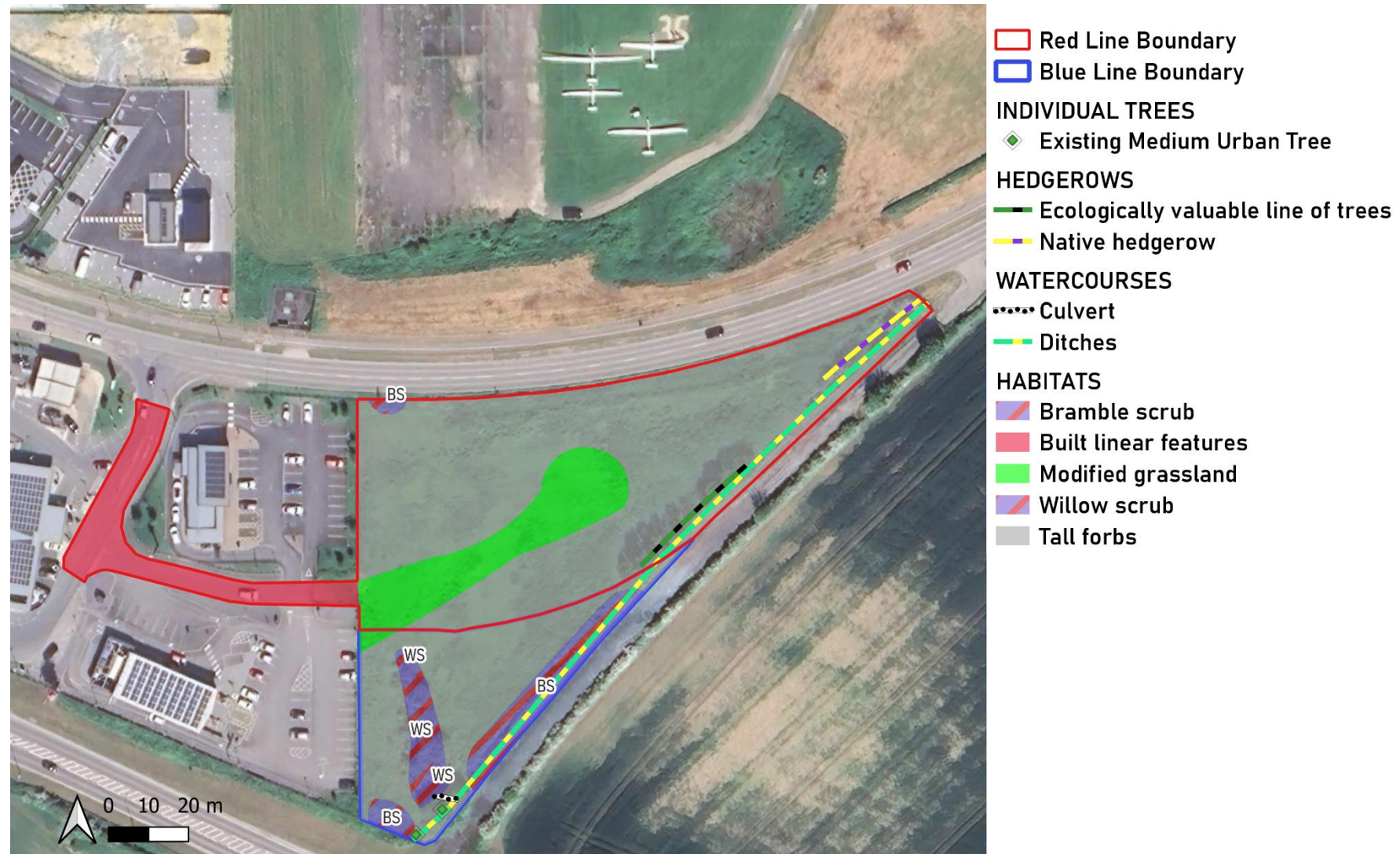
Table 1 Habitat Types within the red line boundary.

