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BIODIVERSITY NET GAIN - BIODIVERSITY STATEMENT

At

Hollin Royd Farm

Lane Head Road
Cawthorne
Barnsley
S75 4AJ

NGR: SE 26538 07299

Prepared for:	Elliot Pemberton, Five Seventy-Three Ltd
Written by:	Bethany Dineley, UES Graduate Ecologist
Approved by:	Kathryn James, UES Senior Project Manager

A handwritten signature in black ink that reads 'K James'. The signature is written in a cursive, slightly slanted style.

Date:	17 th October 2024
UES reference:	UES04605/02



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1 INTRODUCTION

1.1 Author and qualifications

This report is compiled and written by Bethany Dineley, UES Graduate Ecologist for United Environmental Services Ltd (UES).

It has been verified by Kathryn James BSc MRes MCIEEM, UES Senior Project Manager. Kathryn holds a level 4 Botanical Society for Britain and Ireland (BSBI) field identification skills certificate (FISC), which certifies her as competent to undertake phase 1 habitat and UKHab surveys, as well as more detailed botanical surveys such as national vegetation classification (NVC) assessments.

1.2 Proposed development

The proposed development including removing the stone lean-to agricultural building and replacing it with a new portal frame agricultural building.

1.3 Survey objectives

This biodiversity statement has been produced for the proposed development at Hollin Royd Farm, Cawthorne. UES was commissioned in August 2024 to prepare the biodiversity statement as part of a biodiversity net gain assessment of the proposed development. This was completed in order to:

- Establish the baseline value of the site by calculating the number of habitat, hedgerow and watercourse units at the site of the proposed development.
- If detailed or indicative plans are available, establish the post development value of the development by calculating the number of habitat, hedgerow and watercourse units which will be created, retained and / or enhanced as part of the proposals.
- Provide guidance on habitat retention, creation and enhancement measures to inform proposed site layout and landscaping proposals and to maximize potential gains in biodiversity.
- Provide details of how offsite compensation will be used when a 10% biodiversity net gain cannot be achieved on site.



2 PLANNING POLICY

Paragraphs 180(d), 185(b) and 186(d) of the National Planning Policy Framework (NPPF) set out requirements for the delivery of BNG. In England, BNG is mandatory under a statutory framework introduced by Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021).

Under the statutory framework, subject to some exceptions, every grant of planning permission is granted subject to the condition that the biodiversity gain objective is met (“the biodiversity gain condition”). This objective is for development to deliver at least a 10% increase in biodiversity value relative to the pre-development biodiversity value of the onsite habitats.

Mandatory BNG only applies for planning permission applications made on or after 12th February 2024. Permissions granted for applications made before this date are not subject to BNG. A temporary exclusion applies for non-major developments whereby mandatory BNG only applies for planning permission applications made on or after 2nd April 2024.

The Environment Act 2021 sets out the following key components to mandatory BNG:

- Minimum 10% gain required calculated using DEFRA Statutory Biodiversity Metric & approval of net gain plan
- Habitat secured for at least 30 years via obligations / conservation covenant
- Habitat can be delivered on-site, off-site or via statutory biodiversity credits
- There is a national register for net gain delivery sites
- The mitigation hierarchy still applies of avoidance, mitigation and compensation for biodiversity loss
- Also applies to Nationally Significant Infrastructure Projects (NSIPs)
- Does not apply to marine development
- Does not change existing legal environmental and wildlife protections



3 METHODOLOGY

The BNG assessment has been undertaken using the DEFRA statutory biodiversity metric. The metric was used to calculate baseline habitat, hedgerow and watercourse units. A UK habitat classification survey was undertaken as part of a preliminary ecological appraisal (PEA) of the site, undertaken by UES on 13th August 2024. Surveyors present included:

- Daniel Smith BSc MScRes, UES Ecologist. Daniel holds a level 3 FISC, which certifies him as competent to undertake phase 1 habitat and UKHab surveys.
- Bethany Dineley, UES Graduate Ecologist

Habitats recorded within the proposed development site were mapped on a UK Habitat plan provided at Appendix 1.

