BIODIVERSE
CONSULTING

DRAFT

ULDALE VIEW

BIODIVERSITY NET GAIN ASSESSMENT

FOR: GLEESON

REF: BIOC22-172 | V1.0

CLIENT	PROJECT	
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DOCUMENT CONTROL

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V1.0	03/11/23	Initial to client	N/A	CC	LHF	CG

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EXECUTIVE SUMMARY

Biodiverse Consulting Ltd was commissioned to undertake a Biodiversity Net Gain (BNG) Assessment of land at Uldale View, Egremont. The site is proposed to be developed into residential properties and associated infrastructure.

This document reports the results of the Biodiversity Net Gain (BNG) Assessment of the proposed development with local and national legal and policy context. The below presents a summary of the survey and assessment findings.

This document is a draft for review by client.

BIODIVERSITY NET GAIN ASSESSMENT FOR ULDALE VIEW	
Existing Baseline Habitats	The following habitats are found on site: • 0.02ha of Artificial, Unvegetated, Unsealed Surface • 7.32ha of Temporary Grass and Cover Leys • 0.16ha of Modified Grassland in poor condition • 0.09ha of Modified Grassland in moderate condition • 0.23ha of Other Woodland Broadleaved in poor condition • Two small sized Urban Trees in moderate condition • 0.34km of Native Hedgerow in good condition. • 0.42km of Native Hedgerow in moderate condition. • 0.14km of Native Hedgerow in poor condition. • 0.09km of Ditch in poor condition
Habitats Retained	The following habitats will be retained on site: • 0.02ha of Modified Grassland in poor condition • 0.22ha of Other Woodland Broadleaved in poor condition • Two small sized Urban Trees in moderate condition • 0.31km of Native Hedgerow in good condition • 0.34km of Native Hedgerow in moderate condition • 0.14km of Native Hedgerow in poor condition • 0.09km of Ditch in poor condition, whilst the ditch is retained, some encroachment on the riparian zone will take place as a result of the development.
Habitats Created	The following habitats will be created within the current development proposals: • 0.08ha of Other Woodland Broadleaved in poor condition • 1.05ha of Other Neutral Grassland in moderate condition • 0.77ha of Modified Grassland in poor condition

BIODIVERSITY NET GAIN ASSESSMENT FOR ULDALE VIEW	
	• 0.15ha of Sustainable Drainage System in moderate condition • 2.5ha of Vegetated Garden • 3.03ha of Developed Land; Sealed Surface • 89 small and 50 medium sized Urban Trees in moderate condition • 0.19km of Native Hedgerow in good condition • 0.09km of Native Hedgerow in moderate condition • 0.39km of Native Hedgerow in poor condition • 0.02km of Ditch in poor condition
Biodiversity Net Gain Assessment	• Total net change of +5.39 equating to a 32.80% net gain in BU • Total net change of +1.49 equating to a +32.43% net gain in HU • Total net change of 0.05 equating to a +13.72% net gain in RU • Trading rules are currently satisfied

CONTENTS

1 INTRODUCTION

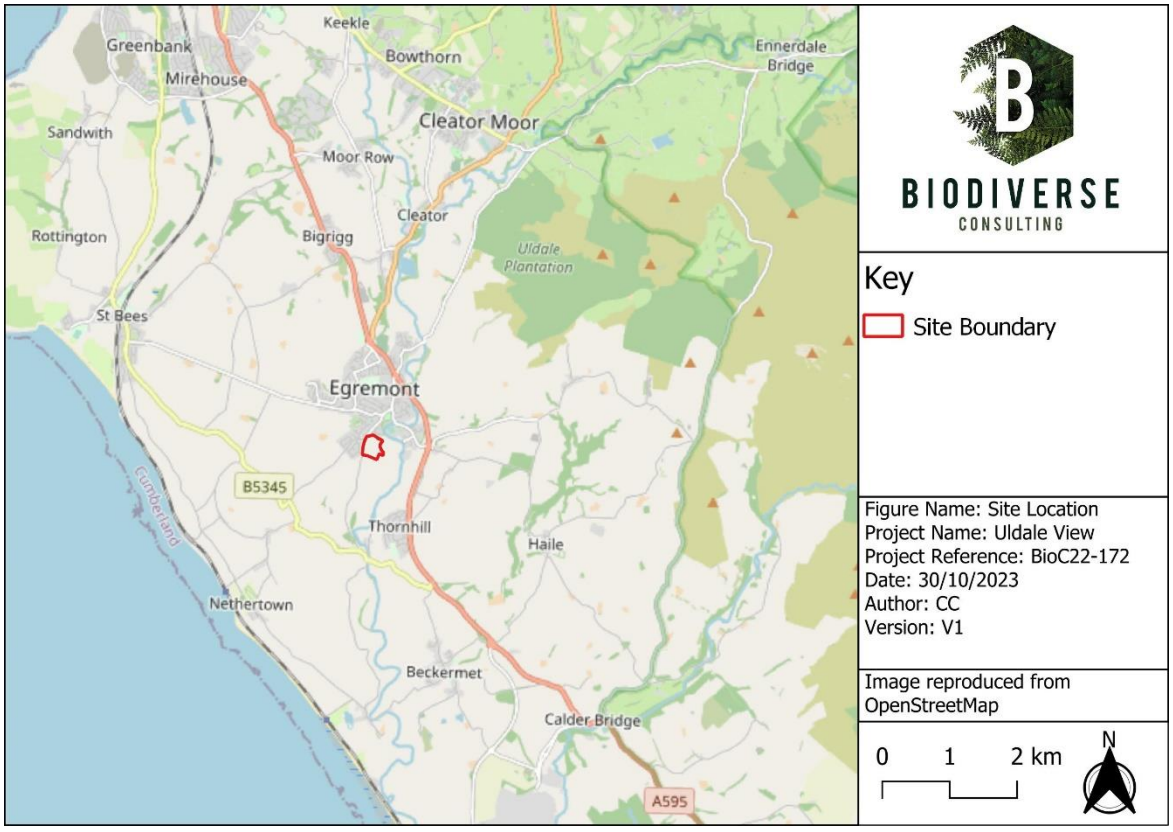
1.1 CONTEXT

This report forms the biodiversity net gain assessment which builds upon previous findings from the Ecological Impact Assessment. This report should not be referenced for detailed protected/priority species and habitat survey assessment. This report does not replace the recommendations made in earlier reports with regard to biodiversity enhancements and protected species avoidance and mitigation but seeks to complement its findings.

1.2 SITE LOCATION & DESCRIPTION

The site is located at Uldale View, Egremont at an approximate central grid reference of NY 00750 10061 as illustrated in Figure 1. The approximately 7.82ha site currently consists of arable fields bounded by hedgerows with a small patch of woodland to the northeast.

FIGURE 1: SITE LOCATION



1.3 DEVELOPMENT PROPOSALS

It is proposed to develop the site into residential properties and associated infrastructure based on current plans at the date of the production of this report. Current site landscaping proposals are provided within Drawing Number: WW/L01 (Appendix C).

1.4 REPORT OBJECTIVES

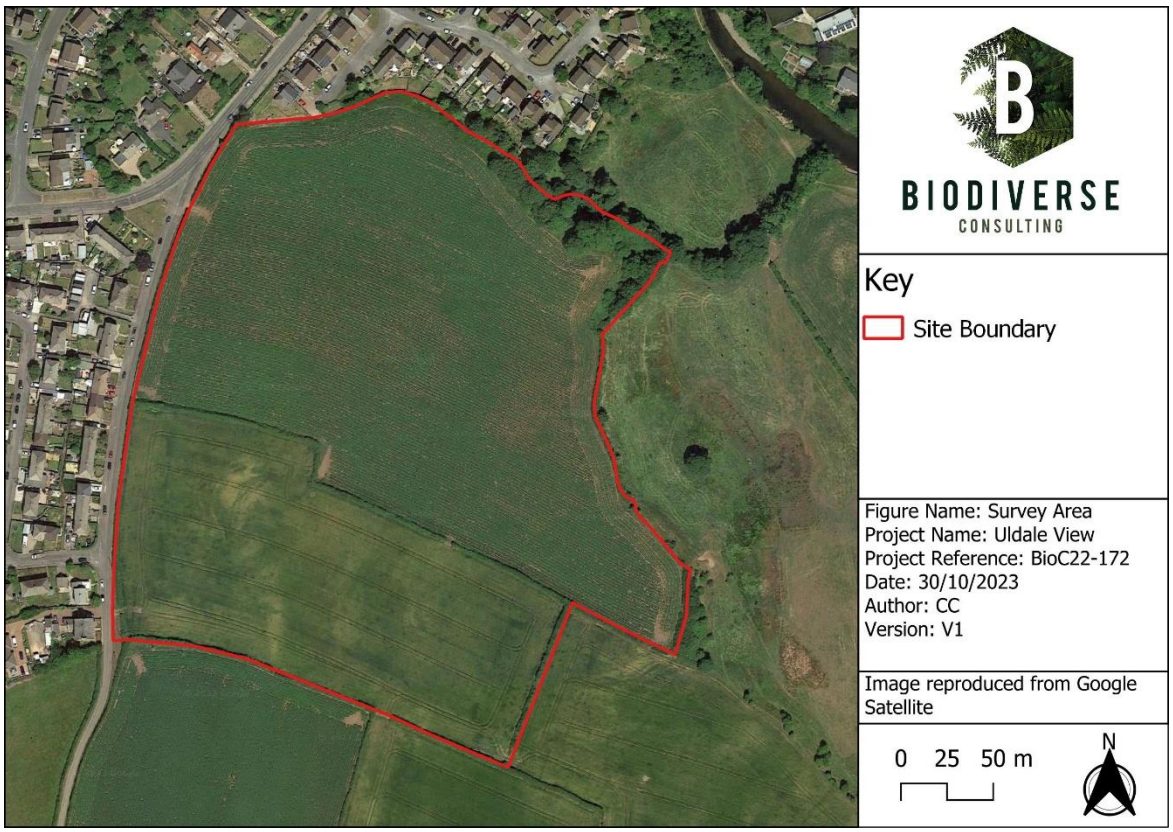
- To identify and assess the condition of habitats on site and their strategic importance.
- To quantify habitats into their corresponding biodiversity units and assess the impact of current development plans on biodiversity.
- To assess on- and off-site habitat creation or enhancement opportunities, if required.
- To describe monitoring and management methods, if required.