Habitat	Label ref.	Irreplaceable?	Distinctiveness	Condition	See Condition Assessment sheet
Tall forbs	-	No	Low	Moderate	22A
Modified grassland	-	No	Low	Poor	5A
Bramble Scrub	BS	No	Medium	N/A	N/A
Hedgerows					
Ecologically valuable line of trees	-	No	Medium	Moderate	16A
Native hedgerow	-	No	Low	Good	8A
Watercourses					
Ditch	-	No	Medium	Poor	4A

Table 2 Habitat Types within the blue line boundary

Habitat	Label ref.	Irreplaceable?	Distinctiveness	Condition	See Condition Assessment sheet
Tall forbs	-	No	Low	Moderate	22A
Modified grassland	-	No	Low	Poor	5A
Willow scrub	WS (120)	No	Medium	Moderate	20A
Bramble Scrub	BS	No	Medium	N/A	N/A
Individual Trees	T1	No	Medium	Moderate	9B
	T2	No		Moderate	
Watercourses					
Ditch	-	No	Medium	Poor	4A

Figure 2 The Site's habitats assigned to types used in the Biodiversity Metric. Labelled codes cross-reference to our condition assessment and description in the PEAR, which should be read in conjunction with this report.



Trading rules overview

- 15. As part of delivering a Net Gain for biodiversity, the BNG process requires that trading rules are complied with, such that loss of habitats is compensated for in a like-for-like or like-for-better fashion. This is based on habitat distinctiveness.
- 16. Once trading rules are complied with, the ‘gain’ component can come from any distinctiveness category.

Habitat score

- 17. The development Site (red-line boundary) has been assessed as having a baseline score of 2.78 Habitat Units, 0.46 Hedgerow Units and 0.33 Watercourse Units. These break down as shown in Tables 2 - 4, below.

Table 3 Habitat Units broken down by distinctiveness at this Site.

Distinctiveness	Units	Approach to compensation if lost
Very Low	0	No compensation required.
Low	2.03	Can be replaced with <u>any</u> habitat of the same distinctiveness (low) or any habitat from a higher distinctiveness (Medium, High or Very High)
Medium	1.79	<u>Can not</u> be replaced with habitats from a lower distinctiveness. Compensation needs to be like for like, or like for better. This means it can only be replaced by habitat from the same broad categories in Medium distinctiveness (in this case trees, medium distinctiveness grassland and scrub), or <u>any</u> habitat from a higher distinctiveness category (High or Very High).
High	0	Can only be replaced with the same habitat.
Very High	0	Can only be replaced with the same habitat; bespoke compensation required.
Irreplaceable	0	Bespoke compensation required, outside of BNG.

Hedgerow/ Watercourse score

- 18. Under the current high-level landscaping plans, the hedgerows and watercourse habitats are to be retained, leading to a No Net Loss and satisfaction of the trading rules. 10% Net Gain can be gained from any hedgerow/watercourse habitats.

Planning your development

Mitigation hierarchy

19. To engage with the Biodiversity Gain process, a project must be able to demonstrate that it has complied with the Mitigation Hierarchy of Avoid - Mitigate - Compensate. Its relevance to this Site is set out in Table 5 below.

Table 4 Mitigation hierarchy summary.

Level of Hierarchy	Requirement at this Site
<i>First</i> Avoid	<p>The PEA has established that there are no High or Very High distinctiveness habitats.</p> <p>Of the Medium distinctiveness habitats present, retention of the connectivity and structure provided by treelines, individual trees, ditches and hedgerows has been advised. Achieving this in a layout would engage with this part of the hierarchy, and helps avoid loss of Biodiversity Units.</p> <p>In the current high-level plans this has been achieved. These retention in habitats should be carried through into the finalised landscaping plans once available.</p>
<i>then</i> Mitigate	<p>As it would be very difficult to retain the Site's scrub, the structure and habitat it provides would be lost. This loss could be mitigated in part by designing in structured landscaping with native species and native hedge planting to new boundaries.</p>
<i>then</i> Compensate	<p>Any residual loss would need to be compensated off-Site, if it will not be possible to achieve the required net gains on Site.</p>

Part 2

Post-development value

- This section calculates the Biodiversity Unit value of the post-development Site and quantifies any gain or shortfall in Units.