The statutory biodiversity metric utilises habitats classified under the UK habitats classification methodology (UKHAB). As such the 'Phase 1 Translation Tool' within the metric, in addition to surveyor knowledge and experience, was used to translate phase 1 habitats into UKHAB codes provided within the metric.



4 RESULTS

4.1 Baseline assessment

The proposed development site has an area of approximately 0.11ha comprising a stone lean-to agricultural building, access road and modified grassland. A line of trees is also present to the south of the development area. See Appendix 1 – UK habitat classification plan and Appendix 2 – Photographs for further information.

The baseline value of the site has been calculated as 0.17 habitat units, 0.09 hedgerow units and 0 watercourse units using DEFRA's statutory biodiversity metric.

The DEFRA statutory biodiversity metric used to calculate the baseline value of the site has been submitted with this report and provides full details of the calculations.

4.2 Post-development assessment

Detailed landscaping plans are not available at this stage; however, indicative landscaping proposals are included on Five Seventy Three's proposed site plan (reference HRF - FST - PL - 006) as shown at Appendix 3 – Proposed site plan.

The proposed development value of the site has been calculated as 0.2 habitat units, 0.1 hedgerow units and 0 watercourse units using DEFRA's statutory biodiversity metric.

The DEFRA statutory biodiversity metric used to calculate the post-development value of the site has been submitted with this report and provides full details of the calculations.



5 EVALUATION AND RECOMMENDATIONS

5.1 Biodiversity net gain requirements

The proposed development will result in a net gain of 0.03 habitat units (an increase of 15.42%), and a net gain of 0.01 hedgerow units (an increase of 11.15%); whilst watercourse units remain unchanged at 0 units.

In addition to providing no net loss in habitat and hedgerow units required to adhere to national planning policy, the metric's trading rules must also be met to provide an acceptable net gain. This is a function of the metric that has been designed to ensure habitats are compensated for sufficiently.

To adhere to the metric's trading rules, losses must be replaced by habitat, hedgerow and watercourse units of the same broad habitat type and distinctiveness, or by units from any habitat with a higher distinctiveness regardless of the broad habitat type. The trading rules have been satisfied as part of the proposed development, as detailed within the statutory biodiversity metric submitted alongside this report,

5.2 Recommendations

The information contained within this biodiversity statement is considered to be sufficient to allow the local planning authority to grant planning permission, with regards to statutory biodiversity net gain requirements. Following approval of planning permission, the biodiversity gain condition will be applied to the permission, which must be discharged prior to the commencement of works.

A biodiversity gain plan (BGP) must be prepared to discharge this condition. The BGP must include baseline and post-development statutory metric calculations based on the finalised site layout and landscaping proposals. It must also contain full details of secured offsite compensation (where necessary) and a habitat management and monitoring plan (HMMP), detailing the proposed establishment, management and monitoring of all offsite compensation and any significant enhancements onsite.

All retained, creation or enhanced habitats that constate offsite compensation or onsite significant enhancements will need to be managed and monitored for a period of at least 30 years. This can be secured through a planning condition or legal agreement, such as a section 106 or a conservation covenant.

Following submission of the biodiversity gain plan, the local planning authority will have up to eight weeks to discharge the biodiversity gain condition.



6 CONCLUSION

The proposed development site has an area of approximately 0.11ha comprising a stone lean-to agricultural building, access road and modified grassland. A line of trees is also present to the south of the development area.

The proposed development including removing the stone lean-to agricultural building and replacing it with a new portal frame agricultural building.

The baseline value of the site has been calculated as 0.17 habitat units, 0.09 hedgerow units and 0 watercourse units using DEFRA's statutory biodiversity metric.