2 METHODOLOGY

2.1 STUDY SCOPE

The survey area comprised the "site" (Figure 2) and, where access was available an appropriate buffer.

FIGURE 2: SURVEY AREA



2.2 DESK STUDY

A desk study was undertaken to assess the nature of the site and surrounding habitats which included:

- Assessment of aerial imagery and Ordnance Survey mapping.
- A search of the MAGIC[1] website for priority habitats.
- Research of strategic plans in the local area.

[1] Multi Agency Geographic Information for the Countryside (www.magic.gov.uk)

2.3 FIELD SURVEY

The site was subject to a walk over, during which habitats were identified using the UK Habitat Classification survey methodology[2] (UKHAB). Table 1 provides a summary of the field surveys undertaken.

TABLE 1: SURVEY SUMMARY

DATE	TEMPERATURE	CLOUD	PRECIPITATION	WIND	SURVEYOR
23/05/2023	15°C	30%	None	BF1	CC & MM

2.4 BIODIVERSITY ASSESSMENT METHODOLOGY

The Defra Biodiversity Metric 4.0[3] was used to calculate Biodiversity Units for this site and is a standard approach based on the information in the accompanying User Guide and Technical Guidance[4] . The application of this tool prescribes a biodiversity value for pre-development baseline conditions alongside the proposed post-development conditions. The metric requires calculations of the distinctiveness, condition and area of habitats to be affected. These calculations identify the net gain/loss in Biodiversity Units (BU).

Post development habitats are assigned a condition considered achievable within a 30-year period through a dynamic management plan and takes into consideration feasibility issues. The Defra Metric deals with habitat creation difficulty, time and spatial risks using a multiplier to account for the predicted level of uncertainty when calculating values. Habitat condition assessments and functionality of habitats are justified within the Defra Biodiversity Metric spreadsheet.

[2] Butcher, B., Carey, P., Edmonds, R., Norton, L. and Treweek, J. (2020) The UK Habitats Classification User Manual Version 1.1 at http://www.ukhab.org/

[3] Natural England Joint Publication JP039 (2022) The Biodiversity Metric 4.0

[4] Natural England Joint Publication JP039 (2022) The Biodiversity Metric 4.0 – User Guide

3 RESULTS

3.1 DESK STUDY

3.1.1 Priority Habitats

A search of the MAGIC website identified there are no priority habitats within or bordering the site. The MAGIC map of the priority habitats is provided in Appendix D. There are records of priority habitats within 2 km of the site including:

- Purple Moor Grass and Rush Pasture
- Blanket Bog
- Lowland Fens
- Lowland Raised Bog
- Deciduous Woodland
- Traditional Orchards
- Woodpasture and Parkland

This information will be used to inform decisions on habitat retention, enhancement and/or creation.

3.1.2 Relevant Strategic Plans

Table 2 summarises strategic plans that are relevant to this Assessment.

TABLE 2: LOCAL AND NATIONAL BIODIVERSITY NET GAIN POLICIES

SCOPE	POLICY	PARAGRAPH	POLICY AIMS AND OBJECTIVES
National	National Planning Policy Framework 2021 See Appendix F.	174 a	Planning policies and decisions should contribute to and enhance the natural and local environment by: protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan).
		179 b)	To protect and enhance biodiversity and geodiversity, plans should: promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.

SCOPE	POLICY	PARAGRAPH	POLICY AIMS AND OBJECTIVES
Local	Cumbria County Council Statement of Biodiversity Priorities	1.9	In August 2020 the government announced that Cumbria will be 1 of 5 Pilot areas trialling the development of a Local Nature Recovery Strategy (LNRS).
		1.16	The purpose of the LNRS is to enable nature recovery through the creation and restoration of habitats brought about by changes in land management. It is not a project plan of individual schemes but an agreed set of priorities for habitat management and creation across the county, with details of the actions needed to bring about these changes.

3.1.3 General Land Use

A review of aerial imagery and Ordnance Survey mapping indicates that the site comprises predominantly agricultural and residential areas. The River Ehen runs approximately 100m from the site to the north and east. The urban areas of Egremont and Thornhill are situated to the immediate north and 840m to the south of the site respectively.

3.1.4 Habitat Corridors

A review of the Cumbria Local Nature Recovery Habitat Networks indicates that the site lies within a strategic corridor, the Cumbria Woodland Local Nature Recovery Habitat Network. The majority of the site falls under the restorable habitat category meaning that it is likely to be suitable for woodland creation or restoration. A small section to the northeast of the site falls under the Network Enhancement Zone 1 category meaning that is land connecting patches of woodland habitat which is likely to be suitable for woodland creation (see the Local Plan map in Appendix E).

3.2 FIELD SURVEY

3.2.1 Habitats

The site is approximately 7.82ha in extent and currently comprises:

- c1b – Temporary Grass and Cover Leys
- g3c – Other Neutral Grassland
- g4 – Modified Grassland
- w1g – Other Woodland Broadleaved
- u1c - Artificial Unvegetated Unsealed Surface
- Individual Trees
- Native Hedgerow
- Ditches

Baseline habitats within the site are mapped within Appendix A. Full species lists for the habitats are located in Appendix G and photos in Appendix H.

3.2.1.1 c1b – Temporary Grass and Cover Leys

Two arable fields to a combined area of 7.32ha. The smaller, southern field comprised recently tilled bare soil without a field margin. The larger, northern field had a ryegrass cover crop and a 1-2m Modified Grassland margin. Condition assessments for the Modified Grassland margins are provided in Section 3.2.1.2, while Temporary Grass and Cover Leys habitats do not require an assessment within the BNG metric.

3.2.1.2 g4 – Modified Grassland

Modified Grassland field margins surrounding F1 to a combined area of 0.25ha.

3.2.1.2.1 Margin 1

Tall unmanaged grassland margin, approximately 2 metres wide, situated on a steep slope to the northeast of F1 to an area of 0.02ha.

Dominated by perennial ryegrass *Lolium perenne* and rosebay willowherb *Chamaenerion angustifolium*, with frequent bramble *Rubus spp*. Unvaried, 20-70cm sward height, 40:60 grass:forb ratio, 5 species per m^2, less than 1% bare ground.

The habitat is considered to be in 'poor' condition as it passes three out of seven condition criteria.

The habitat fails:

- Criterion A as there are fewer than 6 vascular plant species present per m^2. This criterion is essential for achieving moderate or good condition.
- Criterion B as the sward height is not varied, there is not at least 20% of the sward less than 7cm.
- Criterion C as bramble accounts for more than 20% of the total grassland area.
- Criterion E as the cover of bare ground is less than 1% of the total area.

3.2.1.2.2 Margin 2

Unmanaged grassland margin, approximately 2 metres wide, to the southeast of F1 to an area of 0.05ha.

Dominated by perennial ryegrass with forbs indicative of nutrient enrichment, including broad-leaved dock *Rumex obtusifolius* and nettle *Urtica dioica*. Unvaried, 10-50cm sward height, 95:5 grass:forb ratio, 4 species per m^2, approximately 2% bare ground.

The habitat is considered to be in 'poor' condition as it passes five out of seven condition criteria.

