
From: Stephen Courcier
Sent: 06 October 2021 16:40
To: Mark Hill
Subject: NYM21/0592/FL - Land off Stainsacre Lane, Whitby

Hi Mark,

I hope you are well.

I am pleased to attach the updated layout plan and landscaping scheme which now shows a public footpath running through the site connecting onto the public right of way to the south, which in turn links to the Sustrans route. This has necessitated a slight tweak to the highway design, shown on plan AMA_2115-SK004-A, which now shows a slightly different highway alignment and footways on both sides of the carriageway.

I have also attached the updated ecological assessment and BNG calculation. The BNG calculation is showing a net biodiversity gain of 171% from the change from an arable field to a managed grassland with mix shrub.

We are trying to get hold of the highway officer to explain the background to the application. However we are currently not having very much success. Do you have a direct email address or phone number for him?

Many thanks,

Stephen

STEPHEN COURCIER
Associate: Chartered Town Planner
BA (Hons), MSc, MRPTI





ROAD LONG SECTION



AMENDED

[illegible]

NYMNP

06/10/2021

Brooks

Ecological

Grounded advice

Ecological Impact Assessment Broomfield Farm Zone 2 (Access Road), Whitby

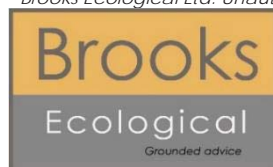
Keyland Developments

Report Reference: ER-5561-03A

06/10/2021

Report Title:	Ecological Impact Assessment Broomfield Farm Zone 2 (Access Road), Whitby
Report Reference:	ER-5561-03A
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Date:	06/10/2021

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Summary

The proposals have engaged with the NPPF Mitigation Hierarchy and have been able to avoid most potential significant effects at the Site.

Residual significant effects can be mitigated and compensated on site and secured via standard conditions provided in the British Standard BS:42020.

Based on the proposed landscaping plan, the development delivers a significant net gain for biodiversity in Habitat Units but delivers a minor shortfall in Hedgerow Units. To secure this Net Gain the Site must be entered into an appropriate 30 year management regime.

1. Introduction

- 1.1.1. Brooks Ecological Ltd was commissioned by Keyland Developments to carry out an Ecological Impact Assessment (EcIA) for a Site referred to Broomfield Farm Zone 2 (Access Road), Whitby.
- 1.1.2. This report is intended to inform a planning application detailing the development of a short access road to service the adjacent residential development.
- 1.1.3. The British Standard BS:42020 recommends that a proportional assessment of ecological impacts should be made - such that decision making relating to the NPPF 'mitigation hierarchy', the planning balance', and the use of conditions is suitably informed.
- 1.1.4. The purpose of the EcIA report is to use the information gathered, alongside the proposals for the Site, to:
- identify any significant effects associated with the proposed development,
 - set out any mitigation (including monitoring) required to address these effects, and to ensure compliance with legislation and policy,
 - identify suitable enhancement,
 - identify measures required to secure mitigation and enhancement,
 - identify and assess any residual effects and their legal, policy and development management consequences.
- 1.1.5. This report adapts the format set out in the Chartered Institute for Ecology and Environmental Management (CIEEM) guidelines for Ecological Report Writing (December 2017).



