

Biodiversity Net Gain Report

For:	Midshire Storage Ltd
Site:	West Road, Pogmoor, Barnsley, S75 2DH
Report Date:	17 th December 2024
Report Reference:	SQ-2568



Client:	Midshire Storage Ltd
Site Name:	West Road, Pogmoor, Barnsley, S75 2DH
Report:	Biodiversity Net Gain Assessment
Site Grid Reference	SE 33143 06501
Survey Date:	21 st October 2024
Surveyed by:	Sam Toon BSc (hons)

Issue:	Revision:	Stage:	Date:	Prepared by:	Approved by:
1	-	Draft for review	17 th December 2024	Sam Toon BSc (hons) - Estrada Ecology Ltd	John Davies BSc (hons) – Estrada Ecology Ltd
2	V1	FINAL	17 th December 2024	Sam Toon BSc (hons) - Estrada Ecology Ltd	Natasha Estrada MRes, MCIEEM- Estrada Ecology Ltd



1 Executive Summary

- 1.1 For the current proposed development scheme for the site, a net loss of 58.41% for area habitat units is calculated. Consequently, the Trading Summaries are not satisfied by the proposed development scheme.
- 1.2 A resurvey of the site during the growing season has been recommended to reduce the onsite units and make achieving the target 10% net gain for this development proposal more accessible.

2 Introduction

- 2.1 In line with National Policy, developments submitted for planning after 12th February 2024, with some exceptions, are expected to achieve a 10% net gain minimum increase in site biodiversity value from the existing baseline assessment.
- 2.2 Biodiversity metric calculations were requested by the client to determine the extent of net loss, no net loss, or net gain for proposed development plan for the site.
- 2.3 Biodiversity metric calculations were therefore undertaken for baseline and post-development habitats for the development site, using the Statutory Biodiversity Metric Calculation Tool developed by DEFRA. This assessment evaluates the impact of current development proposals on existing biodiversity value within the development site.

3 Baseline and Post Development Scheme Designs

- 3.1 Figure 1 presents the UK HABS habitat classification map for the site baseline as identified via field survey undertaken October 2024.
- 3.2 Figure 2 presents a summary of Statutory Metric results for the current development proposal.



Figure 1 : UK HABS Baseline Habitat Classification Map



4 Methodology

- 4.1 The Environment Bill (2020) seeks to improve biodiversity through several means, including the introduction of a mandatory requirement for new developments to achieve a minimum of 10% biodiversity net gain, which will be managed as such for a minimum of 30 years after the development has been completed (Environment Bank, 2021). Key parts of the Environment Bill which relate to biodiversity net gain and its delivery are Part 6 Nature and Biodiversity and the supporting Schedule 14, particularly sections 9(3), 13(2), 14(2) and 15.
- 4.2 Development proposals submitted after 12th February 2024, with some exceptions, will be expected to achieve a minimum of 10% net gain in site biodiversity value under The Environment Act 2021 (Commencement No. 8 and Transitional Provisions) Regulations 2024.
- 4.3 A survey of the site was conducted to recorded baseline habitats which were classified according to UKHABS Habitat Classification (2023), as shown in Figure 1. The site assessment was conducted outside the growing season (which is typically recognised as being between April to September inclusive), therefore, in line with current guidance, all habitats with condition assessments have been assessed at their highest value.
- 4.4 The Statutory Biodiversity Metric Tool was used to calculate biodiversity units for baseline and post-development units for the development site, to determine if the proposed development will be likely to achieve net loss, no net loss, or net gain of biodiversity units.
- Individual habitat areas / lengths were rounded to four decimal places, with the minimum mappable unit being 0.0001 hectares. The canopy areas of Individual trees were calculated using the Urban Tree Helper tool included within the metric calculator. Linear habitat features such as hedgerows and ditches are measured in kilometres, where present.



- Habitat condition indicates the quality of the habitat, either existing or to be achieved, based on the habitat condition assessments using the Statutory Biodiversity Metric – Technical Annex 1: Condition Assessment Sheets and Methodology.
- Habitats were assessed for their strategic significance at a landscape scale, using information from sources such as Local Plans, Biodiversity Action Plans, and Nature Recovery Areas to determine their significance within a specific landscape. If habitats weren't included within published reports, significance was determined by their contribution to habitat connectivity and green corridors.

4.5 Biodiversity unit calculations are based on the retention and / or enhancement of existing habitats within the proposed scheme design, as well as the creation of new habitats. Biodiversity units for hedgerow and watercourse habitats (linear) are calculated separately from area habitat within the metric.

5 Limitations

5.1 Habitat areas are rounded up or down to the nearest whole value, with a minimal mappable unit of 0.0001 hectares. However, the overall total of site habitat area and biodiversity units within the Statutory Metric are calculated and accurate to two decimal places.

5.2 Habitat areas used in the calculations are based on two-dimensional plans, and so will not necessarily consider an increase in overall surface area as a result of slopes and banks.

5.3 The site assessment was conducted outside the growing season (which is typically recognised as being between April to September inclusive), therefore, in line with current guidance, all habitats with condition assessments have been assessed at their highest value. Due to this, habitats recorded may be calculated at a higher value than would



otherwise be assessed at a time when condition assessments are valid during the growing season.