The habitat fails:

- Criterion A as there are fewer than 6 vascular plant species present per m^2. This criterion is essential for achieving moderate or good condition.
- Criterion B as the sward height is not varied, there is not at least 20% of the sward less than 7cm.

3.2.1.2.3 Margin 3

Unmanaged grassland margin, approximately 1 metre wide, to the south of F1 to an area of 0.06ha.

Dominated by perennial ryegrass, cleavers *Galium aparine* and nettle. Unvaried, 10-50cm sward height, 95:5 grass:forb ratio, 4 species per m^2, less than 1% bare ground.

The habitat is considered to be in 'poor' condition as it passes four out of seven condition criteria.

The habitat fails:

- Criterion A as there are fewer than 6 vascular plant species present per m^2. This criterion is essential for achieving moderate or good condition.
- Criterion B as the sward height is not varied, there is not at least 20% of the sward less than 7cm.
- Criterion E as the cover of bare ground is less than 1% of the total area.

3.2.1.2.4 Margin 4

Unmanaged grassland margin, approximately 1 metre wide, to the west of F1 to an area of 0.03ha.

Dominated by cleavers and nettle. Unvaried, 40-80cm sward height, 70:30 grass:forb ratio, 4 species per m^2, less than 1% bare ground.

The habitat is considered to be in 'poor' condition as it passes four out of seven condition criteria.

The habitat fails:

- Criterion A as there are fewer than 6 vascular plant species present per m^2. This criterion is essential for achieving moderate or good condition.
- Criterion B as the sward height is not varied, there is not at least 20% of the sward less than 7cm.
- Criterion E as the cover of bare ground is less than 1% of the total area.

3.2.1.2.5 Margin 5

Tall, unmanaged grassland margin, 2-10 metres wide, to the northwest of F1 to an area of 0.09ha.

Dominated by perennial ryegrass, rosebay willowherb, hogweed *Heracleum sphondylium*, cleavers and nettle with frequent bramble. Japanese rose *Rosa rugosa* was present. Varied, 5-150cm sward height, 50:50 grass:forb ratio, 7 species per m^2, approximately 3% bare ground.

The habitat is considered to be in 'moderate' condition as it passes five out of seven condition criteria.

The habitat fails:

- Criterion C as bramble accounts for more than 20% of the total grassland area.
- Criterion G as an invasive Schedule 9 species, Japanese rose, was present.

3.2.1.3 w1g – Other Woodland Broadleaved

Woodland on a steep slope surrounding the ditch to the northeast of the site to an area of 0.23ha.

Dominated predominantly by a sycamore *Acer pseudoplatanus* canopy with occasional beech *Fagus sylvatica* and horse chestnut *Aesculus hippocastanum*. The understory, where present, was dominated by hazel *Corylus avellana*. The ground flora was dominated by nettle, cleavers, bracken *Pteridium aquilinum*, male fern *Dryopteris filix-mas*, bramble and hogweed with frequent Himalayan balsam *Impatiens glandulifera*.

The trees were mostly semi-mature to mature with few saplings and no standing dead wood present. Throughout most of the woodland there was only one or two stories.

This habitat is considered to be in 'poor' condition as it achieves 25/39 within the woodland condition assessment criteria; see Table 3, below, for summary.

TABLE 3: CONDITION ASSESSMENT OF WOODLAND

CONDITION ASSESSMENT INDICATOR		SCORE	JUSTIFICATION FOR SCORE
1	Age distribution of trees	2	Trees aged young to intermediate.
2	Wild, domestic and feral herbivore damage	3	No damage present.
3	Invasive plant species	1	Himalayan balsam present throughout woodland.
4	Number of native tree species	3	Sycamore, beech, horse chestnut, ash, hazel and hawthorn present.
5	Cover of native tree and shrub species	3	>80% of canopy trees and understory shrubs are native.
6	Open space within woodland	3	Woodland is less than 10ha.
7	Woodland regeneration	1	Very few saplings and young trees seen.

CONDITION ASSESSMENT INDICATOR		SCORE	JUSTIFICATION FOR SCORE
8	Tree health	3	Trees appear healthy.
9	Vegetation and ground flora	1	No recognisable woodland NVC plant community.
10	Woodland vertical structure	2	Canopy and understory present.
11	Veteran trees	1	No veterans present
12	Amount of deadwood	1	No standing deadwood present.
13	Woodland disturbance	1	All of woodland indicates nutrient enrichment.
	Total	25	

3.2.1.4 Individual Trees – Urban Trees

Two small sized (diameter at breast height less than 30cm) Individual Urban Trees within Margin 5.

Both trees are considered to be in 'moderate' condition as they pass four out of six condition criteria.

The trees fails:

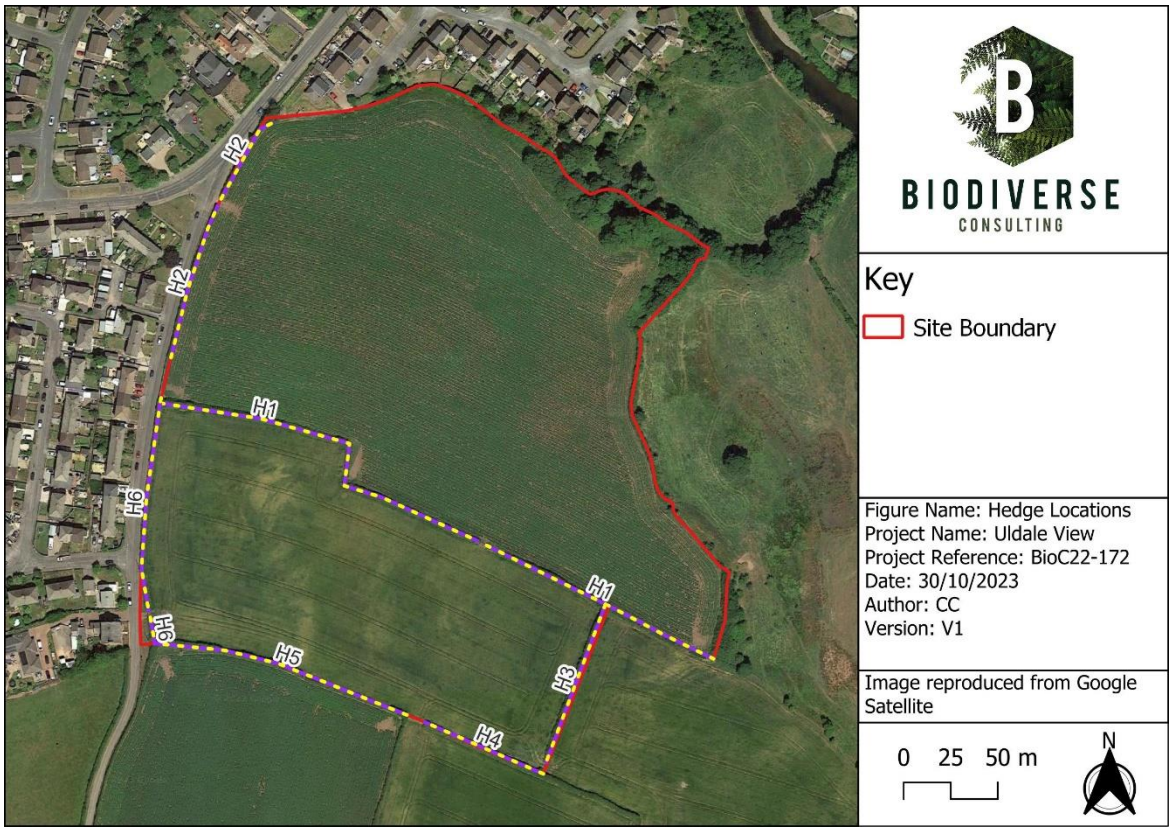
- Criterion C as the trees are not mature.
- Criterion E as natural ecological niches for vertebrates and invertebrates such as deadwood, cavities, ivy or loose bark are not present.

3.2.1.5 u1c Artificial Unvegetated Unsealed Surface

A small gravel strip by the fence in the southwest corner of the site to an area of 0.02ha. This habitat does not require a condition assessment within the BNG metric.

3.2.1.6 Hedgerows

FIGURE 3: HEDGEROW LOCATIONS



3.2.1.6.1 H1

2.5m tall, 1.8m wide, 0.34km long defunct Native Hedgerow separating F1 and F2. Dominated by hawthorn with frequent hazel and field maple *Acer campestre*. Ground flora dominated by cleavers and nettles.

The habitat is considered to be in 'good' condition as it passes seven out of eight condition criteria.

The habitat fails:

- Criterion C2 as plant species indicative of nutrient enrichment of soils dominate >20% cover of the area of undisturbed ground.

3.2.1.6.2 H2

1.7m tall, 2m wide, 0.13km long defunct Native Hedgerow forming the western boundary of F1. Dominated by hawthorn and blackthorn *Prunus spinosa*. Ground flora dominated by nettles.

