



Leigh Ecology Ltd

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Biodiversity Net Gain plan



**Carrs Terrace
Whiston
Prescot
L35 3QP**

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1. Submission details

1.1 Date

20/08/24

1.2 Planning application reference number

1.3 Local planning authority (LPA)

1.4 Development site Address

Carrs Terrace
Whiston
Prescot
L35 3QP

1.5 Brief description of the development

Construction of an eighteen apartment block on the site of a former building and associated car parking. The site consists of approximately 0.166 Hectares of dis-used land that has some pioneer tree growth and tall forbs plants breaking through the tarmacadam around the previous buildings foundations.

2. Consultancy Details

2.1 Name of Responsible Person

Chris Pickering

2.2 Company name

Leigh Ecology Ltd.

2.3 Address

8 Hall Drive
Marston
Northwich
Cheshire
CW9 6DT

2.4 Contact number

01606 892032

3. Methodology

DEFRA Biodiversity Metric Version 4.0 Calculator

3.1 Biodiversity Net Gain was calculated using Version 4.0 Biodiversity Metric Auditing and Accounting for Biodiversity Calculation tool.

- The onsite habitat baseline calculations are measured on MapInfo GIS software using the Phase 1 Habitat map.
- The Phase 1 habitat classifications are translated to UK Habitat Regulations using the translation tool in the Biodiversity Metric.
- All habitat conditions are based on the condition assessments listed in the habitat condition sheets excel document.
- The strategic significance is determined by deciding if the habitat is desirable within the location and seeing if it is identified within a local strategy.
- The areas to be retained or enhanced habitats are calculated using the Proposed Landscaping Masterplan.
- The proposed off-setting site habitat baseline calculations are measured on MapInfo GIS software using a Phase 1 Habitat map.
- The site proposed habitats and associated scores are calculated using measurements and habitat information provided by Wharf Planning Ltd, as well as over-laying site plans onto the MapInfo GIS software and taking area measurements.

3.2 The change in biodiversity is calculated by subtracting the baseline unit values from the post-development values of the broad habitat types. This is combined with any off-site gains or losses to give a final Biodiversity Unit Value for the scheme.

4. Biodiversity Net Gain Strategy

4.1 How will the proposal minimise impacts to habitats?

The impact to habitat will be minimum as the area is classed under urban sealed and unsealed surface which attracts no value within the BNG metric. There are nine pioneer trees that will be lost due to the construction. Mitigation will be needed to achieve this loss of primary habitat. The proposal is to plant an orchard and additional native tree planting. Twenty-eight small trees will be required to achieve the biodiversity net gain and to achieve trading rules within the metric regarding medium habitat distinctiveness.

4.2 Is the net gain percentage being achieved On-site, Off-site or Both?

On - site

4.3 How many biodiversity units are required to meet the 10% net gain requirement?

0.43

4.4 Is there a habitat management and monitoring plan?

Yes, supplied upon planning consent.

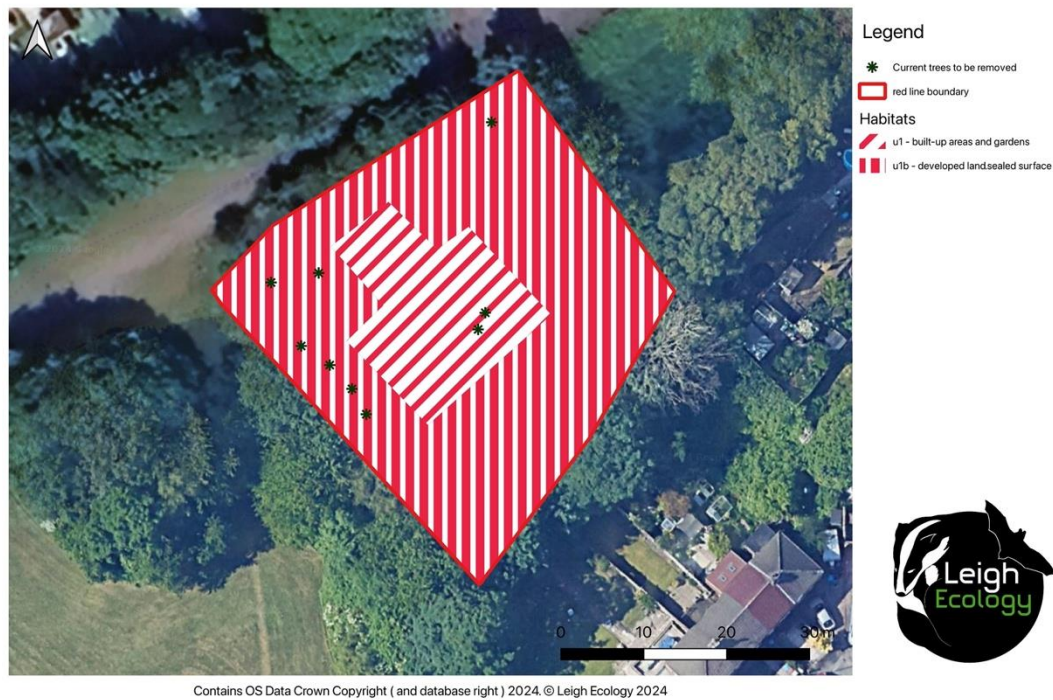
4.5 Has the statutory biodiversity metric tool been used?

