

# Land at Yew Tree Road, Birchencliffe

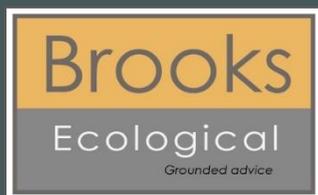


## Biodiversity Gain Assessment

Report Ref. ER-8352-03A

20/03/2025

North Park Homes Ltd.



<b>Report reference</b>	<b>ER-5871-03A - Biodiversity Gain Assessment</b>
<b>Author</b>	Christopher Shaw BSc (Hons) MCIEEM Principal Ecologist
<b>Technical Review</b>	Sam Kitching BSc (Hons) MCIEEM Principal Ecologist
<b>QA</b>	Joanna Bertwistle BSc (Hons) ACIEEM Ecologist
<b>Authorised</b>	Sam Kitching BSc (Hons) MCIEEM Principal Ecologist
<b>Date</b>	Revision A - 20/03/2025
<b>Report duration</b>	In accordance with CIEEM (2019), unless otherwise stated the findings of this report remain valid for a period of 18 months. After this period advice should be sought on the scope of any updating work required.



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Unit A, 1 Station Road, Guiseley, Leeds, LS20 8BX  
 Phone: 01943 884451  
 01943 879129  
[www.brooks-ecological.co.uk](http://www.brooks-ecological.co.uk)  
 Registered in England Number 5351418

## Introduction

1. Brooks Ecological Ltd was commissioned by North Park Homes Ltd. to carry out a Biodiversity Net Gain (BNG) Assessment of the proposed development Site at Land at Yew Tree Road, Birchencliffe. The assessment applies to the parcel of land shown in Figure 1 opposite.
2. The assessment is informed by a Preliminary Ecological Appraisal carried out by Brooks Ecological in February 2023 (ref. ER-5871-02).
3. To conform with Natural England's Biodiversity Metric 3.1, habitats have been mapped in accordance with the UK Habitats Classification. Although a new version of the DEFRA metric has since been released (V4.0) this project proceeds under the metric version in which it was started, as per DEFRA guidance.
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.

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



## Pre-development baseline

### Habitats identified

6. The Site supports the following habitats:
  - Vacant / derelict land / bare ground
  - Other woodland; broadleaved
  - Urban trees
7. Each habitat is mapped in Figure 2 opposite.

### Condition assessment

8. The condition assessment for each habitat is based on the available criteria set out in the DEFRA (2022) Biodiversity Metric 3.1 Technical Supplement.

### Habitat score

9. The Site has been assessed as having a baseline score of 5.50 Habitat Units.

Figure 2 Pre-development habitats



# DEFRA Metric<sup>1</sup> (Baseline)

10. This metric sets out the baseline for the Site. Proposals should seek to achieve at least a 'no net loss' situation through **avoiding** areas of higher value, **mitigating** any loss on-Site through retention and enhancement, or habitat creation. The Local Planning Authority may require you to **compensate** any residual loss elsewhere, either through direct works or an off-setting contribution.

Yew Tree Lane								
A-1 Site Habitat Baseline								
Condense / Show Columns			Condense / Show Rows					
Main Menu			Instructions					
Habitats and areas				Distinctiveness	Condition	Strategic significance	Suggested action to address habitat losses	Ecological baseline
Ref	Broad Habitat	Habitat Type	Area (hectares)	Distinctiveness	Condition	Strategic significance		Total habitat units
1	Urban	Vacant/derelict land/ bareground	0.517	Low	Poor	Area/compensation not in local strategy/ no local strategy	Same distinctiveness or better habitat required ≥	1.03
2	Woodland and forest	Other woodland, broadleaved	0.0401	Medium	Poor	Area/compensation not in local strategy/ no local strategy	Same broad habitat or a higher distinctiveness habitat required (≥)	0.16
3	Urban	Urban Tree	0.4888	Medium	Moderate	Location ecologically desirable but not in local strategy	Same broad habitat or a higher distinctiveness habitat required (≥)	4.30
4								
5								
6								
7								
<b>Total habitat area</b>			<b>1.05</b>					<b>5.50</b>

<sup>1</sup> 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 latest version of DEFRA's Biodiversity Metric 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.