Ecological Impact Assessment (EcIA) Checklist



EcIA Criteria (to ensure decisions are based on adequate information in accordance with Clauses 6.2 and 8.1 of BS42020:2013)		Yes No n/a	Paragraph reference number(s)
Pre-app/ scope	1. Where pre-application advice has been received from the Local Planning Authority and/or an NGO and/or statutory body (e.g. NE DAS, NRW DAS), it has been fully accounted for in the EcIA		
	2. The scope, structure and content of the EcIA is in accordance with published good practice ¹ , ² and ³		
Surveys, Sites, Species and Habitats	3. Adequate ⁴ and up-to-date ⁵ : a. Desk study has been undertaken ⁶ b. Phase 1 habitat survey (or equivalent) has been undertaken ⁷ c. Phase 2 ecology surveys have been undertaken (where necessary) ⁸		
	4. All statutory and non-statutory sites likely to be significantly affected are clearly and correctly identified		
	5. All protected or priority species and priority habitats ⁹ likely to be significantly affected are clearly and correctly identified, and adequate surveys have been undertaken to inform the baseline		
	6. Any invasive non-native plant species present are clearly and correctly identified		
	7. Where a separate PEA Report states that Phase 2 ecology surveys are required, these have been undertaken in full and results submitted with the application (or lack of such surveys is justified)		
Impacts and Effects	8. The assessment is based on clearly defined development proposals along with relevant drawings/plans (and any plans used are the same version number as those submitted with the application) or		
	9. The residual ecological effects are considered to be not significant at any geographical scale irrespective of the detailed development proposals, and the assessment is based on a worst-case scenario		
	10. The report describes and assesses all likely significant ecological effects (including cumulative effects) clearly stating the geographical scale of significance (where relevant)		
Mitigation, Compensation and Enhancement	11. The mitigation hierarchy has been clearly followed ¹⁰		
	12. The report: a. Clearly identifies the proposed mitigation and compensation measures, and explains how these will adequately address all likely significant adverse effects b. Includes, where necessary, proposals for post-construction monitoring c. Recommends how proposed measures may be secured through planning conditions/obligations and/or necessary licences		
	13. A summary table of proposed mitigation and compensation measures has been provided		
	14. The need for any mitigation licences required in relation to protected species is clearly identified		
	15. Proposals to deliver ecological enhancement/Biodiversity Net Gain have been provided		
Competence/Good Practice	16. Limitations ¹¹ of the ecological work have been correctly identified and the implications explained		
	17. All relevant key timing issues (e.g. site vegetation clearance or roof removal) that may constrain or adversely affect the proposed timing of development have been identified		
	18. All ecological work and surveys accord with published good practice methods and guidelines OR deviation from such guidelines is made clear and fully justified, and the implications for subsequent conclusions and recommendations made explicit in the report ¹²		
Conclusions	19. All ecologists and surveyors hold appropriate species licences (where relevant) and/or have all necessary competencies to carry out the work undertaken		
	20. The report clearly identifies where the proposed development complies with relevant legislation and policy, highlighting any possible non-compliance issues, and highlighting circumstances where a conclusion cannot be drawn as it requires an assessment of non-ecological issues (such as socio-economic ones)		
	21. The report provides a clear summary of losses and gains for biodiversity, and a justified conclusion of an overall net gain for biodiversity		
	22. Justifiable conclusions ¹³ based on sound professional judgement ¹⁴ have been drawn as to the significance of effects on any designated site, protected or priority habitat/species or other ecological feature, and a justified scale of significance has been stated		

2. Method

Scope of Assessment

- 2.1.1. The application site 'the Site' comprises a single pasture field bound by mature hedgerows. The extent of this assessment is the red line boundary defined in Figure 2.1, overleaf. This area, as well as the wider residential development to the west was subject to detailed survey in 2019.
- 2.1.2. The assessment uses a 2 km area of search around the Site for records of protected and notable species and locally or nationally designated wildlife sites.
- 2.1.3. Ecological surveys and reports informing this assessment comprise of the following:
 - An updating Preliminary Ecological Appraisal (PEA) carried out by Brooks Ecological in May 2021. ER-5561-01, May 2021
 - Updating Hedgerow Regulations Assessment carried out by Brooks Ecological in May 2021. ER-5561-02, May 2021
 - Detailed bat activity survey undertaken as part of the wider development (including this Site) carried out by Brooks Ecological in September 2019. R-3416-02, Sept 2019

Desk Study

- 2.1.4. A full desk study including consideration of local biological records, aerial photographs, local designations and planning guidance has been carried out.

Field Survey

- 2.1.5. The following dedicated field survey has been carried out at the Site. Full details of the methodologies used and the results obtained are

contained in the relevant documents referenced opposite. Unless stated otherwise these followed the relevant survey guidelines referenced in reports.

- Walkover / Extended Phase 1 Habitat Survey
 - Hedgerow Regulations Assessment
 - Bat Activity Surveys – Transect and Remote Monitoring*
- 2.1.6. *Due to the findings of these surveys (carried out in 2019) and in the absence of any substantial changes in conditions at the site in the intervening period, it has been possible to use these results to inform this assessment.

