

Land at Yew Tree Road & Burn Road, Birchencliffe

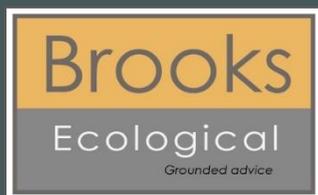


Biodiversity Net Gain Assessment

Report Ref. ER-5871-04A

20/03/2025

North Park Homes Ltd.



Report reference	ER-5871-04 - Biodiversity Net Gain Assessment
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Date	Revision A - 20/03/2025
Report duration	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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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 & Burn 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. While a more recent version of the Metric (4.0) has since been released, this assessment proceeds in the version under which the baseline was taken, as per DEFRA (2023) 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 BNG assessment (red line boundary).



Pre-development baseline

Habitats identified

6. The Site supports the following habitats:
 - Other neutral grassland
 - Mixed scrub
 - 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 4.71 Habitat Units.

Figure 2 Pre-development habitats.



DEFRA Metric¹ (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.

Land at Yew Tree Rd & Burn Rd										
A-1 Site Habitat Baseline										
Condense / Show Columns			Condense / Show Rows			Workbook last modified: 1h ago				
Main Menu			Instructions							
Habitats and areas				Distinctiveness	Condition	Strategic significance	Suggested action to address habitat losses	Ecological baseline	Ret	
Ref	Broad Habitat	Habitat Type	Area (hectares)	Distinctiveness	Condition	Strategic significance		Total habitat units	Area retained	Area enhanced
1	Grassland	Other neutral grassland	0.3907	Medium	Poor	Area/compensation not in local strategy/ no local strategy	Same broad habitat or a higher distinctiveness habitat required (2)	1.56	0	0
2	Heathland and shrub	Mixed scrub	0.0098	Medium	Moderate	Area/compensation not in local strategy/ no local strategy	Same broad habitat or a higher distinctiveness habitat required (2)	0.08	0	0
3	Urban	Urban Tree	0.3839	Medium	Moderate	Area/compensation not in local strategy/ no local strategy	Same broad habitat or a higher distinctiveness habitat required (2)	3.07	0.2342	0
4										
5										
6										
7										
Total habitat area			0.78					4.71	0.23	0.00

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 relevant 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

