

# Biodiversity Net Gain Plan

Low Hall Farm, Whitehaven,  
Cumbria.

## Contents

|   |   |
|---|---|
| Summary of Development at Low Hall Farm ..... | 2 |
| What is being removed for development.....    | 2 |
| Biodiversity Net Gain Improvements.....       | 3 |
| Conclusions .....                             | 4 |

## Summary of Development at Low Hall Farm

Northern Gas Networks Ltd (NGN) have identified a stretch of high pressure gas main that can be reduced from High Pressure, to Medium Pressure, between the current AGI at Low Hall Farm, Whitehaven, and the former Marchon site, several kilometres away in Whitehaven. This reduces safety risk and environmental risk in the event of a leak or incident within the pipeline to be downgraded. To facilitate this, a new Pipeline Inspection Gauge Trap (PiG Trap) requires constructing at Low Hall Farm to replace the PiG Trap at Marchon.

Consequently, as a new development, NGN are required to meet the requirements of Biodiversity Net Gain.

## What is being removed for development

NGN are developing the new site on land used as agricultural grassland, on a field adjacent to the current AGI. This field is scored as a loss of modified grassland by the Ecologists Biodiversity Net Gain Tool.

This is 0.135 hectares of modified grassland, equating to a Habitat unit loss of 0.81 units.

| NGN Low Hall Farm AGI - Pig Trap Compound  |                   | Return to results menu |        |
|--|-------------------|------------------------|--------|
| Headline Results   |                   |                        |        |
| Scroll down for final results <a href="#">A</a>                                    |                   |                        |        |
| On-site baseline   | Habitat units     | 0.81                   |        |
|  | Hedgerow units    | 0.00                   |        |
|  | Watercourse units | 0.00                   |        |
| On-site post-intervention<br>(Including habitat retention, creation & enhancement) | Habitat units     | 0.80                   |        |
|  | Hedgerow units    | 0.00                   |        |
|  | Watercourse units | 0.00                   |        |
| On-site net change<br>(units & percentage)   | Habitat units     | -0.01                  | -1.31% |
|  | Hedgerow units    | 0.00                   | 0.00%  |
|  | Watercourse units | 0.00                   | 0.00%  |

Screenshot of the summary from the Ash Bennett Ecology's BNG Spreadsheet.

## Biodiversity Net Gain Improvements

As construction nears completion, NGN have worked with an Ecologist (Ash Bennett) who has identified that the net gain can be achieved by allowing a natural seed grass mix to and be left surrounding the new pig trap site, along with the planting of hedgerows along the Northern, Western and Southern boundaries. The Eastern boundary cannot be developed on account of the high pressure pipeline situated under the boundary to the PiG trap, there is a requirement to keep this clear of vegetation.

The change of use from modified grassland to lowland meadow/ neutral grassland offers a unit score of 0.8 Units (including land lost to the PiG Trap), below the threshold of 110% compared to the 0.81 Unit Loss. This would still be a 1.31% loss.

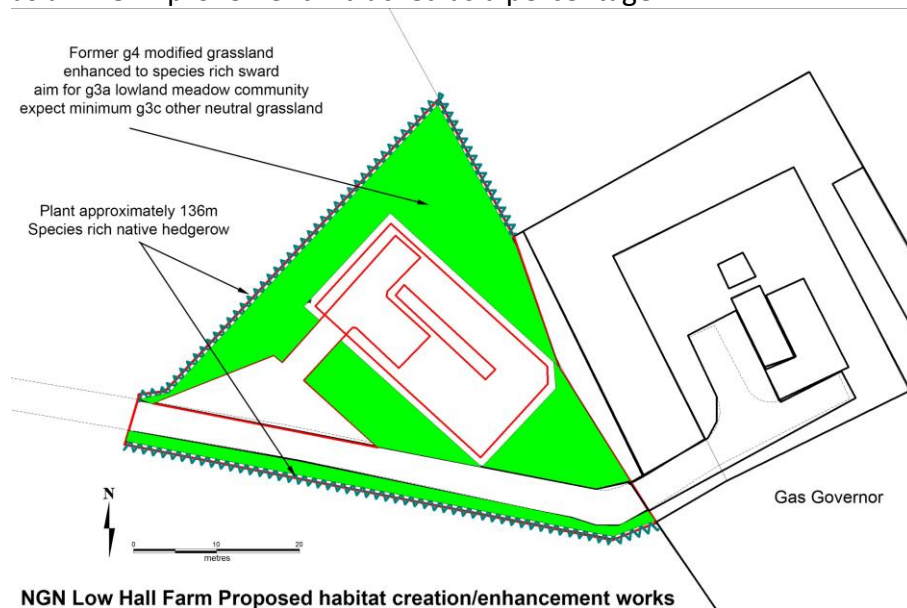
|  |                                |        |   |
|--|--------------------------------|--------|---|
| Total net % change<br><br>(including all on-site & off-site habitat retention, creation & enhancement) | Habitat units                  | -1.31% | Total net gain achieved is less than target set |
|  | Hedgerow units                 | 0.00%  |   |
|  | Watercourse units              | 0.00%  |   |
| Trading rules satisfied?   | No - Check Trading Summaries ▲ |        |   |

| Unit Type         | Target | Baseline Units | Units Required | Unit Deficit |                                     |
|-------------------|--------|----------------|----------------|--------------|-------------------------------------|
| Habitat units     | 10.00% | 0.81           | 0.89           | 0.09         |                                     |
| Hedgerow units    | 10.00% | 0.00           | 0.00           | 0.00         | Unit requirement met or surpassed ✓ |
| Watercourse units | 10.00% | 0.00           | 0.00           | 0.00         | Unit requirement met or surpassed ✓ |

Screenshot of the BNG score following change to Natural Grassland.

To compensate, and significantly surpass the target, approximately 136m of Species Rich Hedgerow will be planted around the boundary of the developed site as indicated in the post development site plan below.

The Ecologist has advised that the tool does not support change in use from one categorisation (grassland) to another (hedgerow), but would likely score into the thousands as a BNG improvement if tracked as a percentage.



### Post Development Site Plan

## Conclusions

0.81 units are being lost due to the development of the new PiG trap site.

Allowing Natural Grassland to develop surrounding the new site will achieve 0.80 units to compensate the loss.

The additional units will directly be achieved through the planting of approximately 136m of species rich native hedgerow surrounding the site.

Due to the site undergoing construction works, the BNG improvements shall be made as the developments reaches the end of the construction.

NGN will comply with any requests that the Local Authority make to satisfy the monitoring of the development including but not limited internal inspections, photographs, or appointing an ecologist to attend site at a stipulated frequency to document and record the BNG development.

## Appendix 1 Photos



**Current field boundary view from North/ North West to South/ South East.**



**View from the East boundary of the new development looking West into the field to be developed.**