Figure 2.1 Site area under assessment (red line)



Assessment Method

- 2.1.7. In assessing the significance of effects, we refer to Section 5 of CIEEM (2018) - that a 'significant effect' is an effect that either supports or undermines biodiversity conservation objectives for 'important ecological features' or for biodiversity in general. In relation to ecological features we consider the following factors in combination, including;
- the feature's value on an ascending scale from Site, to international value
 - the site's position in the local landscape,
 - its current management and
 - its size, rarity or threats to its integrity
- 2.1.8. There are several tools available to aid this consideration, including established frameworks such as Ratcliffe Criteria or concepts such as Favourable Conservation Status. Also of help is reference to Biodiversity Action Plans in the form of the Local BAP and Section 41 of the NERC Act (2006) to determine if the site supports any Priority Habitats, Habitats of Principal Importance or presents any opportunities in this respect.
- 2.1.9. The assessment considers the development proposals set out below; from which the potential impacts can be summarised as:
- Vegetation and habitat removal
 - Disturbance, pollution or interference arising from the Site's construction
 - Disturbance, pollution or interference arising from the Site's operation
- 2.1.10. This report deals with any significant effects potentially arising from these impacts. It looks at how the mitigation hierarchy can be applied to any effects and the implications of any residual significant effects.

3. Ecology Baseline

- 3.1.1. A *summary* of the points salient to this assessment are set out below:

Designated Sites and Conservation Areas

- 3.1.2. Impacts on both Statutory (International and National) and Non-Statutory designations or their interests have been ruled out at PEA Stage.

Habitats

- 3.1.3. The Site comprises habitats mapped opposite and described in the table overleaf.

Potential future changes to the baseline

- 3.1.4. The Site's use and ecological baseline will likely be unchanged until the time of the proposed development.
- 3.1.5. In the absence of re-development, it is assumed that the Site would remain as agricultural grassland.

Figure 3.1 The Site's habitats



3.1.6. The table below sets out the habitats at this site and their relevance in this assessment.

Table 3.1 Site Habitats Summary

Codes	Habitat Feature	Extent	Notes
g4	Modified Grassland	2.40 ha	The majority of the Site area is occupied by pasture, categorised as Modified Grassland. It is species poor and of little ecological value. Mitigation / compensation for any loss of these habitats is dealt with through the Biodiversity Net Gain process and they are not considered further in the EclA process. <u>Valued at Site Level only</u>
h3d	Bramble Scrub	0.01 ha	Small area in the Site's north east corner. This is a common habitat type and it does not support rare or otherwise notable species. Falls outside the development area. <u>Valued at Site Level only</u>
h2	Native Hedgerow and Native Species Rich Hedgerow with Bank	0.67 km	Agricultural field boundary hedges, dominated by hawthorn. H3 on the Site's southern boundary is assessed as being Important under the Hedgerow Regulations. All hedges on Site qualify as Habitat of Principal Importance under the NERC Act as well as a Local BAP Priority Habitat. Only a short section of Hedge from H1 and H2 will be lost to the proposals. <u>Valued at Local Level</u>
	Total area/length	2.4 ha / 0.67km	

3.1.7. The table below shows the site's habitats in terms of their measured Extent (ha or km) and Biodiversity Value (Habitat Units)- this is an excerpt from the DEFRA Biodiversity Metric 2.0 Spreadsheet Calculator.

Figure 3.2 Site Habitats as defined in Biodiversity Net Gain calculations – Site Baseline¹.

Habitats and areas				Habitat distinctiveness	Habitat condition	Ecological connectivity	Strategic significance	Suggested action to address habitat losses	Ecological baseline
Ref	Broad Habitat	Habitat type	Area (hectares)	Distinctiveness	Condition	Ecological connectivity	Strategic significance		Total habitat units
1	Grassland	Grassland - Modified grassland	2.401	Low	Fairly Poor	Low	Area/compensation not in local strategy/ no local strategy	Same distinctiveness or better habitat required	7.20
2	Heathland and shrub	Heathland and shrub - Bramble scrub	0.0122	Medium	Poor	Low	Area/compensation not in local strategy/ no local strategy	Same broad habitat or a higher distinctiveness habitat required	0.05
3									
4									
5									
Total site area ha			2.41					Total Site baseline	7.25