Yes – Biodiversity Metric Calculation Tool – Version 4.0

4.6 Reference Number of pre-development habitat survey report and map

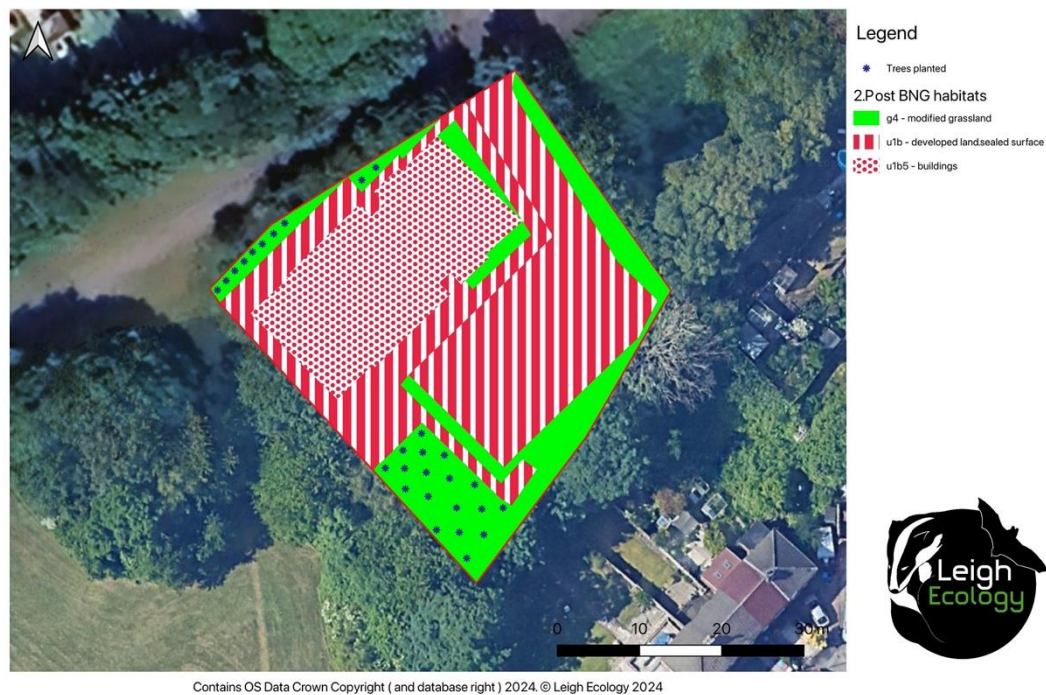
4.7 Pre-development habitat map (On-site)

