

22nd April 2024

Our Ref: 8808.04.001

Your Ref:

Peter Bonney is dealing with this matter

email: peterbonney@tep.uk.com

FAO: Wilmott Dixon Construction Ltd

SENT BY E-MAIL ONLY



**THE
ENVIRONMENT
PARTNERSHIP**

401 Faraday Street
Birchwood Park
Warrington
WA3 6GA

Tel: 01925 844004
Fax: 01925 844002
tep@tep.uk.com
www.tep.uk.com

Other Offices:

Market Harborough | Gateshead | London | Cornwall

PLANNING | DESIGN | ENVIRONMENT

West Yorkshire Fire & Rescue Service, Birkenshaw

Technical Note - Biodiversity Net Gain Evaluation

Introduction

The Environment Partnership (TEP) were initially commissioned by Willmott Dixon Construction Ltd to undertake a Biodiversity Net Gain (BNG) assessment¹ for main yard extension and refurbishment to existing buildings at West Yorkshire Fire and Rescue located in Birkenshaw, Bradford. Habitat surveys and condition assessments were also undertaken in May 2021 and 2022 to inform this assessment.

Due to changes in the final design specification and initial submitted plans, it is now proposed to submit two Section 73 (S73s) applications (to reflect these changes) and a full application (for the main enabling works) detailed as follows.

- Section 73 Application - West Yorkshire Fire & Rescue Service Headquarters
- Section 73 Application - West Yorkshire Fire & Rescue Service RTC Yard
- Full Application - West Yorkshire Fire & Rescue Service Enabling Works

Evaluation of Changes in Ecological Value

The proposals in the original Landscape Masterplan (Ref: HQC004-BBA-Z0-00-DR-L-1035) identified that there would be an overall net gain of 0.24 biodiversity units (BU) (+13.44%) within the application area, however this was increased to 0.38 BU (+21.57%) with commitment of planting 35(no) small native trees within the application area and additional land associated with WYFR area.

The majority of the net gain was attained within areas outside of the application red line boundary (RLB) but within the client's ownership.

¹ 8808.01.001 Biodiversity Net Gain Assessment – TEP 2022



INVESTORS
IN PEOPLE | Gold

Changes to the specification of the s73s will not have any direct impact or changes with regards to ecological value of the site as originally submitted, therefore no further assessment is required.

Recommendations

Given that no changes in ecological value are anticipated, it is recommended, with regards to BNG, that all three applications remain evaluated as a whole, rather than as individual applications. This would ensure that biodiversity net gain is measured on the best possible outcome on final post development and operation for the site as a whole based on an appraisal of the scheme against the ten good practice principles for BNG set out below.

- The application was discussed with Kirklees Council through the pre-application discussions. Specific requirement of 10% net gain was discussed although a no net loss was agreed.
- Net gains of up to 21.57% have been achieved, in line with the pre-application expressed by Kirklees Council.
- A Landscape Maintenance and Management Plan (LMMP) will be implemented and maintained in accordance with approved landscaping details. The proposal includes for early adoption of the LMMP to ensure new habitats are created at the earliest possible date. Trees will be replaced at a 1: 1.75 ratio.
- The LMMP will set out a long-term vision and commitment to site management. This will be drawn up in consultation with stakeholders.
- Evidence was collated on all relevant species and habitat groups within the optimal survey period. Historic records were collected from the local records centre. Losses of amenity grassland and modified grassland will be compensated by provision of species-rich grassland.
- There are no existing obligations with respect to nature conservation. Commitment to deliver a specific target of 10% exceed existing obligations.
- Wilmott Dixon Construction is committed to deliver 10% net gain at the Site.

I trust that these proposals meet with your approval. If you have any questions or queries regarding this technical note, please do not hesitate to contact me.

Yours sincerely,



Peter Bonney
Principal Ecologist
TEP