UK Habitats - existing habitats				Habitat distinctiveness	Habitat condition	Ecological connectivity	Strategic significance	Suggested action to address habitat losses	Ecological baseline
Baseline ref	Hedge number	Hedgerow type	length KM	Distinctiveness	Condition	Ecological connectivity	Strategic significance		Total hedgerow units
1	H1	Native Hedgerow	0.08	Low	Good	Low	Area/compensation not in local strategy/ no local strategy	Same distinctiveness band or better	0.48
2	H2	Native Species Rich Hedgerow - Associated with bank or ditch	0.201	High	Good	Low	Area/compensation not in local strategy/ no local strategy	Like for like	3.618
3	H3	Native Species Rich Hedgerow - Associated with bank or ditch	0.13	High	Good	Low	Area/compensation not in local strategy/ no local strategy	Like for like	2.34
4	H4	Native Species Rich Hedgerow - Associated with bank or ditch	0.257	High	Good	Low	Area/compensation not in local strategy/ no local strategy	Like for like	4.626
5									
Total Site length/KM			0.67					Total Site baseline	11.06

¹ Our report provides an estimate of the sites baseline value in Biodiversity Units. This is based on thorough assessment at the time of survey and using the information available at this time. In this assessment we have used the latest version of DEFRA's Biodiversity Metric Tool, the UK Habitats Classification and relevant guidance. This assessment requires subjective judgments to be made in terms of habitat type and condition and could be open to other interpretations. Reliance on the Unit Score, or conversion of this into a monetary value, would be at the developer's own risk.

Species and Species Groups

3.1.8. Potential constraints relating to relevant groups were investigated through the surveys listed above. Those highlighted are of relevance to the Site and are referenced later in the assessment.

Table 3.2 Summary of relevant faunal issues

Species/ Group (Feature)	Presence	Notes
Badgers	Survey found potential evidence of a badger sett on the Site's southern boundary. Evidence of badger activity was not found elsewhere around the site.	Potential badger evidence was not found in the vicinity of the proposed works. Updating survey should be undertaken prior to development commencing. <u>Valued at Local Level</u>
Bats	Activity surveys confirmed very low-level use of the Site's hedgerows by common bats species. No features offering potential roost suitability are present on Site.	Site of low importance to bats. No potential bat roost features noted. <u>Valued at Site Level</u>
Birds	The hedges being lost will support a typical range of common birds during the nesting season.	Standard precautions apply regarding clearance of vegetation. <u>Valued at Site Level</u>

4. Description of the Proposed Development

- 4.1.1. The proposed development is limited to the provision of a new access road and associated infrastructure servicing the proposed residential development to the west.
- 4.1.2. The vast majority of the Site will remain unaffected. Clearance and development will be restricted to the Site's north west corner, as shown on the adjacent plan (surveyed area includes all land within the blue line as well as the small access road area shown in red).
- 4.1.3. Clearance will include the removal of a small area (0.08ha) of Modified grassland and loss of a short section of two hedges (0.07km)
- 4.1.4. All other hedges and the remaining area of the grassland and scrub will be retained.
- 4.1.5. The following sections examine impacts resulting from the proposals which can not be avoided.
- 4.1.6. Impacts are assessed on the basis of the Effects which result on the valued habitats, species or Site's which have been identified above.

Figure 4.1 Zone 2 Access (Drawing Reference P4176-SPA-XX-ZZ-MP-00-19A, February 202).



5. Impacts and Effects of Development

- 5.1.1. Figure 5.1 shows the development footprint (black hatch) in relation to the mapped habitats
- 5.1.2. The development footprint shows the sum extent of proposed development and associated clearance works.
- 5.1.3. The vast majority of the Site will be retained as is.

Figure 5.1 Development footprint in relation to existing on-Site habitats



- 5.1.4. Figure 5.2 summarises the impacts of development on existing vegetation.
- 5.1.5. Areas shown in red and orange will be cleared of existing vegetation and subject to extensive earthworks, which will result in the permanent loss of baseline habitats.
- 5.1.6. Following development, areas marked orange will be landscaped, primarily for their amenity value.
- 5.1.7. The areas marked green will be retained in situ and protected from development.

Figure 5.2 Summary of impacts on existing habitats



Table 5.1 lists the anticipated Impacts and Effects associated with the proposals.