Proposed habitats

- Habitats present on-Site post-development have been based on the Preliminary Proposed Site plan (Figure 4, opposite) dwg. P45 rev. B (Walker Dsp Architects, December 2023).
- The plans are currently in an illustrative state, with no specific habitats or planting schemes agreed at this stage.
- Habitats assigned are an illustrative idea of what could be reasonably achieved on Site to reach a 10% Net Gain, under the assumption a dedicated Biodiversity Management Plan would be produced and followed are shown in Figure 5 overleaf.

Condition assessment

- The condition assessment for each proposed habitat is based on what is realistic and could be achievable for the Site.
- Achieving these conditions scores will be reliant on specific, ecologically-driven management recommendations. These can be outlined in a Biodiversity Enhancement and Management Plan (BEMP) or similar.

Figure 3 Preliminary Proposed Site plan dwg. P45 rev. B (Walker Dsp Architects, December 2023).



High-level post-development habitats

On-Site Habitat Score

26. The Site has been assessed as having a post-development score of 2.64 Habitat Units, 0.46 Hedgerow Units and 0.33 Watercourse Units.
27. This score is based on our interpretation of what could be achieved under the Preliminary Proposed Site Plans, as shown in Figure 5 opposite.
28. Post-development calculations include Habitat Units gained through the creation of wildflower grassland (other neutral grassland in Moderate condition). Grassland patches isolated within the car park have been mapped in Poor condition as they are likely to be subject to trampling and littering pressure.
29. A small area has been mapped as mixed scrub in Poor condition, as this would need to be maintained at a maximum height of 1.5m due to the restrictions of the adjacent airport runway.
30. A total of 16 trees have been proposed. Ones mapped within isolated areas of grassland within the car park have been mapped as Poor condition, due to oversailing developed land, with the remaining trees mapped as Moderate condition. All trees on Site would need to be maintained at a maximum height of 1.5m due to the restrictions of the adjacent airport runway.
31. All hedgerows and watercourse habitats are assumed to be retained at this stage. No creation or enhancement of these habitats have been proposed at this stage but will be necessary to reach 10% Net Gain.

Off-Site Habitat Score

32. The assumed habitats within the blue line boundary, SuDS and other neutral grassland in Moderate condition have been calculated as providing an additional 0.45 Habitat Units.

Figure 4 Post-development habitats.



DEFRA Metric¹ (Post-development)

33. This metric sets out the predicted score for the Site following the completion of development. This is based on the Preliminary Proposed Site Plans provided by the client.

Figure 5 On-Site habitat retention.

Project Name: Land off Hodso Lane Map Reference:					Area habitat summary				
A-1 On-Site Habitat Baseline					Total Net Unit Change	0.31			
					Total Net % Change	11.09%			
					Trading Rules Satisfied	No - check trading summaries ▲			

Existing area habitats					Distinctiveness	Condition	Strategic significance		Required Action to Meet Trading Rules	Ecological baseline	Total habitat units	Area retained	Area enhanced	Baseline units retained
Ref	Broad Habitat	Habitat Type	Irreplaceable habitat	Area (hectares)	Distinctiveness	Condition	Strategic significance							
1	Grassland	Modified grassland	No	0.0939	Low	Poor	Area/compensation not in local strategy/ no local strategy		Same distinctiveness or better habitat required ≥	0.19	0	0	0.00	
2	Heathland and shrub	Bramble scrub	No	0.0028	Medium	Condition Assessment N/A	Area/compensation not in local strategy/ no local strategy		Same broad habitat or a higher distinctiveness habitat required (≥)	0.01	0	0	0.00	
3	Sparsely vegetated land	Tall forbs	No	0.4987	Low	Moderate	Area/compensation not in local strategy/ no local strategy		Same distinctiveness or better habitat required ≥	1.99	0	0	0.00	
4	Urban	Built linear features	No	0.0748	V.Low	N/A - Other	Area/compensation not in local strategy/ no local strategy		Compensation Not Required	0.00	0	0	0.00	
5	Individual trees	Rural tree	No	0.0733	Medium	Moderate	Area/compensation not in local strategy/ no local strategy		Same broad habitat or a higher distinctiveness habitat required (≥)	0.59	0.0733	0	0.59	
6														
7														
8														
9														
Total habitat area				0.74						2.78	0.07	0.00	0.59	

¹ Our report provides an estimate of the Site's value in Biodiversity Units. This is based on thorough assessment at the time of survey and using the information available at this time. In this assessment we have used the Statutory Biodiversity Metric Calculation Tool, the UK Habitats Classification, and relevant guidance. This assessment requires subjective judgments to be made in terms of habitat type and condition and could be open to other interpretations. Reliance on the Unit Score, or conversion of this into a monetary value, would be at the developer's own risk. Where conversion to monetary value is required, it is always advisable to get calculations checked independently.