The habitat is considered to be in 'moderate' condition as it passes six out of eight condition criteria.

The habitat fails:

- Criterion C1 as there is less than 1m of undisturbed ground with perennial herbaceous for 90% of the length of the hedgerow on at least one side.
- Criterion C2 as plant species indicative of nutrient enrichment of soils dominate >20% cover of the area of undisturbed ground.

3.2.1.6.3 H3

2.5m tall, 2.5m wide, 0.09km long defunct Native Hedgerow forming the eastern boundary of F2. Dominated by hawthorn and blackthorn. Ground flora dominated by nettles.

The habitat is considered to be in 'moderate' condition as it passes six out of eight condition criteria.

The habitat fails:

- Criterion C1 as there is less than 1m of undisturbed ground with perennial herbaceous for 90% of the length of the hedgerow on at least one side.
- Criterion C2 as plant species indicative of nutrient enrichment of soils dominate >20% cover of the area of undisturbed ground.

3.2.1.6.4 H4

2.5m tall, 2.5m wide, 0.07km long intact Native Hedgerow forming the eastern portion of the southern boundary of F2. Dominated by hawthorn and blackthorn. Ground flora dominated by nettles.

The habitat is considered to be in 'moderate' condition as it passes six out of eight condition criteria.

The habitat fails:

- Criterion C1 as there is less than 1m of undisturbed ground with perennial herbaceous for 90% of the length of the hedgerow on at least one side.
- Criterion C2 as plant species indicative of nutrient enrichment of soils dominate >20% cover of the area of undisturbed ground.

3.2.1.6.5 H5

1m tall, 2m wide, 0.14km long defunct Native Hedgerow forming the majority of the southern boundary of F2. The hedgerow had many gaps and showed signs of damage and disturbance. Dominated by hawthorn and blackthorn. Ground flora dominated by nettles.

The habitat is considered to be in 'poor' condition as it passes three out of eight condition criteria.

The habitat fails:

- Criterion A1 as the height was less than 1.5m on average along the length of the hedgerow.
- Criterion B2 as gaps made up more than 10% of the total length of the hedgerow.

- Criterion C1 as there is less than 1m of undisturbed ground with perennial herbaceous for 90% of the length of the hedgerow on at least one side. To the east of the hedgerow
- Criterion C2 as plant species indicative of nutrient enrichment of soils dominate >20% cover of the area of undisturbed ground.
- Criterion D2 as the more than 10% of the hedgerow and undisturbed ground displayed damage caused by human activities including excessive hedgerow cutting and tilling of the undisturbed ground.

3.2.1.6.6 H6

2m tall, 2m wide, 0.13km long intact Native Hedgerow forming the western boundary of F2. Dominated by hawthorn and blackthorn. Ground flora dominated by nettles.

The habitat is considered to be in 'moderate' condition as it passes six out of eight condition criteria.

The habitat fails:

- Criterion C1 as there is less than 1m of undisturbed ground with perennial herbaceous for 90% of the length of the hedgerow on at least one side.
- Criterion C2 as plant species indicative of nutrient enrichment of soils dominate >20% cover of the area of undisturbed ground.

3.2.1.7 Ditches

One ditch to the northeast of the site to a length of 0.09km. The ditch is surrounded by woodland and emerges from a culvert underneath the existing housing development, flows west to east across the site before discharging into the River Ehen outwidth of the site boundary.

The ditch is 2-2.5m wide and 0.1-0.2m deep. The water had low turbidity, with minimal duckweed or filamentous algae cover. The ditch was entirely shaded by the woodland and contained few emergent, submerged, floating-leaved or aquatic marginal vegetation. The bank vegetation was dominated by nettle, bramble and hogweed, with frequent Himalayan balsam.

The habitat is considered to be in 'poor' condition as it passes three out of eight condition criteria.

The habitat fails:

- Criterion B as there was not a range of emergent, submerged and floating-leaved plants present.
- Criterion D as there was not a fringe of aquatic marginal vegetation present along more than 75% of the ditch.
- Criterion F as sufficient water levels are not maintained.
- Criterion G as more than 10% of the ditch is heavily shaded.

- Criterion H as Himalayan balsam is present.

4 SITE ASSESSMENT

4.1 BASELINE HABITATS SUMMARY

Tables 4, 5 and 6 present a summary of the baseline conditions of the site with habitats mapped within Appendix A.

TABLE 4: SUMMARY OF BASELINE HABITATS WITH CALCULATED BIODIVERSITY UNITS (BU)

HABITAT	CONDITION	STRATEGIC SIGNIFICANCE	AREA (ha)	BU
Artificial unvegetated, unsealed surface	N/A - Other	Area/compensation not in local strategy/ no local strategy	0.02	0
Temporary grass and clover leys	Condition Assessment N/A	Area/compensation not in local strategy/ no local strategy	7.32	14.64
Modified grassland	Poor	Area/compensation not in local strategy/ no local strategy	0.16	0.32
Modified grassland	Moderate	Area/compensation not in local strategy/ no local strategy	0.09	0.36
Other woodland; broadleaved	Poor	Formally identified in local strategy	0.23	1.06
Urban tree	Moderate	Area/compensation not in local strategy/ no local strategy	0.0081	0.06
			Total BU within baseline:	**16.44**

TABLE 5: SUMMARY OF BASELINE HEDGEROWS WITH CALCULATED HEDGEROW UNITS (HU)

HEDGEROW TYPE	CONDITION	STRATEGIC SIGNIFICANCE	LENGTH (km)	HU
Native hedgerow	Good	Formally identified in local strategy	0.34	2.35
Native hedgerow	Moderate	Formally identified in local strategy	0.42	1.93
Native hedgerow	Poor	Formally identified in local strategy	0.14	0.32
			Total HU within baseline:	**4.60**

TABLE 6: SUMMARY OF BASELINE RIVERS WITH CALCULATED RIVER UNITS (RU)

RIVER TYPE	CONDITION	STRATEGIC SIGNIFICANCE	LENGTH (km)	RU
Ditches	Poor	Area/compensation not in local strategy/ no local strategy	0.09	0.35
			Total RU within baseline:	**0.35**

Overall based on the nature of the site and the assessment to date, the site is considered to have a value of 16.44 BU, 4.60 HU and 0.35 RU.

4.2 POST-DEVELOPMENT HABITAT SUMMARY

The calculations presented here are based on Drawing Number: WW/L01 (Appendix C). Post development habitats are mapped in Appendix B.

TABLE 7: SUMMARY OF POST-DEVELOPMENT HABITATS WITH CALCULATED BU

HABITAT	CONDITION	STRATEGIC SIGNIFICANCE	AREA (ha)	BU
HABITAT RETAINED				
Modified grassland	Poor	Area/compensation not in local strategy/ no local strategy	0.02	0.04
Other woodland; broadleaved	Poor	Formally identified in local strategy	0.22	1.01
Urban tree	Moderate	Area/compensation not in local strategy/ no local strategy	0.0081	0.06
HABITAT CREATED				
Other woodland; broadleaved	Poor	Formally identified in local strategy	0.08	0.31
Other neutral grassland	Moderate	Area/compensation not in local strategy/ no local strategy	1.05	7.03
Modified grassland	Poor	Area/compensation not in local strategy/ no local strategy	0.77	1.49
Sustainable drainage system	Moderate	Area/compensation not in local strategy/ no local strategy	0.15	0.36
Vegetated garden	Condition Assessment N/A	Area/compensation not in local strategy/ no local strategy	2.5	4.83

HABITAT	CONDITION	STRATEGIC SIGNIFICANCE	AREA (ha)	BU
Developed land; sealed surface	N/A - Other	Area/compensation not in local strategy/ no local strategy	3.03	0.00
Urban tree	Moderate	Area/compensation not in local strategy/ no local strategy	2.1945	6.71
			Total BU within post-development:	**21.84**

Total Net BU Change: +5.39 equating to +32.80% net gain.

TABLE 8: SUMMARY OF POST-DEVELOPMENT HEDGEROWS WITH CALCULATED HU

HEGDEROW TYPES	CONDITION	STRATEGIC SIGNIFICANCE	LENGTH (ha)	HU
HEDGEROW RETAINED				
Native hedgerow	Good	Formally identified in local strategy	0.31	2.14
Native hedgerow	Moderate	Formally identified in local strategy	0.34	1.56
Native hedgerow	Poor	Formally identified in local strategy	0.14	0.32
HEDGEROW CREATED				
Native hedgerow	Good	Formally identified in local strategy	0.19	0.85
Native hedgerow	Moderate	Formally identified in local strategy	0.09	0.35
Native hedgerow	Poor	Formally identified in local strategy	0.39	0.87
			Total HU within post-development:	**6.09**

Total Net HU Change: +1.49 equating to +32.43% net gain.