Carrs Terrace Whiston



4.8 Post-development habitat map (On-site)

Carrs Terrace Whiston



5. Irreplaceable Habitats

5.1 Does the development impact any irreplaceable habitats?

No

5.2 If yes, what habitats?

N/A

5.3 Has a compensation plan been submitted?

N/A

6. On-Site Baseline Habitats

6.1 Survey Date

17/07/24

6.2 Survey Constraints (access issues, weather etc.)

None

6.3 Total pre-development biodiversity value

Number of area habitat biodiversity units

0.39

Number of hedgerow biodiversity units

Number of watercourse biodiversity units

6.4 On-site habitat images and descriptions



Pic 1; Looking North across the site



Pic 2; Southwest corner of the site



Pic 3; rubble of the previous demolished building



Pic 4; aggregate showing through the tarmac



Pic 5; Looking toward the Eastern boundary



Pic 6; Looking toward the Western boundary from the footpath to Stadt Moers Park

6.5 Habitat Condition Assessment

Habitat

Individual Trees

Score

2

Condition

Moderate



Condition Sheet: INDIVIDUAL TREES Habitat Type																										
Habitat Types																										
Individual trees – Urban trees																										
Individual trees – Rural trees																										
Complete a condition sheet for each tree or block of trees.																										
Please see the separate Line of trees condition sheet for a line of <u>rural</u> trees. You should only use the Line of trees condition assessment and record that habitat type in <u>rural</u> locations.																										
Habitat Description																										
Young Elder and Sycamore in the centre of the site.																										
Individual trees (description applied to the urban or rural environment):																										
Young trees over 7.5 cm in diameter at breast height whose canopies are not touching.																										
Urban Perimeter / Linear Blocks and Groups (description applied to the urban environment only):																										
Groups or stands of trees (size requirement as defined above) within and around the perimeter of urban land. This includes those along urban streets, highways, railways and canals, and also former field boundary trees incorporated into developments. Canopies should predominantly overlap continuously. Groups of urban trees that don't match the descriptions for woodland may be assessed within this category.																										
On-site or off-site, site name and location	Southwest Boundary. Carrs Terrace, Whiston, Prescott			Survey date and Surveyor name		17th July 2024																				
				Survey reference (if relating to a wider survey)																						
Limitations (if applicable)	None			Habitat parcel reference																						
				<table border="1"> <tr> <td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td> </tr> </table>																						
Grid reference																										
Condition Assessment Criteria				S	J	4	6	7	9	1	3															
				Criterion passed (Yes or No)										Notes (such as justification)												
A	The tree is a native species (or at least 70% within the block are native species).			YES																						
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).			YES																						
C	The tree is mature (or more than 50% within the block are mature) ¹ .			NO																						
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.			YES																						
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.			NO																						
F	More than 20% of the tree canopy area is oversailing vegetation beneath.			YES																						
Number of criteria passed				4																						
Condition Assessment Result (out of 6 criteria)		Condition Assessment Score		Score Achieved x/✓																						
Passes 5 or 6 criteria		Good (3)																								
Passes 3 or 4 criteria		Moderate (2)		x																						
Passes 2 or fewer criteria		Poor (1)																								
Note that 'Fairly Good and Fairly Poor' condition categories are not available for this broad habitat type.																										
Suggested enhancement interventions to improve condition score ²																										
Footnotes																										
Footnote 1 - See gov.uk standing advice on ancient and veteran trees. Available from: https://www.gov.uk/government/publications/ancient-and-veteran-trees-policy-in-england																										
Keepers of time, ancient and native woodland and trees policy in England (publishing.service.gov.uk)																										

Condition Sheet: INDIVIDUAL TREES Habitat Type																									
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Please see the separate Line of trees condition sheet for a line of <u>rural</u> trees. You should only use the Line of trees condition assessment and record that habitat type in <u>rural</u> locations.																									
Habitat Description																									
Linear line of Beech, Elder, Willow, herry and Hawthorn to Southwestern boundary. Continuous canopy																									
Individual trees (description applied to the urban or rural environment):																									
Young trees over 7.5 cm in diameter at breast height whose canopies are not touching.																									
Urban Perimeter / Linear Blocks and Groups (description applied to the urban environment only):																									
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F	More than 20% of the tree canopy area is oversailing vegetation beneath.				YES																				
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6.6 Description of proposed habitat creation/enhancements

Proposal is for tree Planting to mitigate the tree loss in construction and increase the diversity of species across site. This will include the creation of an informal native species orchard and Silver Birch screen planting with additional native trees of Beech, Ash and Oak on the South and Western aspects.

6.7 Total post-development biodiversity value

Number of area habitat biodiversity units

0.49

Number of hedgerow biodiversity units

Number of watercourse biodiversity units

6.8 Total net change in biodiversity units

Number of area habitat biodiversity units

.10

Number of hedgerow biodiversity units

Number of watercourse biodiversity units

7. Trading Summary

7.1 Have the trading rules been satisfied?

Yes

FINAL RESULTS		
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	<i>Habitat units</i>	0.10
	<i>Hedgerow units</i>	0.00
	<i>Watercourse units</i>	0.00
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	<i>Habitat units</i>	24.51%
	<i>Hedgerow units</i>	0.00%
	<i>Watercourse units</i>	0.00%
Trading rules satisfied?	Yes ✓	

8. References

JNCC. Phase 1 Habitat Survey – a technique for environmental audit. JNCC, Updated 2010.

The UK Habitat Classification Working Group 2014-2018 were: W.G. Butcher, P.D. Carey, R.A.C. Edmonds, L.R. Norton & J.R. Treweek.

MAGIC mapping: Defra, London

QGIS- Google Satellite, OS Maps. Contains OS Data © Crown copyright and database right (2024)

National Planning Policy Framework (February 2019). Ministry of Housing, Communities & Local Government

The Biodiversity Metric 4.0: Auditing and accounting for biodiversity value: technical supplement (December 2023). Natural England.

‘What exactly is ‘Other Neutral Grassland and how should we make the best of it’ – Richard Gowing <https://cieem.net/what-exactly-is-other-neutral-grassland-and-how-should-we-make-the-best-of-it-by-richard-gowing/>.