Figure 6 On-Site habitat creation

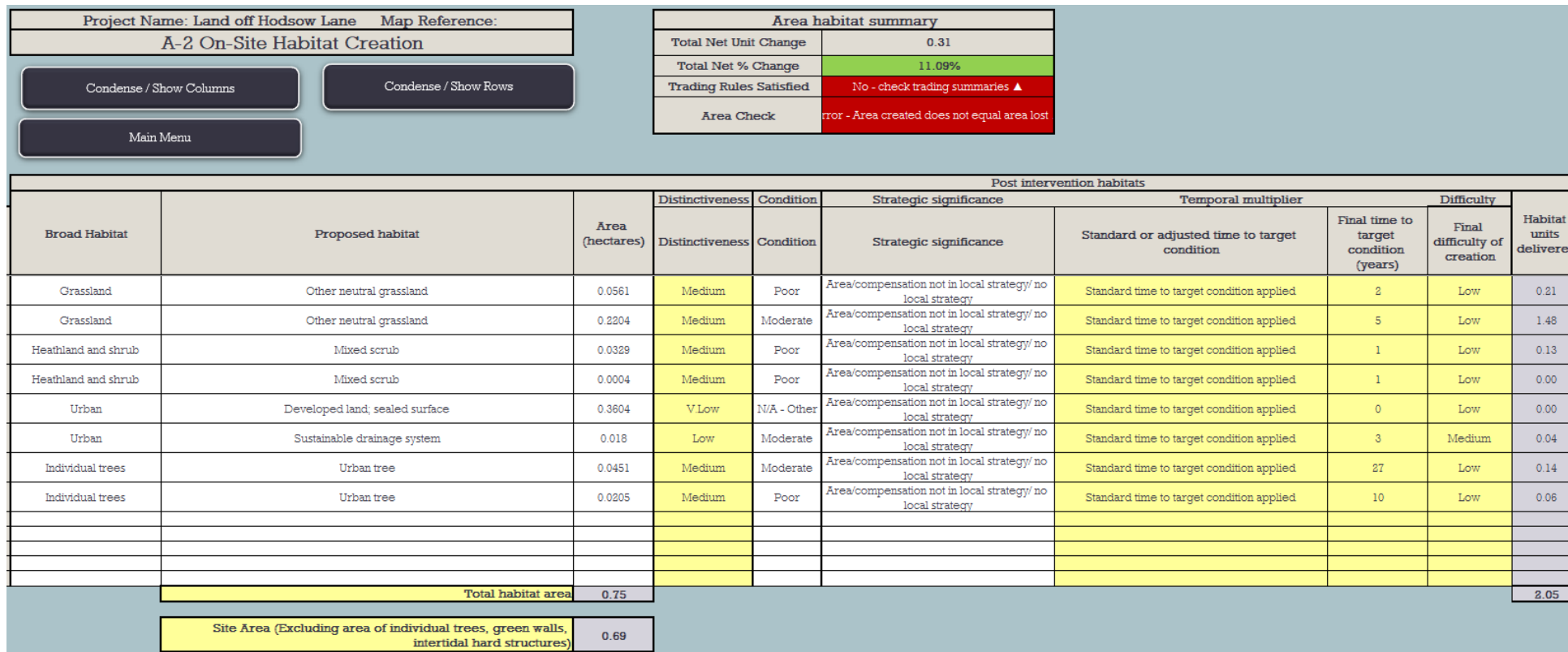


Figure 9 Off-Site habitat creation

Project Name: Land off Hodsow Lane Map			Watercourse summary			
C-1 On-Site WaterC' Baseline			Total Net Unit Change	0.00		
Condense / Show Columns			Total Net % Change	0.00%		
Condense / Show Rows			Trading Rules Satisfied	Yes ✓		
Main Menu						