TABLE 9: SUMMARY OF POST-DEVELOPMENT RIVERS WITH CALCULATED RU

RIVER TYPES	CONDITION	STRATEGIC SIGNIFICANCE	LENGTH (ha)	RU
RIVER RETAINED				
Ditches	Poor (with increased riparian zone encroachment)	Area/compensation not in local strategy/ no local strategy	0.09	0.32
RIVER CREATED				
Ditches	Poor	Area/compensation not in local strategy/ no local strategy	0.02	0.08
			Total RU within post-development:	**0.40**

Total Net RU Change: +0.05 equating to +13.72% net gain.

4.3 LIMITATIONS

The survey is considered to have no significant limitations as there were no access restrictions, and the survey was conducted during the optimal botanical survey season.

4.4 BIODIVERSITY NET GAIN PROPOSALS

4.4.1 Habitat Retention

The following habitats will be retained within current development proposals:

- 0.02ha of Modified Grassland in poor condition.
- 0.22ha of Other Woodland Broadleaved in poor condition.
- Two small sized Urban Trees in moderate condition.
- 0.31km of Native Hedgerow in good condition.
- 0.34km of Native Hedgerow in moderate condition.
- 0.14km of Native Hedgerow in poor condition.
- 0.09km of Ditch in poor condition, whilst this ditch is being retained, there will some encroachment of the development into the riparian zone. This is reflected in the metric and accounts for the loss of 0.03 RU between the baseline and post intervention habitat.

4.4.2 Habitat Creation

The following habitats will be created within the current development proposals:

- 0.08ha of Other Woodland Broadleaved in poor condition.
- 1.05ha of Other Neutral Grassland in moderate condition.
- 0.77ha of Modified Grassland in poor condition.
- 0.15ha of Sustainable Drainage System in moderate condition.
- 2.5ha of Vegetated Garden.
- 3.03ha of Developed Land; Sealed Surface.
- 89 small and 50 medium sized Urban Trees in moderate condition.
- 0.19km of Native Hedgerow in good condition.
- 0.09km of Native Hedgerow in moderate condition.
- 0.39km of Native Hedgerow in poor condition.
- 0.02km of Ditch in poor condition.

4.4.3 Trading Rules

The trading rules for this project are currently satisfied.

4.5 HABITAT MANAGEMENT AND MONITORING

In accordance with current best practice at the time of the assessment[5] , it is advised that as part of the planning decision a Habitat Management and Monitoring Plan (HMMP) is conditioned which sets out how the biodiversity measures incorporated into the development will be managed and their impact on biodiversity monitored to ensure that net gain is achieved.

4.5.1 Monitoring Period

The site will be monitored for 30 years as per best practice guidelines. The site will be subject to a UKHAB classification survey alongside a condition assessment of the created and enhanced habitats. This survey will be carried out by a suitably qualified ecologist, starting 1 year after the project is completed, with second visit in year 5 and then further visits every 5 years until the final visit on year 30. A Monitoring Report will be submitted to the Local Planning Authority (LPA) following each visit. The 10th year after the project is completed, a full updated BNG assessment will be carried out ensure that the habitats are on track to reach their predicted conditions, the assessment will again be submitted to the LPA.

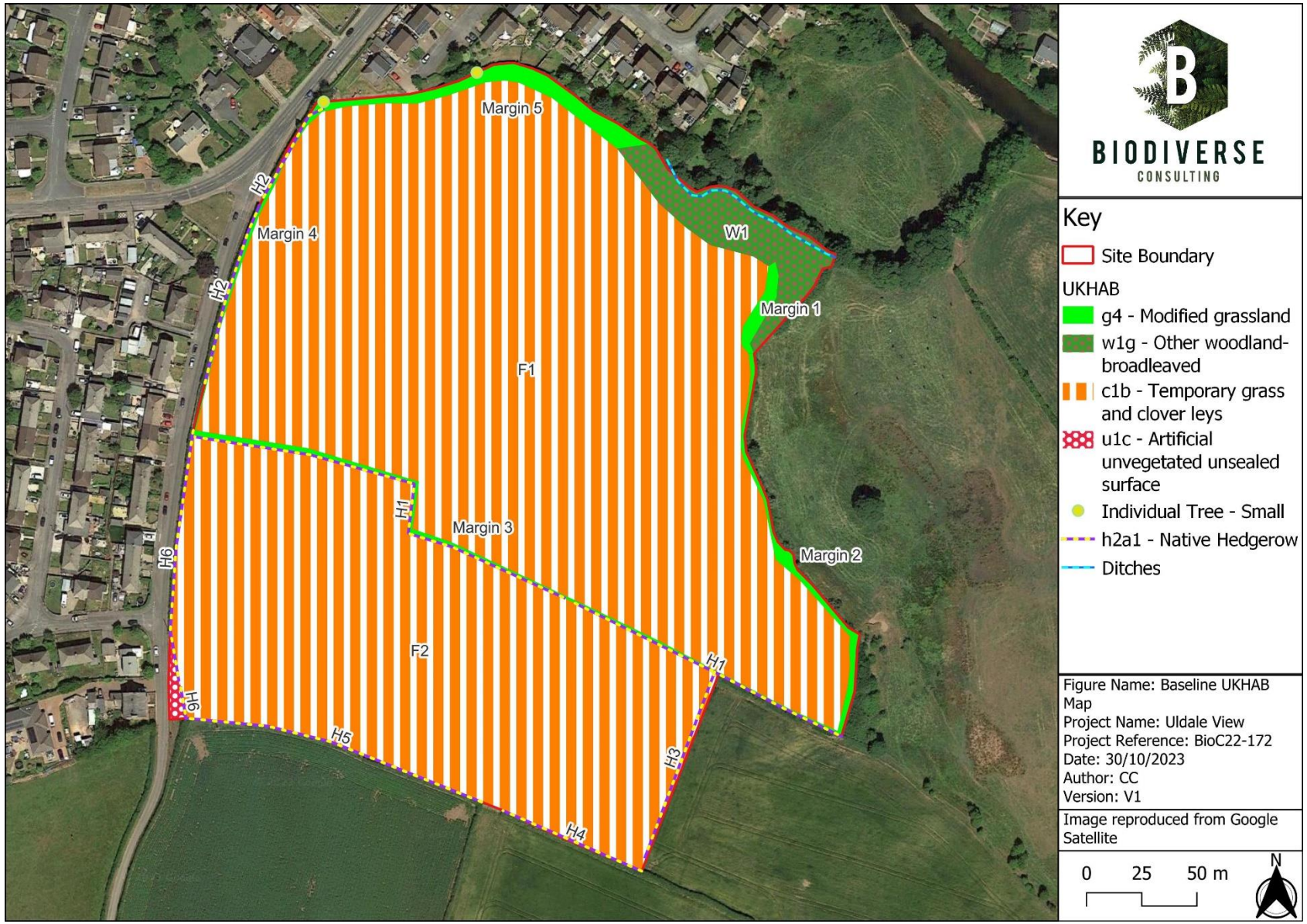
[5] CIEEM (2019) Biodiversity Net Gain: Good practice principles for developers CIRIA C776a