	Impact	Stage
1	Habitat will be removed from the Site by clearance and soil stripping using heavy machinery.	<i>Clearance</i>

	Significant Effects - in the absence of mitigation	Acting on	Acting at scale (Maximum)
1a	Direct habitat loss. There will be a small-scale loss of habitat some low value habitat, which will be managed through the Biodiversity Net Gain process. Habitat loss will be likely to affect nesting birds, both directly (loss of nesting opportunities) and indirectly (disturbance during clearance/ construction).	Hedgerows Modified grassland Birds	Local
1b	Damage to retained habitat such as by storage of clearance machinery or materials in these areas.	Hedgerows Modified grassland	Local
1c	Disturbance. The noise and activity at the Site will render it and areas immediately off-site inhospitable to wildlife during this period. Wildlife in this area is likely to be habituated to noise levels associated with the urban fringe.	Birds Bats	Site
1d	Pollution. There is the potential for sediment or chemicals to be released from the Site, or into retained habitat during this stage.	Off-Site Hedgerows Modified grassland	Local
1e	Potential effects on Protected Species. Precautions will be required to ensure that impacts on badgers, nesting birds, and the spread of Invasive Non-Native Species (INNS) can be avoided.	Birds	Criminal Offence

	Impact	Stage
2	Construction activities for the duration of the road construction.	<i>Construction</i>

	Significant Effects - in the absence of mitigation	Acting on	Acting at scale (Maximum)
2a	Damage to retained habitat such as by storage of machinery or materials in these areas.	Hedgerows Modified grassland	Local
2b	Disturbance. The noise and activity at the Site will render it and areas immediately off-site inhospitable to wildlife during this period.	Birds Bats	Site
2c	Pollution. There is the potential for sediment or chemicals to be released from the Site during this stage.	Off-Site Hedgerows Modified grassland	Local

	Impact	Stage
3	Landscaping activities will take place during the construction period and will, be phased around completion of the road and adjacent housing.	<i>Construction</i>

	Significant Effects - in the absence of mitigation	Acting on	Acting at scale (Maximum)
3a	Damage to retained habitat such as by storage of machinery or materials in these areas. Access will be required to retained areas to commence management and in itself could result in damage.	Hedgerows Modified grassland	Local
3b	Pollution. There is the potential for sediment or chemicals to be released from the Site during this stage.	Off-site	Local
3c	Inappropriate habitat creation or management techniques could mean that the proposals fail to deliver on BNG commitments	All habitats and species	Local

	Impact	Stage
4	Road adopted and used as public highway. The road will be in regular use. Residential properties it serves will see an increase in pedestrian access across the Site and along rights of way will increase. Presence of domestic pets will increase. Retained and created habitat will be managed by the Site Management Company.	<i>Operation</i>

	Significant Effects - in the absence of mitigation	Acting on (feature)	Acting at scale (Maximum)
4a	Damage to retained and created habitat such as by inappropriate use, littering, release of invasive species.	Hedgerows Modified grassland	Local
4b	Disturbance. The noise and activity at the Site will be present of a lower order and will likely be tolerable to species habituated to the urban conditions prevailing locally.	Birds	Site
4c	In the absence of correct management retained and created habitats will not provide the necessary biodiversity units committed to through the BNG process.	All habitats	Local

6. Mitigation & Residual Effects

- 6.1.1. Potential **avoidance** of unnecessary impacts has already been designed into the plan at this stage. The proposals will incorporate the following **mitigation** in relation to the identified **effects** above, as illustrated below and set out in Table 6.1 overleaf.
- 6.1.2. There will be a requirement for the proposals to secure **Biodiversity Net Gain (BNG)** (in accordance with BS: 8683) at a level determined by the Local Planning Authority (LPA in line with their own policies and guidance in the NPPF). Detailed proposals for the treatment of land within the development area but outside the coverage of the actual road have not been provided to the Ecologist. It is assumed that grassland will be reinstated in these areas and calculations have been made on this basis.
- 6.1.3. Themes which will need to be applied to the proposals to achieve the calculated BNG position are set out (and committed to) in the plan below. These themes would need to be the subject of a suitable Biodiversity Management Plan which would provide a means of achieving the required habitats and condition.
- 6.1.4. In addition to any Biodiversity Net Gain agreement, Planning permission for the Site would be anticipated to be subject to standard conditions requiring the production of the following documents:
- A BS:42020 Biodiversity Management Plan (BMP).
 - A BS:42020 Construction Environmental Management Plan (CEMP: Biodiversity)