The proposed development will result in a net gain of 0.03 habitat units (an increase of 15.42%), and a net gain of 0.01 hedgerow units (an increase of 11.15%); whilst watercourse units remain unchanged at 0 units. In addition, the trading rules have been satisfied as part of the proposed development, as detailed within the statutory biodiversity metric submitted alongside this report.

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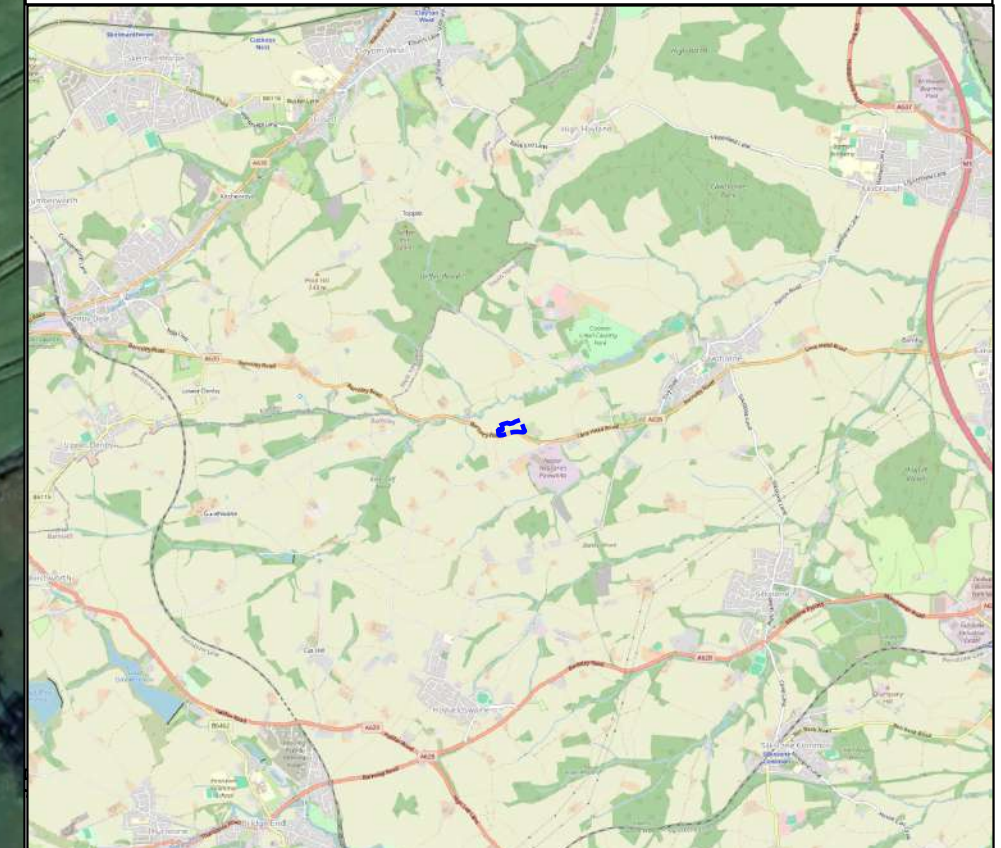


APPENDICES

Appendix 1 – UK habitat classification plan

UK Habitat Classification Plan

Site: Hollin Royd Farm
 NGR: SE 26538 07299
 Author: Bethany Dineley
 Date: 08/10/24