4.6 CONCLUSION

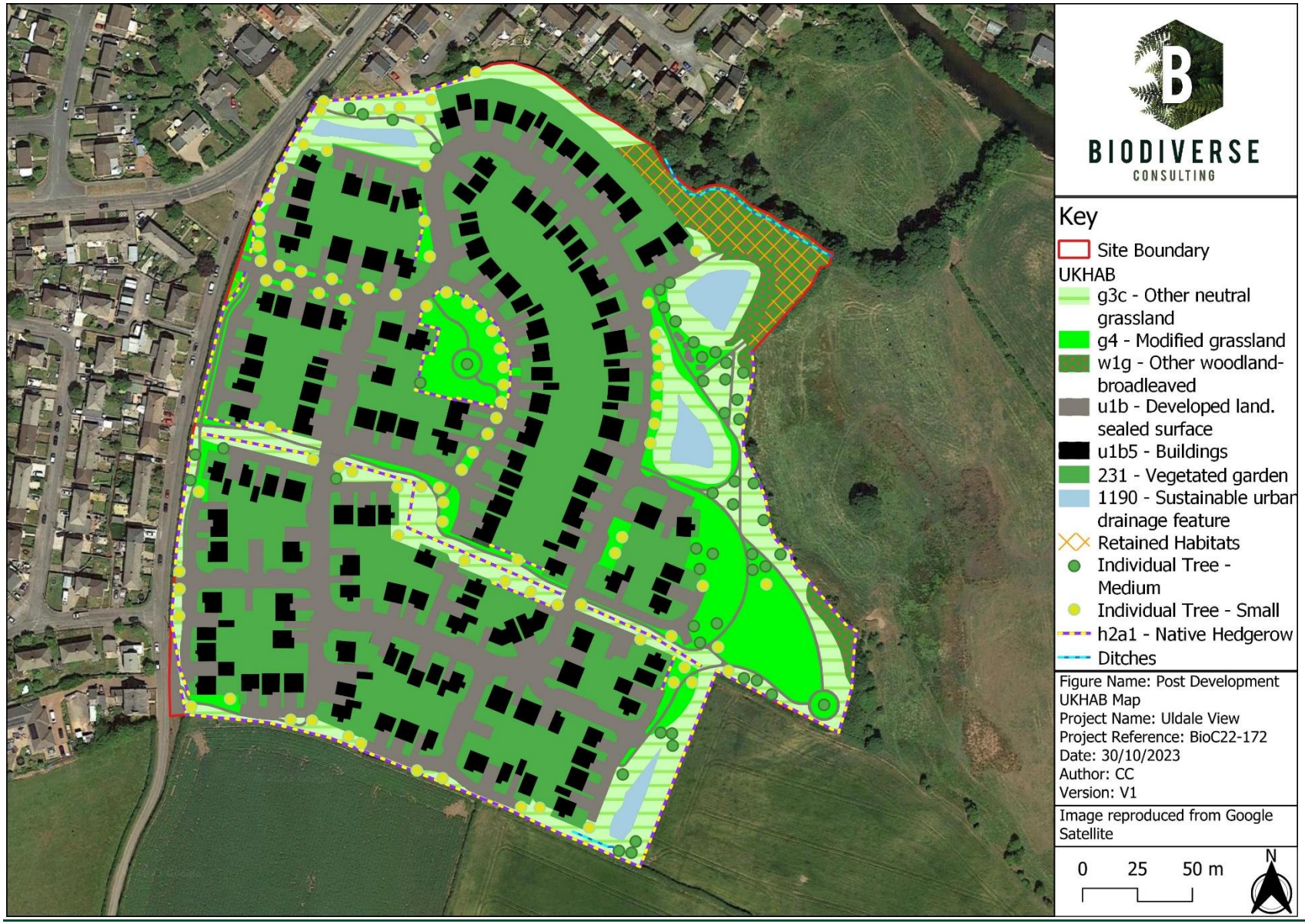
The baseline habitats on site provide a total of 16.44 BU, 4.60 HU and 0.35 RU. The habitats on site post-development provide a total of 21.84 BU, 6.09 HU and 0.40 RU. This leads to a net change of +5.39 equating to a 32.80% net gain in BU, a net change of +1.49 equating to a +32.43% net gain in HU and a net change of 0.05 equating to a +13.72% net gain in RU. Trading rules are currently satisfied for this project.

APPENDICIES

APPENDIX A – BASELINE UKHAB MAP



APPENDIX B – POST DEVELOPMENT UKHAB MAP

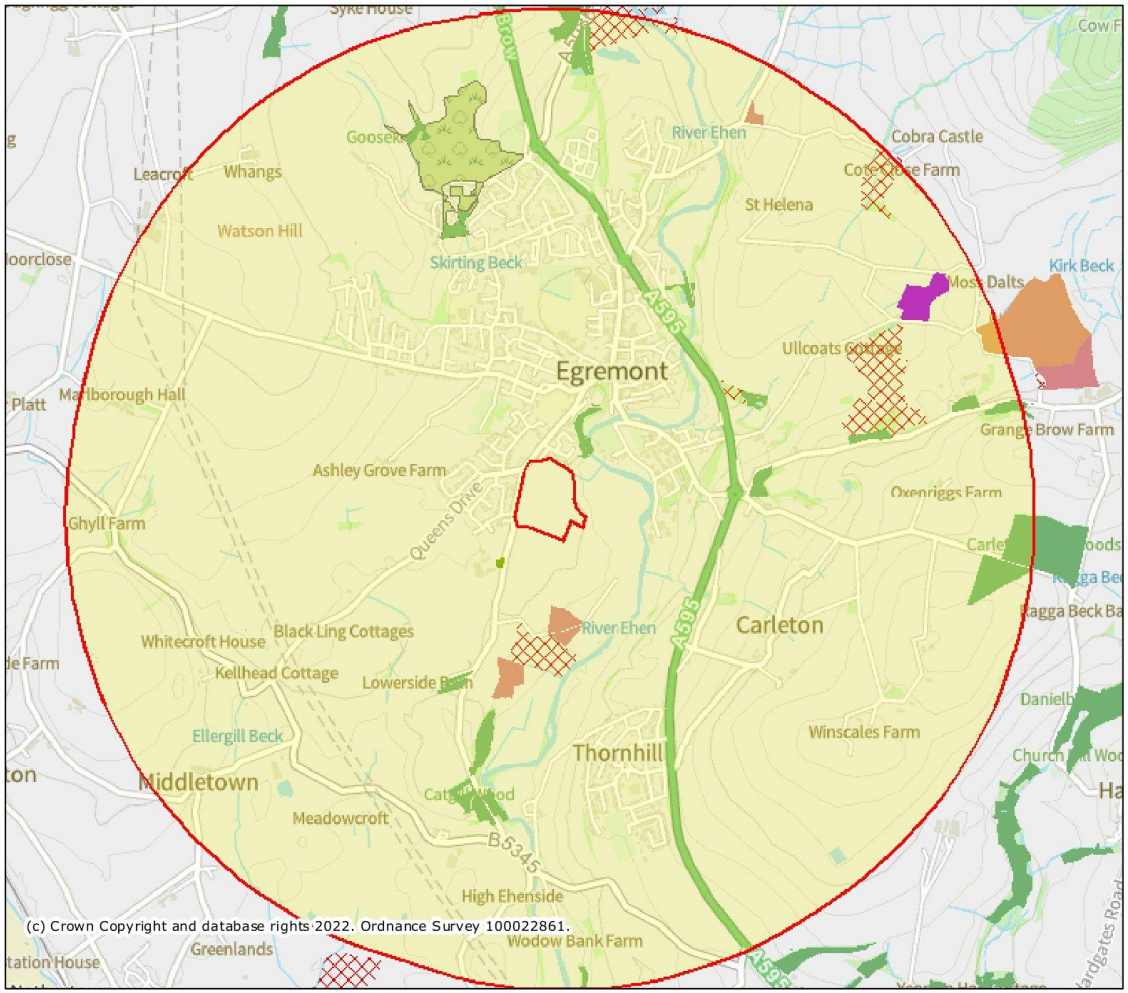


APPENDIX C – LANDSCAPING PLANS

APPENDIX D – PRIORITY HABITAT MAP

MAGIC

Uldale View Priority Habitat Map



Legend

- Priority Habitat Inventory - Purple Moor Grass and Rush Pasture (England)
- Priority Habitat Inventory - Blanket Bog (England)
- Priority Habitat Inventory - Lowland Fens (England)
- Priority Habitat Inventory - Lowland Raised Bog (England)
- Priority Habitat Inventory - Deciduous Woodland (England)
- Priority Habitat Inventory - Traditional Orchards (England)
- Woodpasture and Parkland BAP Priority Habitat (England)
- Priority Habitat Inventory - No main habitat but additional habitat exists (England)