6 Post-Development Habitat Classifications

6.1 The UK HABS habitat classifications used within the Statutory Biodiversity Metric applicable to the site post-development are provided in Table 1 with their associated habitat codes.

Table 1. UK HABS Classification Used in the Metric (Post-development)

Habitats	UK HABS Codes	
	Primary	Secondary
Buildings	u1b5	-
Developed Land, Sealed Surface	u1b	-
Modified Grassland	g4	-
Individual Tree	g4	32
Non-Native Ornamental Hedgerow	h2b	-

7 Biodiversity Net Gain

7.1 The total baseline for biodiversity units for the site were calculated at 0.91 area habitat units. Linear (hedgerow) units for the site were calculated at 0.06. No watercourse units were recorded on the baseline. No irreplaceable habitats are present at the baseline.

7.2 For the current development proposal, the site is calculated to have a total post-development value of 0.38 area habitat units and 0.06 linear (hedgerow) units.



8 Overall Development

- 8.1 Overall, the proposal for the current development scheme is calculated to result in a net loss of 0.53 habitat area units from baseline value, representing a 58.41% net loss for this category. Consequently, the Trading Summaries are not satisfied for this proposal.
- 8.2 No hedgerow units are proposed within the scheme, with baseline units all understood to be retained. No net loss is predicted in line within the current scheme for linear units.
- 8.3 The site post-development will need to account for an additional 0.62 area habitat units, minimum, to achieve the target 10% net gain of baseline units. Furthermore, an additional 0.01 linear units are required to achieve a 10% net gain in hedgerows.

Figure 2: Summary of Statutory Metric Results

FINAL RESULTS				
Total net unit change <small>(Including all on-site & off-site habitat retention, creation & enhancement)</small>	<i>Habitat units</i> -0.53			
	<i>Hedgerow units</i> 0.00			
	<i>Watercourse units</i> 0.00			
Total net % change <small>(Including all on-site & off-site habitat retention, creation & enhancement)</small>	<i>Habitat units</i> -58.41%			
	<i>Hedgerow units</i> 0.00%			
	<i>Watercourse units</i> 0.00%			
Trading rules satisfied?	No - Check Trading Summaries ▲			
Unit Type	Target	Baseline Units	Units Required	Unit Deficit
<i>Habitat units</i>	10.00%	0.91	1.00	0.62
<i>Hedgerow units</i>	10.00%	0.06	0.06	0.01
<i>Watercourse units</i>	10.00%	0.00	0.00	0.00



9 Recommendations

- 9.1 The site under the current proposed development scheme will result in a net loss for area habitat units, with no net gain proposed for hedgerows. The Trading Summaries are not satisfied for this development proposal.
- 9.2 The current proposed landscaping scheme does not provide suitable enhancements to offset for the loss of existing habitats associated with the development of the site.
- 9.3 It is deemed that due to the assessment being conducted outside the recognised season for biodiversity net gain assessments, a further assessment within the season for yield lower baseline values for the site which are likely more accurate to the true value of the baseline.
- 9.4 If the site baseline was assessed again within the growing season with all relevant habitats subject to condition assessments, the current scheme design with a predicted baseline habitat score (Modified grassland at poor condition and ephemeral vegetation at poor condition), would indicatively score a net gain of 24.77% area habitat units (+0.08 units).
- 9.5 The existing non-native / ornamental hedgerow recorded within the site has a self-populating condition of poor, thus this unit score can not increase nor decrease. It is recommended that this hedgerow is removed and replaced with a native species hedgerow. It is also advised that only 32 meters of native hedgerow will need to be planted to achieve a net gain, especially when considering the section of proposed grass to the south of the site will need to be accessed for management and monitoring purposes. The incorporation of this proposal will result in a net gain of 12.29% (0.01 units) for linear habitats.
- 9.6 Following on from the assessment, if offsetting is required for the current evaluation of the site, it is determined that 0.62 habitat units and 0.01 hedgerow units will be required to be delivered as low distinctiveness value habitats to achieve the 10%. However, if reassessment is permitted within April, no offsetting will be required for area-based habitats.



- 9.7 The calculations in this report are based on target habitat conditions post-development and post-management, taking future land usage and public access into consideration. Condition assessments of proposed habitats are also assessed on viability, as well as with the feasibility of appropriate and successful management.
9. It is recommended that an updated Biodiversity Net Gain report with updated calculations is completed should current development and landscaping proposals change in any way. An updated report will review habitat condition scores of habitats and will consider any changes in a final masterplan.



References:

DEFRA (2024) Statutory Biodiversity Metric User Guide

Environment Bank (2015) Biodiversity Impact Calculator – Guidance for Use.
Environment Bank.

Environment Bank (2016) Biodiversity Accounting – An introduction.
Environment Bank.

Environment Bank (2021) The Environment Bill and Biodiversity Net Gain Delivery. Available online at [<https://www.environmentbank.com/blog/the-environment-bill-and-biodiversity-net-gain-delivery-what-planning-authorities-need-to-know/>)]

UK HABS (2023) The UK Habitat Classification : Habitat Definitions. Version 2.0

All online references accessed December 2024