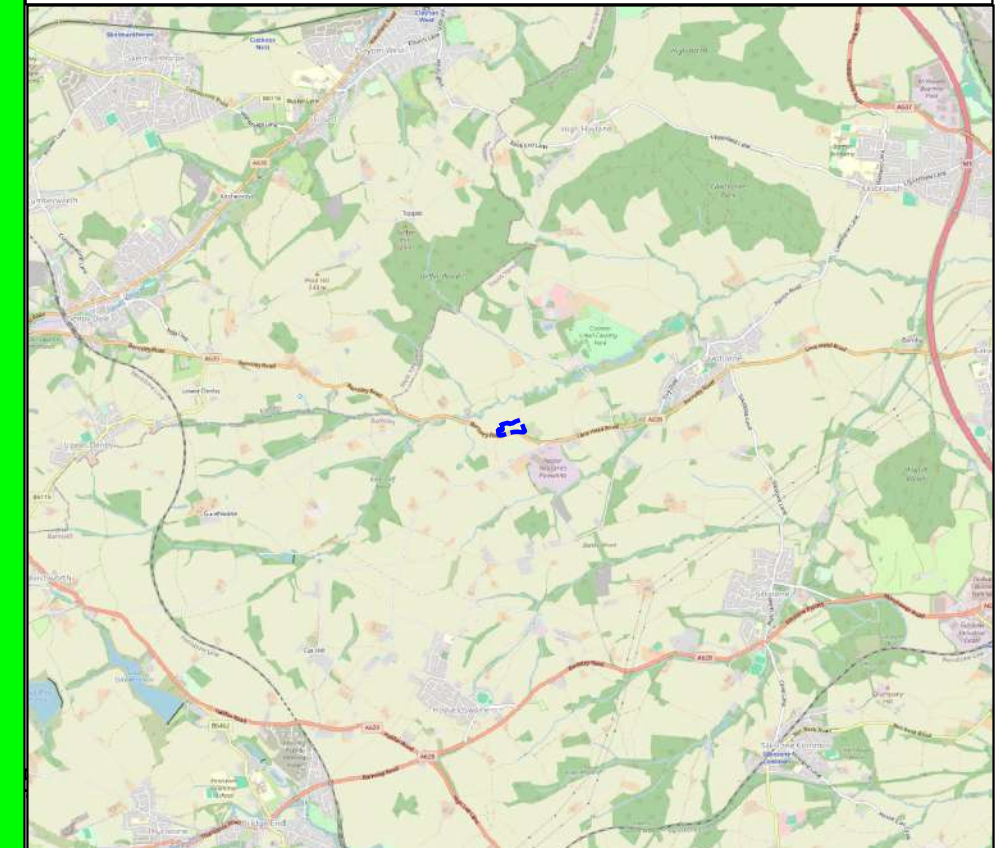
- Site ownership boundary
- Development boundary
- g4 - modified grassland
- ▲ h2a5 - species-rich native hedgerow
- u1b - developed land. sealed surface
- u1b5 - buildings
- u1e - built linear features
- 32 - scattered trees
- 33 - line of trees

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Appendix 2 – Photographs



Photograph 1 – Looking south between the lean-to and barn.



Photograph 2 – Looking east across the agricultural field to the east of site



Photograph 3 – Example hardstanding throughout site



Photograph 4 – Orchard located to the northwest of site.



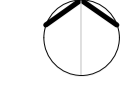
Photograph 5 – Agricultural field to the east of site.



Photograph 6 – Line of trees along the southern site boundary.