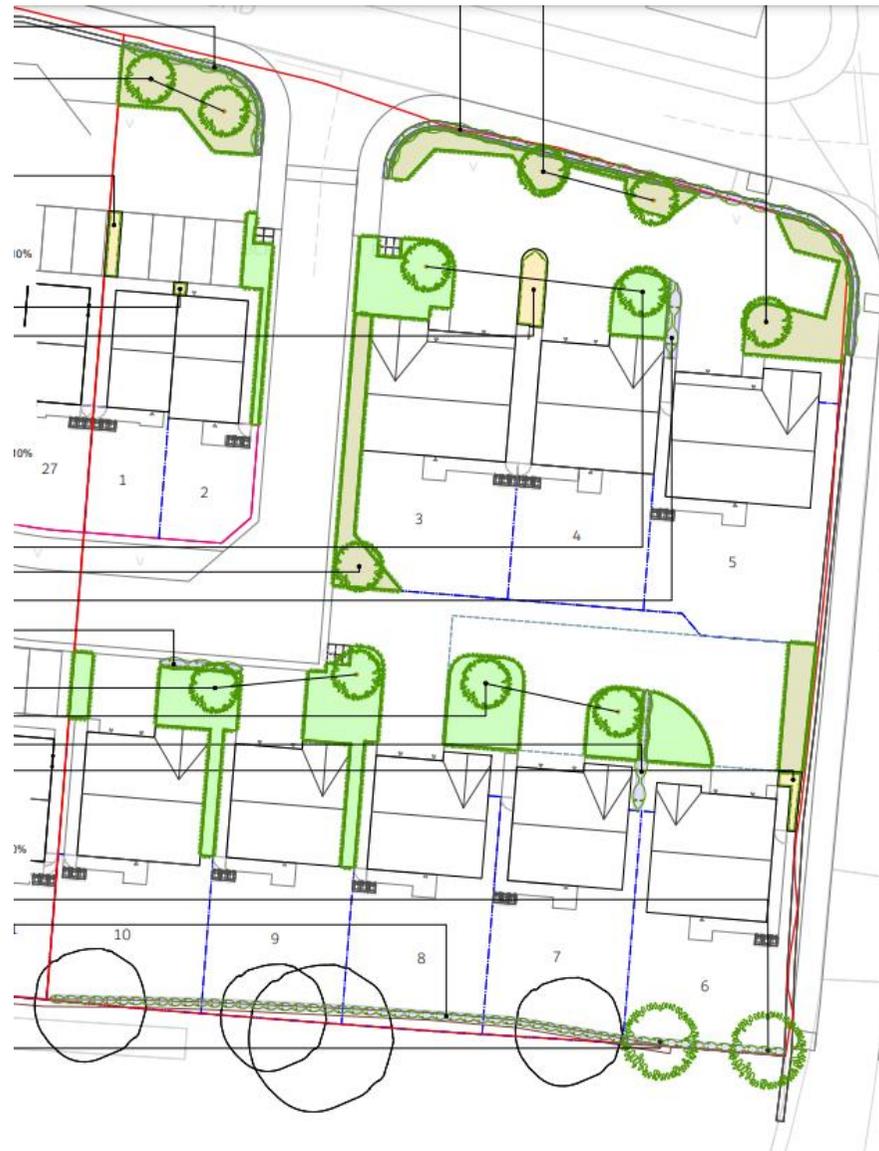
Proposed habitats

11. Habitats present on-Site post-development have been based on the Landscape Masterplan (Figure 3, opposite) drawing no. DR-5871-01 rev. PO5 Rev B (Brooks Ecological, October 2023)
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 drawing no. DR-5871-01 rev. PO5 Rev B (October 2023).



Post-development habitats

Habitat Score

15. The Site has been assessed as having a post-development score of 2.44 Habitat Units and 0.06 Hedgerow Units.
16. This score is based on our interpretation of the Landscape Masterplan, as shown in Figure 4 opposite.
17. To facilitate the Site's development, all existing vegetation, excluding some of the boundary trees, will be lost.
18. The main access roads have been mapped as built linear feature, whilst the driveways, parking and housing has been mapped as developed land; sealed surface; all of which generate no Habitat Units.
19. Private gardens (front and rear) are mapped as vegetated gardens, whilst areas of public land is mapped as other neutral grassland (wildflower grass) in Moderate condition.

Figure 4 Post-development habitats.



Biodiversity Gain Assessment

21. This exercise identifies an overall Net Loss of 2.27 Habitat Units (-48.19%), and a net gain of 0.06 Hedgerow Units (+100%).
22. Calculations for the change in Habitat Units have been based on the entire Site being cleared of existing vegetation (excluding 6 boundary trees) and land reprofiled, which results in the loss of 2.27 Habitat Units present pre-development.
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 and tree planting.
24. A net gain in Hedgerow Units is achieved by planting circa. 57m of new native hedgerow within private gardens, which results in a 100% net gain in Hedgerow Units, due to the absence of hedgerows pre-development. While native hedges are specified, their position in private gardens means they are assessed under the metric as the lower value "ornamental non native" habitat type reflecting the potential lack of suitable management once under private ownership.
25. To achieve a 10% net gain, an additional 2.74 Habitat Units will need to be secured through Biodiversity Offsetting.

Trading Rules
26. Current proposals do not satisfy trading rules. Should the LPA request that trading rules be satisfied, a minimum number of Habitat Units will need to be secured in following broad habitat classes:
 - 1.44 Habitat Units of Medium distinctiveness grassland
 - 0.08 Habitat Units of Medium distinctiveness scrub
 - 1.01 Habitat Units of Urban Tree planting.
27. The client has been provided with a copy of the Biodiversity Metric 3.1 Calculation Tool Excel spreadsheet (ref. BM-5871-04). This can be made available for review if required.

Figure 5 Habitat Summary.

On-site baseline	Habitat units	4.71
	Hedgerow units	0.00
	River units	0.00
On-site post-intervention <small>(Including habitat retention, creation & enhancement)</small>	Habitat units	2.44
	Hedgerow units	0.06
	River units	0.00
On-site net % change <small>(Including habitat retention, creation & enhancement)</small>	Habitat units	-48.19%
	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 & enhancement)</small>	Habitat units	0.00
	Hedgerow units	0.00
	River units	0.00
Total net unit change <small>(including all on-site & off-site habitat retention, creation & enhancement)</small>	Habitat units	-2.27
	Hedgerow units	0.06
	River units	0.00
Total on-site net % change plus off-site surplus <small>(including all on-site & off-site habitat retention, creation & enhancement)</small>	Habitat units	-48.19%
	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