



FUTURESECOLOGY

Newett Homes

Land off Station Road, Skelmanthorpe

CONDITION 27: ECOLOGICAL DESIGN STRATEGY

Report Reference Number: FE81/ EDS01

January 2021

Futures Ecology Ltd

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Figure 1: Pre-development Habitat Plan

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1.0 INTRODUCTION

1.1 The following Ecological Design Strategy (EDS) has been prepared by Futures Ecology Ltd. on behalf of Newett Homes to discharge Condition 27 of the full planning permission (reference: 2019/62/90183) on land off Station Road, Skelmanthorpe planning (central grid reference: SK 40481 91006). This should be read in conjunction with:

- Planting Plan & Specification, Crestwood Environmental Ltd. CAD Ref: CE-KR-1666-DW01 Final.

1.2 Condition 27 of the planning permission states:

“Prior to the commencement of development (including ground works), details of enhancement and mitigation measures to secure a biodiversity net gain shall be submitted to and approved in writing by the Local Planning Authority. The measures shall be informed by biodiversity metric calculations. The details shall be set out in an Ecological Design Strategy or other appropriate document and shall correspond with details to be submitted pursuant to condition 26. The development shall be implemented in accordance with the approved details and all measures and features shall be retained in that manner thereafter.”

SITE LOCATION AND CONTEXT

1.3 The site is located within Skelmanthorpe to the south-east of Huddersfield, West Yorkshire. Habitats on site comprise: semi-improved grassland with patches of dense scrub, scattered trees and boundary fences.

DEVELOPMENT PROPOSALS

1.4 Full planning permission is granted (from Kirklees Council) for the erection of 14 dwellings and associated works on an area of land covering c.0.5 hectares (ha), planning reference 2019/62/90183/E.

2.0 BASELINE: ECOLOGY

2.1 A Phase 1 Habitat plan is provided upon Figure 1 of this report and Figure 2 of the Preliminary Ecological Appraisal Land off Station Road, Skelmanthorpe, May 2017, Delta Simons.

2.2 The Preliminary Ecological Appraisal Report¹ included species poor intact-hedgerows on the south western boundary of the site (see Photograph 1 below). This hedgerow however forms the boundary of the adjacent residential property and, as such, will be retained and unaffected by the development. Thus, this has not been included in the BIA.

¹ Preliminary Ecological Appraisal Land off Station Road, Skelmanthorpe, May 2017, Delta Simons



Photograph 1: View looking south west along the hedgerow which is the boundary of the residential property (taken on the 10.12.20).

- 2.3 A summary of the habitats present on site is provided in Table 1 below including UK Hab equivalent habitats for the purpose of the BIA.

Table 1: Summary of Habitats

Phase 1 Habitat Type	UK Hab (using Biodiversity Metric 2.0 Calculation Table G-9)
Poor semi-improved grassland	Grassland -Modified grassland
Scrub	Heathland and shrub – Bramble scrub

- 2.4 From the completed DEFRA Biodiversity Metric, the value of the existing site habitats within the site are 1.79 Biodiversity Habitat Units (BHU). No existing hedgerows are present on site thus the value of the Hedgerow Units is 0.

3.0 BIODIVERSITY IMPACT ASSESSMENT

- 3.1 In accordance with NPPF (2019) and Policy LP30 Biodiversity and Geodiversity of the Kirklees Local Plan² the development will “*minimise impact on biodiversity and provide*

² Kirklees Council. *Kirklees Local Plan Strategy and Policies*, Adopted 27 February 2019

net biodiversity gains through good design by incorporating biodiversity enhancements and habitat creation where opportunities exist”.

- 3.2 The proposed development will create an area of species rich neutral grassland along the northern boundary of the site along with two native species rich hedgerows on the western boundary. Scattered trees will be planted throughout with the remaining habitats forming vegetated gardens and / or ornamental shrub planting / hedgerows.
- 3.3 Post development the habitat enhancements and creation as outlined in this document with long-term management (for a minimum of 30 years) will achieve a net gain of 0.08 Hedgerow Units (please note this causes an error in the metric calculator as no hedgerows are present prior to development). However, a net gain in Habitat Units will not be achieved with the current proposed development resulting in a total net unit change of -1.27 Biodiversity Habitat Units (total net % change -70.71%).
- 3.4 Furthermore, the Habitat Trading is currently unacceptable due to the losses to dense bramble scrub and modified grassland (poor semi-improved grassland).
- 3.5 Figure 2 outlines the habitat areas post development across the site.

4.0 FURTHER ENHANCEMENTS

- 4.1 The above calculation does not account for the following additional enhancement measures that will be provided within the development as these cannot be quantified using the DEFRA BM calculator. The inclusion of the following biodiversity enhancements in addition to what has already been outlined above are considered of benefit to biodiversity.
- Installation of two 26mm nest boxes, two open fronted nest boxes and two-house sparrow nest boxes (see Figure 3 for locations).
 - Access gaps will be created within all fencing on site (gap to be 13m²) to enable access across the site for hedgehog *Erinaceus europaeus* (see Figure 3 for locations).
 - Amenity grassland lawn areas (within the gardens of the residential properties) can be seeded with a flowering lawn mix used (such as Emorsgate EL1). The species diversity and flowers will improve the value of the habitat to invertebrates.

5.0 SUMMARY

- 5.1 As the development proposals cannot deliver a net gain on-site there is a requirement to secure a net gain via an alternative mechanism. This could include a combination of the following:
- Utilising off-site land under the control of the applicant to deliver the off-site requirement. The land should ideally be located in a strategic ecologically beneficial location.

- A Biodiversity Credit is calculated based on the Biodiversity Units required for the LPA or another third-party Habitat Bank (to be approved by the LPA) to take on responsibility to deliver the Net gain for biodiversity.³

APPENDIX A: BM 2.0 CALC TOOL BETA TEST – DEC 2019 UPDATE

³ <https://www.leeds.gov.uk/planning/conservation-protection-and-heritage/achieving-net-gain-in-biodiversity-guidance-for-developers>



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Key



Broadleaved tree



Poor semi-improved grassland



Scrub - dense/continuous



Client: Newett Homes

Project: Land off Station Road, Skelmanthorpe

Title: Figure 1 - Pre-development Habitat Plan

Plan Reference: FE81_1

Project Reference: FE81

Report Reference: EDS01

Author: REH /JSE

Date: 15/1/2021

Scale: 1:400 @A3

P:\FE81 Station Rd, Skelmanthorpe\QGIS 3.4\Plans\Biodiversity Offsetting\Figure1-Pre-development Habitat Plan.qgz

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 Site Boundary

 Amenity

Gardens

Grassland

Hardstanding

 Native Hegderow

 Small Tree



Medium / Large Tree



Plan Reference:	FE81_03
Project Reference:	FE81
Report Reference:	EDS01

Author: REH /JSE
Date: 15/1/2021
Scale: 1:400 @A3

P:\FE81 Station Rd, Skelmanthorpe\QGIS 3.4\Plans\Biodiversity
Offsetting\Figure 3 - Post Development Habitats.qgz

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Key

-  Site Boundary
-  26mm Nest Box
-  Sparrow Nest Box
-  Open-fronted Nest Box
-  Hedgehog Access Gap



Client:	Newett Homes
Project:	Land off Station Road, Skelmanthorpe
Title:	Figure 3 - Bird Box and Hedgehog Access Gap Locations

Plan Reference:	FE81_3
Project Reference:	FE81
Report Reference:	EDS01

Author: REH /JSE
Date: 15/1/2021
Scale: 1:400 @A3

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boxes and hedgehogs.qgz

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