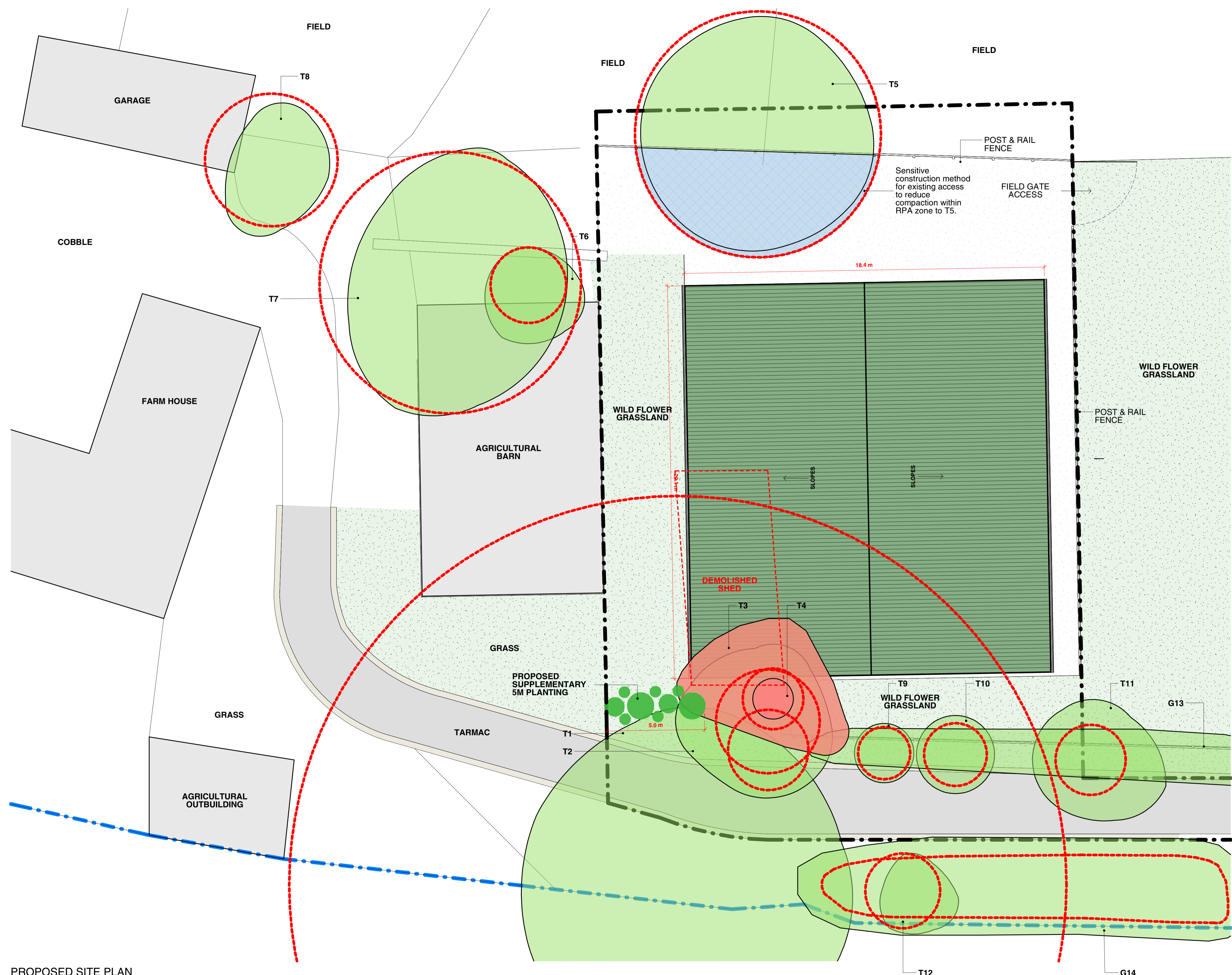


Appendix 3 – Proposed site plan



All drawings should be read in conjunction with the entire PL Series drawings. Full details and specifications will be provided following approval of the planning application and through a formal Building Control submission prior to commencement of site works & construction.

- Application Boundary
- ▨ Existing Property
- ▨ Adjacent Buildings
- ▨ Proposed Development
- Root Protection Area
- Trees to be removed (T3 & T4)



PROPOSED SITE PLAN
1 : 100

Rev	Description	Date	By
<p>Architecture</p> <p>5 SEVENTY 3</p> <p>PLANNING</p>			
Information	Comment	Approval	Tender
Construction	As-Built	■	
Client: Undisclosed			
Project: 0462 - 001 Proposed erection of agricultural barn at Hollin Royd Farm			
Doc No:	HRF - FST - PL - 006		Rev:
PROPOSED SITE PLAN			
Drawn by:	Date:	Scale:	Sheet Size:
EP	06/06/24	1 : 100	A1