## Post-development Score

### Proposed habitats

11. Habitats present on-Site post-development have been based on the Landscape Masterplan produced by Brooks Ecological, Drawing No DR-5871-03 PO3 Rev B (March, 2025).
12. Planting types specified in the Landscape Proposal have been assigned a UK Habitat Classification description that best fits the target habitat.
13. Habitats assigned are shown in Figure 4 overleaf.

### Condition assessment

14. The condition assessment for each proposed habitat is based on what is realistic and achievable for the Site, based on the Landscape Masterplan.

**Figure 3** Landscape Masterplan Brooks Ecological, Drawing No DR-5871-03 PO3 Rev B (March, 2025)



## Post-development habitats

### Habitat Score

15. The Site has been assessed as having a post-development score of 5.01 Habitat Units and 0.56 Hedgerow Units.
16. This score is based on our interpretation of the Landscape Masterplan, as shown in Figure 4 opposite.
17. Roads have been mapped as Built Linear Features, whilst houses, driveways and parking bays have been mapped as Developed Land; Sealed Surface. These generate 0 Habitat Units. Private gardens (front and rear) have been mapped as Vegetated Garden. These are pre-set to low distinctiveness and poor condition due to the client having no control over management once units are sold.
18. Areas of public open space are mapped as either other neutral grassland in moderate condition (wildflower meadow) or Introduced shrubs (ornamental planting). Most existing trees will be retained, and 13 new trees will be planted within gardens and POS.

Figure 4 Post-development habitats.





## Biodiversity Gain Assessment

20. This exercise identifies an overall Net loss of 0.49 Habitat Units (-8.87%), and a net gain of 0.56 Hedgerow Units (+100%).
21. Calculations for the change in Habitat Units have been based on the entire Site being cleared of existing vegetation (excluding the trees) and land reprofiled, which results in the loss of 1.19 Habitat Units present pre-development.
22. The woodland is shown as lost, as the ground layer and understorey will be cleared and converted to gardens. The trees will remain in place, and thus have been mapped post development as Urban Trees.
23. Post-development calculations include Habitat Units gained through the creation of private gardens and planting within Public Open Space (POS), which includes wildflower grassland, ornamental shrubs, tree and hedgerow planting.
24. To achieve a 10% net gain, 1.04 Habitat Units will need to be secured through offsetting.
25. A considerable net gain in Hedgerow Units is achieved by planting circa. 180m of new native hedgerow around the Site's boundaries.
26. The client has been provided with a copy of the Biodiversity Metric 3.1 Calculation Tool Excel spreadsheet (ref. BM-5871-03). This can be made available for review if required.

### Trading rules

27. The proposals do not satisfy trading rules. To satisfy trading rules, at least 0.16 of the required 1.04 Habitat Units will need to be generated through the creation of Medium (or higher) distinctiveness Trees or Woodland habitat.

**Figure 5** Defra Metric 3.1 Headline Summary

On-site baseline	Habitat units	5.50
	Hedgerow units	0.00
	River units	0.00
On-site post-intervention <small>(including habitat retention, creation &amp; enhancement)</small>	Habitat units	5.01
	Hedgerow units	0.56
	River units	0.00
On-site net % change <small>(including habitat retention, creation &amp; enhancement)</small>	Habitat units	-8.87%
	Hedgerow units	0.00%
	River units	0.00%
Off-site baseline	Habitat units	0.00
	Hedgerow units	0.00
	River units	0.00
Off-site post-intervention <small>(including habitat retention, creation &amp; enhancement)</small>	Habitat units	0.00
	Hedgerow units	0.00
	River units	0.00
Total net unit change <small>(including all on-site &amp; off-site habitat retention, creation &amp; enhancement)</small>	Habitat units	-0.49
	Hedgerow units	0.56
	River units	0.00
Total on-site net % change plus off-site surplus <small>(including all on-site &amp; off-site habitat retention, creation &amp; enhancement)</small>	Habitat units	-8.87%
	Hedgerow units	100.00%
	River units	0.00%
Trading rules Satisfied?	No - Check Trading Summary ▲	

## References

CIEEM (2019) Advice Note - On the Lifespan of Ecological Reports and Surveys

DEFRA (2022) Biodiversity Metric 3.1 - Auditing and accounting for biodiversity calculation tool (macro enabled)

DEFRA (2022) Biodiversity Metric 3.1 - Technical Supplement

DEFRA (2022) Biodiversity Metric 3.1 - User Guide