Existing watercourse type			Distinctiveness	Condition	Strategic significance	Watercourse encroachment	Riparian encroachment	Required Action to Meet Trading Rules	Ecological baseline			
Ref	Watercourse type	Length (km)	Distinctiveness	Condition	Strategic significance	Extent of encroachment	Extent of encroachment for both banks		Total watercourse units	Length retained	Length enhanced	Units retained
1	Ditches	0.185	Medium	Poor	Area/compensation not in local strategy/ no local strategy	Major	Major/No Encroachment	Same habitat required =	0.32	0.185	0	0.32
2	Culvert	0.004	Low	Poor	Area/compensation not in local strategy/ no local strategy	N/A - Culvert	N/A - Culvert	Better distinctiveness habitat required	0.01	0.004	0	0.01
3												
4												
5												
6												
		0.19							0.33	0.19	0.00	0.33

Results

- 34. The Statutory Metric has been used to calculate the net unit change On-Site, which has predicted an overall net loss of 0.14 Habitat Units (-5.11%) and no change for Hedgerow and Watercourse Units.
- 35. It is predicted that the Off-Site blue line land will result in an overall gain of 0.45 Habitat Units (+48.92%), **resulting in an overall gain of 0.31 Habitat Units (+11.09%) for the development.**
- 36. A copy of the Statutory Biodiversity Metric Calculation Tool Excel spreadsheet (ref. BM-7276-01B) and Condition Assessment sheets (CA-7276-01) have been provided with this report and should be submitted digitally as part of the outline planning application.
- 37. There is a mandatory requirement for all developments to demonstrate at least a 10% net gain in each unit measurement, as well as to satisfy Trading rules. Notwithstanding Trading rules, the scheme will need to secure an additional 0.046 Hedgerow Units and 0.033 Watercourse Units.

Trading Rules

- 38. Habitat types are separated out into distinctiveness categories (Very low to Very High) which dictate what mitigation/ compensation is required for their loss. This is assessment is separate to the 'net unit change' score quoted above.
- 39. To satisfy Trading Rules for this development, a total of 0.18 Habitat Units will need to be generated through scrub habitats. This figure is higher than that stipulated in the Final Results above.

Requirements for Planning

- 40. A standard planning condition will be imposed that will require the development to demonstrate (i) a minimum 10% net gain and (ii) that Trading rules have been satisfied. To achieve this, **0.18 Habitat Units** will need to be generated within Scrub Habitats.
- 41. At this stage the planning application is for Outline planning, with no detailed landscaping available at this time. This BNG assessment is high-level and designed to show what could be capable both On-Site and using the Off-Site blue line land. Once landscaping is finalised and full planning application is being sought, the BNG assessment will need to be finalised and any Off-Site land registered with DEFRA.
- 42. A Net Gain Plan and Habitat Monitoring and Management Plan will also be required in order to discharge the planning condition that will be imposed.

Figure 10 Biodiversity Metric Summary.

FINAL RESULTS		
Total net unit change <small>(Including all on-site & off-site habitat retention, creation & enhancement)</small>	<i>Habitat units</i>	0.31
	<i>Hedgerow units</i>	0.00
	<i>Watercourse units</i>	0.00
Total net % change <small>(Including all on-site & off-site habitat retention, creation & enhancement)</small>	<i>Habitat units</i>	11.09%
	<i>Hedgerow units</i>	0.00%
	<i>Watercourse units</i>	0.00%
Trading rules satisfied?	No - Check Trading Summaries ▲	

References

Chartered Institute of Ecology and Environmental Management (CIEEM). 2019. *Advice note: on the lifespan of ecological reports and surveys*. Winchester: Chartered Institute of Ecology and Environmental Management. [Online]. Available from: <https://cieem.net/resource/advice-note-on-the-lifespan-of-ecological-reports-and-surveys/>

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Appendices

The following reports/digital documents have been provided alongside this report and should be read in conjunction with it:

- BM-7276-01B – Statutory Biodiversity Metric Calculation Tool
- CA-7276-01 – Statutory Biodiversity Metric Condition Assessments
- ER-7276-01 – Preliminary Ecological Appraisal