Projection = OSGB36
xmin = 294500
ymin = 506900
xmax = 307200
ymax = 513200

0 0.5 1
km

Map produced by MAGIC on 1 November, 2023.
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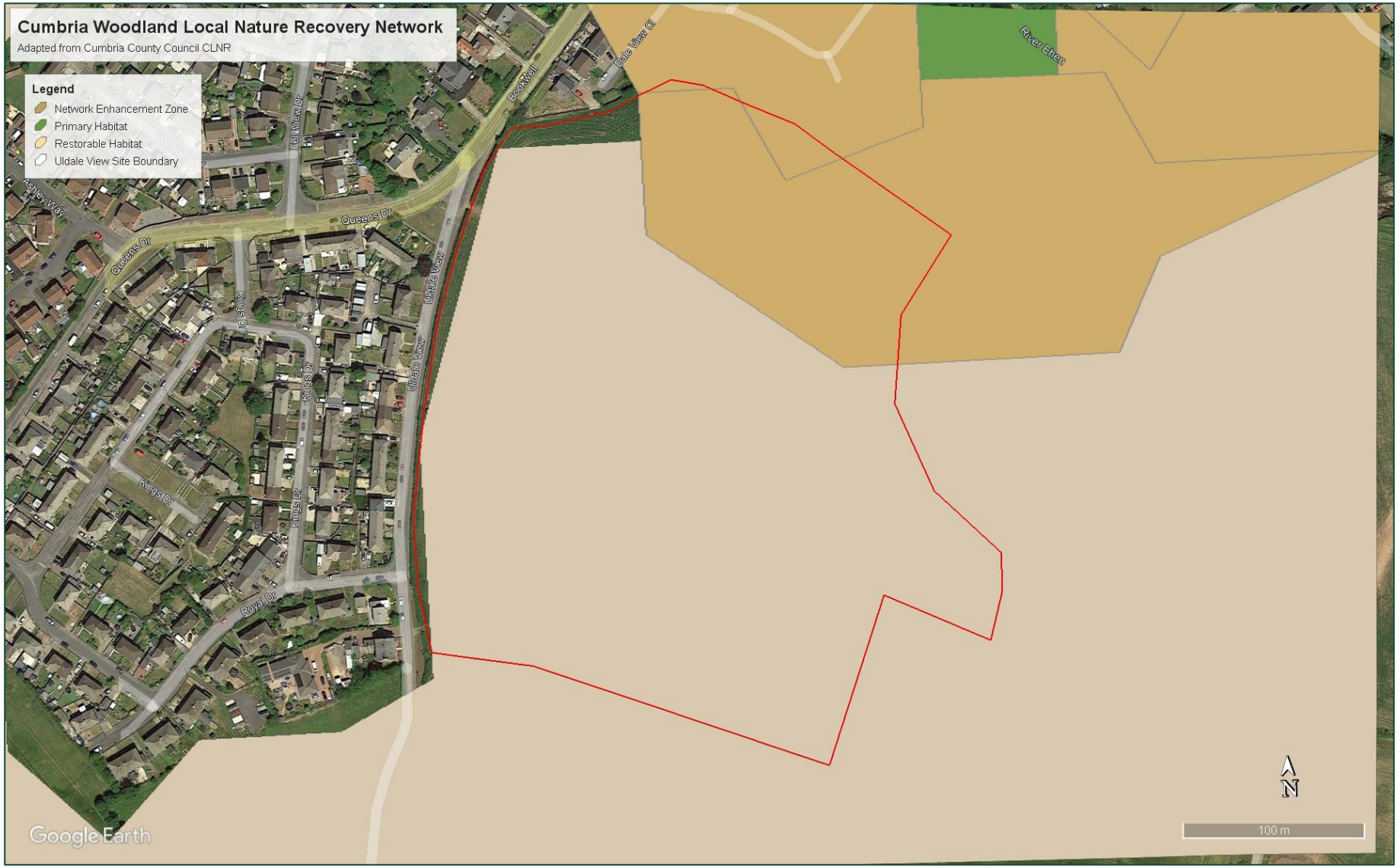
APPENDIX E – LOCAL PLAN MAP



APPENDIX F – POLICY AND LEGISLATION

Planning Policy – National Planning Policy Framework (NPPF)[6]

The revised National Planning Policy Framework sets out the government's planning policies for England and how these are expected to be applied. It provides a framework within which locally prepared plans for housing and other development can be produced. Planning law requires that applications for planning permission be determined in accordance with the development plan. The key paragraphs from the relating to the natural environment are detailed below:

Ecology Related Paragraphs in the NPPF

PARAGRAPH	STATEMENT
174	Planning policies and decisions should contribute to and enhance the natural and local environment by: a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan); b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland; c) maintaining the character of the undeveloped coast, while improving public access to it where appropriate; d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures; e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and f) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.
175	Plans should: distinguish between the hierarchy of international, national and locally designated sites; allocate land with the least environmental or amenity value, where consistent with other policies in this Framework ; take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries.
176	Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas, and should be given

[6] NPPF 2021 (https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1005759/NPPFJuly_2021.pdf)

PARAGRAPH	STATEMENT
	great weight in National Parks and the Broads. The scale and extent of development within all these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas.
177	When considering applications for development within National Parks, the Broads and Areas of Outstanding Natural Beauty, permission should be refused for major development other than in exceptional circumstances, and where it can be demonstrated that the development is in the public interest. Consideration of such applications should include an assessment of: a) the need for the development, including in terms of any national considerations, and the impact of permitting it, or refusing it, upon the local economy; b) the cost of, and scope for, developing outside the designated area, or meeting the need for it in some other way; and c) any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated.
178	Within areas defined as Heritage Coast (and that do not already fall within one of the designated areas mentioned in paragraph 176), planning policies and decisions should be consistent with the special character of the area and the importance of its conservation. Major development within a Heritage Coast is unlikely to be appropriate, unless it is compatible with its special character.
179	To protect and enhance biodiversity and geodiversity, plans should: a) Identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity; wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation; and b) promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.
180	When determining planning applications, local planning authorities should apply the following principles: a) if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused; b) development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest; c) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists; and

PARAGRAPH	STATEMENT
	d) development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.
181	The following should be given the same protection as habitats sites: a) potential Special Protection Areas and possible Special Areas of Conservation; b) listed or proposed Ramsar sites; and c) sites identified, or required, as compensatory measures for adverse effects on habitats sites, potential Special Protection Areas, possible Special Areas of Conservation, and listed or proposed Ramsar sites.
182	The presumption in favour of sustainable development does not apply where the plan or project is likely to have a significant effect on a habitats site (either alone or in combination with other plans or projects), unless an appropriate assessment has concluded that the plan or project will not adversely affect the integrity of the habitats site

APPENDIX G – SPECIES LIST

COMMON NAME	SCIENTIFIC NAME	MARGIN 1	MARGIN 2	MARGIN 3	MARGIN 4	MARGIN 5	WOODLAND	H1	H2	H3	H4	H5	H6	DITCH
Ash	*Fraxinus excelsior*						Y							
Beech	*Fagus sylvatica*						Y							
Blackthorn	*Prunus spinosa*							Y	Y	Y	Y	Y	Y	
Bracken	*Pteridium aquilinum*						Y							Y
Bramble	*Rubus spp*	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Broad leaf dock	*Rumex obtusifolius*		Y	Y		Y	Y	Y					Y	
Bush vetch	*Vicia sepium*		Y			Y	Y						Y	
Cleavers	*Galium aparine*		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Cock's foot	*Dactylis glomerata*	Y	Y	Y	Y	Y	Y	Y	Y					
Common bluebell	*Hyacinthoides non-scripta*		Y	Y		Y	Y	Y		Y	Y	Y	Y	
Common gorse	*Ulex europaeus*						Y	Y						
Common nettle	*Urtica dioica*		Y		Y	Y	Y		Y	Y	Y	Y	Y	Y
Cow parsley	*Anthriscus sylvestris*					Y	Y						Y	

COMMON NAME	SCIENTIFIC NAME	MARGIN 1	MARGIN 2	MARGIN 3	MARGIN 4	MARGIN 5	WOODLAND	H1	H2	H3	H4	H5	H6	DITCH
Creeping buttercup	*Ranunculus repens*			Y		Y	Y	Y		Y			Y	
Creeping cinquefoil	*Potentilla reptans*						Y							
Creeping thistle	*Cirsium arvense*		Y	Y		Y	Y	Y				Y	Y	
Dandelion	*Taraxacum spp.*		Y			Y							Y	
Dog rose	*Rosa canina*						Y			Y				Y
False oat grass	*Arrhenatherum elatius*												Y	
Field maple	*Acer campestre*						Y	Y		Y				Y
Forget me not	*Myosotis spp.*						Y							Y
Greater stitchwort	*Stellaria holostea*		Y	Y			Y	Y		Y	Y	Y	Y	Y
Hawthorn	*Crataegus monogyna*					Y	Y	Y	Y	Y	Y	Y	Y	
Hazel	*Corylus avellana*					Y	Y	Y			Y			
Hedge woundwort	*Stachys sylvatica*					Y	Y							
Herb Robert	*Geranium robertianum*						Y							Y
Himalayan balsam	*Impatiens glandulifera*						Y							Y

COMMON NAME	SCIENTIFIC NAME	MARGIN 1	MARGIN 2	MARGIN 3	MARGIN 4	MARGIN 5	WOODLAND	H1	H2	H3	H4	H5	H6	DITCH
Hogweed	*Heracleum sphondylium*	Y	Y	Y		Y	Y	Y			Y		Y	Y
Horse chestnut	*Aesculus hippocastanum*						Y							
Horsetail	*Equisetum spp*		Y			Y	Y			Y				Y
Ivy	*Hedera helix*						Y	Y					Y	Y
Japanese rose	*Rosa rugosa*					Y								
Lesser celandine	*Ranunculus ficaria*			Y		Y	Y	Y						
Male fern	*Dryopteris filix-mas*		Y	Y		Y	Y	Y		Y	Y	Y	Y	Y
Meadow foxtail	*Alopecurus pratensis*		Y											
Perrenial rye	*Lolium perenne*	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Ragwort	*Jacobaea vulgaris*					Y								
Red campion	*Silene dioica*			Y		Y	Y	Y		Y	Y	Y		Y
Rosebay Willowherb	*Chamaenerion angustifolium*	Y		Y		Y	Y	Y		Y				Y
Rough meadowgrass	*Poa trivialis*	Y	Y	Y	Y	Y	Y	Y	Y					
Sheep's sorrel	*Rumex acetosella*		Y			Y								