Figure 6.1 Biodiversity Net Gain Calculations - Post Development²

Post development/ post intervention habitats								
Proposed habitat	Area (hectares)	Distinctiveness	Condition	Ecological	Strategic significance	Temporal multiplier	Difficulty	Habitat units delivered
				Ecological connectivity	Strategic significance	Time to target condition/years	Difficulty of creation category	
Urban - Developed land; sealed surface	0.09	V.Low	N/A - Other	Low	Area/compensation not in local strategy/ no local strategy	0	Low	0.00
Grassland - Other neutral grassland	0.04	Medium	Good	Low	Area/compensation not in local strategy/ no local strategy	15	Low	0.28
Grassland - Other neutral grassland	0.04	Medium	Moderate	Low	Area/compensation not in local strategy/ no local strategy	10	Low	0.22
Heathland and shrub - Mixed scrub	0.045	Medium	Good	Low	Area/compensation not in local strategy/ no local strategy	7	Low	0.42
Totals	0.22							0.93

		Post development/ post intervention habitats										
	Baseline habitats	Change in distinctiveness and condition			Area (hectares)	Distinctiveness	Condition	Ecological connectivity score	Strategic significance	Temporal multiplier	Difficulty multipliers Difficulty of enhancement	Habitat units delivered
Baseline ref	Baseline habitat	Proposed habitat (Pre-populated but can be overridden)	Distinctiveness change	Condition change								
1	Grassland - Modified grassland	Grassland - Other neutral grassland	Low - Medium	Lower Distinctiveness Habitat - Good	1.71	Medium	Good	Low	Area/compensation not in local strategy/ no local strategy	15	Low	14.15
2	Heathland and shrub - Bramble scrub	Heathland and shrub - Mixed scrub	Medium - Medium	Poor - Good	0.0122	Medium	Good	Low	Area/compensation not in local strategy/ no local strategy	10	Low	0.12
3	Grassland - Modified grassland	Heathland and shrub - Mixed scrub	Low - Medium	Lower Distinctiveness Habitat - Good	0.5	Medium	Good	Low	Area/compensation not in local strategy/ no local strategy	7	Low	5.01
4	Grassland - Modified grassland	Grassland - Other neutral grassland	Low - Medium	Lower Distinctiveness Habitat - Moderate	0.1	Medium	Moderate	Low	Area/compensation not in local strategy/ no local strategy	10	Low	0.65
5	Grassland - Modified grassland	Heathland and shrub - Mixed scrub	Low - Medium	Lower Distinctiveness Habitat - Moderate	0.1	Medium	Moderate	Low	Area/compensation not in local strategy/ no local strategy	3	Low	0.75
				Total site area	2.42						Enhancement total	20.67

² Our report provides an estimate of the sites post-development value in Biodiversity Units. This is based on thorough assessment at the time of survey and using the information available at this time. In this assessment we have used the latest version of DEFRA's Biodiversity Metric Tool, the UK Habitats Classification and relevant guidance. This assessment requires subjective judgments to be made in terms of habitat type and condition and could be open to other interpretations. Reliance on the Unit Score, or conversion of this into a monetary value, would be at the developer's own risk.

Table 6.1 lists the mitigation put in place to address the effects identified in table 5.1

	Impact	Stage
1	Habitat will be removed from the Site by clearance and soil stripping using heavy machinery.	<i>Clearance</i>

	Significant Effects - in the absence of mitigation	Mitigation / Compensation	Residual Magnitude
1a	Direct habitat loss.	The landscaping plan sets out the proposals for delivery of high value habitats. Achieving this gain will be dependant on appropriate management which should be set out in a BMP. This can deliver a significant gain in BNG Habitat Units. There are no detailed proposals to replace hedges to be lost but there is scope to provide a net gain through planting new or improving existing hedgerows, this can be detailed in the BMP.	Positive
1b	Damage to retained habitat such as by storage of clearance machinery or materials in these areas.	The CEMP will detail installation of barrier fencing to protect retained habitat.	Neutral
1c	Disturbance. The noise and activity at the Site will render it, and areas immediately off-Site, inhospitable to wildlife during this period.	The CEMP will detail time limits to work on Site and the installation of screened fencing to limit visual disturbance of sensitive habitat.	Minor Negative
1d	Pollution. There is the potential for sediment or chemicals to be released from the Site, or into retained habitat during this stage.	The CEMP will detail the location of bunded compounds for storage of machinery and materials	Neutral
1e	Potential effects on Protected Species. Precautions will be required to ensure that impacts on badgers and nesting birds can be avoided.	The CEMP will detail necessary pre-works checks for badgers and nesting birds.	Avoided entirely.