COMMON NAME	SCIENTIFIC NAME	MARGIN 1	MARGIN 2	MARGIN 3	MARGIN 4	MARGIN 5	WOODLAND	H1	H2	H3	H4	H5	H6	DITCH
Smooth meadowgrass	*Poa pratensis*	Y			Y	Y	Y		Y					
Sowthistle	*Sonchus spp.*						Y							
Spear thistle	*Cirsium vulgare*											Y		
Springy turf moss	*Rhytidiadelphus squarrosus*						Y							Y
Sycamore	*Acer pseudoplatanus*					Y	Y							Y
Willow	*Salix spp*					Y								
Wood avens	*Geum urbanum*						Y							
Yarrow	*Achillea millefolium*		Y				Y							

APPENDIX H – HABITAT PHOTOS

Image 1 – Margin 1

Image 2 – Margin 2

Image 3 – Margin 3

Image 4 – Margin 4

Image 5 – Margin 5

Image 6 – Other Woodland Broadleaved

Image 7 – H1

Image 8 – H2

Image 9 – H3

Image 10 – H4

Image 11 – H5

Image 12 – H6

Image 13 – Ditch

Image 14 – F1

Image 15 – F2

APPENDIX I – BNG ASSUMPTIONS & LIMITATIONS

BIODIVERSITY NET GAIN ("BNG") CALCULATION: ASSUMPTIONS AND LIMITATIONS RELATING TO BIODIVESITY NET GAIN CALCULATION(S) FOR THE PROPOSED DEVELOPMENT SITE AT ULDALE VIEW

INTRODUCTION

1. A Biodiversity Net Gain ("BNG") calculation requires a calculation of the pre-development baseline biodiversity value of the habitats within the red line boundary of the site which is then compared with the predicted post-development biodiversity value of the habitats within the red line boundary of the site.

2. To the extent that the outcome of that comparison fails to deliver the relevant target percentage of BNG for the site , reliance must then be placed in the BNG calculation on:

   2.1. Biodiversity Units generated on land off-site (which, after January 2024, will have to be registered as "registered offsite biodiversity gain" on Natural England's biodiversity gain site register to be used in the BNG calculation); or

   2.2. (After January 2024) biodiversity credits purchased from the Government

   so as to meet the relevant target percentage of BNG for the site.

3. The Environment Act 2021's BNG provisions are expected to come into force in November 2023. There is a real risk that planning applications for sites on which Biodiverse Consulting is requested to advise between now and November 2023 will not be determined before November 2023, in which case they will be required to meet the Environment Act 2021's BNG provisions.

ASSUMPTIONS AND LIMITATIONS

4. Biodiverse Consulting has carried out its enclosed BNG calculation in accordance with the terms and conditions of our engagement taking into account:

   4.1. The information you have provided to Biodiverse Consulting or that Biodiverse Consulting has obtained from you or other specified sources; and

   4.2. Biodiverse Consulting's professional judgment.

5. No responsibility is taken by Biodiverse Consulting should the output of the calculation prove not to be deliverable at, or valid for, the development site or not being acceptable to the local planning authority or its advisers or to any third party or court or tribunal in respect of the development site, where this results from:

5.1. The development proposal or any planning authorisation in respect of the development proposal not conforming to the information on which Biodiverse Consulting has relied below; or

5.2. Any off-site BNG delivery site not conforming to the information on which Biodiverse Consulting has relied below; or

5.3. The professional judgement of planning authority (or other) professionals differing from the professional judgment of Biodiverse Consulting.

BASIS OF BIODIVERSE CONSULTING'S CALCULATION OF THE PRE-DEVELOPMENT ON-SITE BASELINE BIODIVERSITY VALUE

6. The following sets out the bases of Biodiverse Consulting's calculation of the pre-development on-site baseline biodiversity in the enclosed BNG calculation.

Site's redline boundary:

7. Biodiverse Consulting has relied upon the redline boundary of the site supplied by you ("Site"): This is found on Drawing Number: WW/L01 (Appendix C)

Biodiversity Metric:

8. Biodiverse Consulting has relied upon the up-to-date Defra Biodiversity Metric to undertake its calculation: The Defra Biodiversity Metric used in the enclosed calculation is version 4.0 dated 24th March 2023at https://nepubprod.appspot.com/publication/6049804846366720.

Site's baseline habitats:

9. A BNG calculation is dependent on the Site's baseline habitats (it is not dependent upon the presence of baseline animal or plant species). Biodiverse Consulting has relied upon the following sources to identify the Site's baseline habitats:

9.1. Biodiverse Consulting's UKHab habitat survey of the Site (Uldale View): Biodiverse Consulting undertook a UKHab habitat survey of the Site dated 23/05/2023.

9.2. Biodiverse Consulting's review of Google images of the Site over the past 4 years (where available)

9.3. Information provided by you (if any) regarding activities which have taken place at the Site since 30 January 2020. This is important because the Environment Act 2021 stipulates that where a person has carried on un-permitted activities on land between 30 January 2020 and the "relevant date" agreed with the LPA which reduce biodiversity value of that land than it would have been if those activities had not taken place, then the pre-development biodiversity value of the land must be taken to be its biodiversity value immediately before those activities took place: [You have provided to Biodiverse Consulting no information relating to activities at the Site since 30 January 2020 and so

Biodiverse Consulting has taken as the baseline the habitats observed above and accordingly if the baseline based on the habitats observed above is incorrect then the BNG calculation will also be incorrect.

Categorisation, and assessment of condition, of baseline Site habitats for the purpose of populating the Defra metric:

10. Biodiverse Consulting has relied upon the following sources and professional judgment to allow it to use the Site's baseline habitats (details obtained as described at 9.above) to populate the Defra Biodiversity Metric so as to obtain the enclosed pre-development baseline biodiversity value of the Site:

    10.1. The up-to-date Defra Technical User Guide that accompanies the Biodiversity Metric: The Biodiversity Metric 4.0 User Guide Natural England Joint Publication JP039.

    10.2. Its professional judgment to classify the Site's baseline habitats in accordance with the categories developed and published by the UK Habitat Classification Working Group (UKHab) categories [(Version 1.1)]. Where appropriate Biodiverse Consulting has inserted notes relating to its professional judgment into the Defra metric.

    10.3. Its professional judgment to score the Site's baseline habitats' condition: Where appropriate Biodiverse Consulting has inserted notes relating to its professional judgment into the Defra metric.

BASES OF BIODIVERSE CONSULTING'S CALCULATION OF THE POST-DEVELOPMENT ON-SITE BIODIVERSITY VALUE

11. The following sets out the basis of Biodiverse Consulting's calculation of the post-development on-Site biodiversity value in the enclosed BNG calculation.

Site's redline boundary

12. Biodiverse Consulting has relied upon the redline boundary of the Site as above.

Biodiversity Metric

13. Biodiverse Consulting has relied upon the up-to-date Defra Biodiversity Metric to undertake its calculation as above.

Development layout

14. Biodiverse Consulting has relied upon the proposed development layout at the Site as supplied by you: Drawing Number: WW/L01 (Appendix C).

Anticipated on-Site habitat types and areas to be retained, restored or created within the constraints of the development layout

15. Biodiverse Consulting has relied upon its professional judgement to identify habitat types and areas (in ha) which can realistically be retained, restored and / or created within the constraints of the development layout so as to create Biodiversity Units: Where appropriate Biodiverse Consulting has inserted notes on this relating to its professional judgment into the Defra metric.

Anticipated condition of on-Site habitat types to be retained, restored or created within the constraints of the development layout

16. Biodiverse Consulting has relied upon its professional judgement to identify the realistically achievable condition of the habitat types envisaged above within the constraints of the development layout so as to create Biodiversity Units: *Where appropriate Biodiverse Consulting has inserted notes on this relating to its professional judgment into the Defra metric.*

BASIS OF BIODIVERSE CONSULTING'S RELIANCE ON OFF-SITE BIODIVERSITY UNITS

17. Biodiverse Consulting has not relied upon Biodiversity Units from an off-site BNG delivery site to meet the relevant BNG target for the Site in the enclosed BNG calculation.

18. The following sets out the basis of Biodiverse Consulting's reliance on off-site Biodiversity Units reflected in the enclosed BNG calculation.

Before the Environment Act 2021's BNG provisions come into force

19. Where reliance is placed, in the BNG calculation, on Biodiversity Units from an off-site BNG delivery site to meet the relevant BNG target for the Site then, prior to the Environment Act 2021's BNG provisions coming into force, Biodiverse Consulting will confirm the number of Biodiversity Units that are deliverable from the off-site BNG delivery site. The following sets out the bases of Biodiverse Consulting's confirmation of the number of off-site biodiversity-units deliverable from the off-site BNG delivery site.

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