	Impact	Stage
2	Construction activities for the duration of the road construction.	<i>Construction</i>

	Significant Effects - in the absence of mitigation	Mitigation / Compensation	Residual Magnitude
2a	Damage to retained habitat such as by storage of machinery or materials in these areas.	The CEMP will detail installation of barrier fencing to protect retained habitat – creating a Biodiversity Protection Zone.	Neutral
2b	Disturbance. The noise and activity at the Site will render it, and areas immediately off-Site, inhospitable to wildlife during this period.	The CEMP will detail time limits to work on Site and the installation of screened fencing to limit visual disturbance of sensitive habitat.	Minor Negative
2c	Pollution. There is the potential for sediment or chemicals to be released from the Site during this stage.	The CEMP will detail the location of bunded compounds for storage of machinery and materials	Neutral

	Impact	Stage
3	Landscaping activities will take place during the construction period and will, be phased around completion of the road and adjacent housing.	<i>Construction</i>

	Significant Effects - in the absence of mitigation	Mitigation / Compensation	Residual Magnitude
3a	Damage to retained habitat such as by storage of machinery or materials in these areas. Access will be required to retained areas to commence management and in itself could result in damage.	The CEMP will detail installation of barrier fencing to protect retained habitat and any precautions required in accessing the Biodiversity Protection Zone The BMP will specify habitat creation and management activities.	Neutral
3b	Pollution. There is the potential for sediment or chemicals to be released from the Site during this stage.	The CEMP will detail the location of bunded compounds for storage of machinery and materials	Neutral
3c	Inappropriate habitat creation or management techniques could mean that the proposals fail to deliver on BNG commitments	The BMP will detail; the planting and management required to achieve BNG commitments. This will include monitoring so that evidence can be provided, or remedial action can put in place as required.	Minor Positive

	Impact	Stage
4	Road adopted and used as public highway. The road will be in regular use. Residential properties it serves will see an increase in pedestrian access across the Site and along rights of way will increase. Presence of domestic pets will increase. Retained and created habitat will be managed by the Site Management Company.	<i>Operation</i>

	Significant Effects - in the absence of mitigation	Mitigation / Compensation	Residual Magnitude
4a	Damage to retained and created habitat such as by inappropriate use, littering, release of invasive species.	The Landscape management team will put in place measures to remove litter and identify any issues as they arise.	Neutral
4b	Disturbance. The noise and activity at the Site will be present of a lower order and will likely be acceptable to species habituated to the urban conditions prevailing locally. The presence of dogs and cats will result in some predation and displacement.	Disturbance associated with the provision of the road will not extend beyond its immediate influence	Minor Negative
4c	In the absence of correct management retained and created habitats may not provide the necessary biodiversity units committed to through the BNG process.	The BMP will provide full details of habitats to be created and their suitable management suitable management The BMP will include monitoring so that evidence can be provided, or remedial action can put in place as required.	Positive

7. Biodiversity Net Gain

- 7.1.1. The proposals will lead to a significant net gain in habitat units, with a score of 21.6 Habitat Units (171%) predicted.
- 7.1.2. However, minor loss of hedges to facilitate development equates to -0.88 Hedgerow Units (-8%).
- 7.1.3. These calculations are based on the provided landscaping plan R/2320/6A (Rev A) FDA Landscape, Sept 2021.
- 7.1.4. An extract of the DEFRA Metric headline summary is outlined below.

On-site baseline	Habitat units	7.95
	Hedgerow units	11.06
	River units	0.00
On-site post-intervention (including habitat retention, creation, enhancement & succession)	Habitat units	21.60
	Hedgerow units	10.19
	River units	0.00
Off-site baseline	Habitat units	0.00
	Hedgerow units	0.00
	River units	0.00
Off-site post-intervention (including habitat retention, creation, enhancement & succession)	Habitat units	0.00
	Hedgerow units	0.00
	River units	0.00
Total net unit change (including all on-site & off-site habitat retention/creation)	Habitat units	13.65
	Hedgerow units	-0.88
	River units	0.00
Total net % change (including all on-site & off-site habitat creation + retained habitats)	Habitat units	171.73%
	Hedgerow units	-7.92%
	River units	0.00%

- 7.1.5. The client has been provided with a full copy of the Biodiversity Metric 2.0 Calculation Tool.

Figure 7.1 Post development habitat types



8. Timing Issues

- 8.1.1. Other than the standard constraint surrounding nesting birds and vegetation clearance, no specific timing issues are foreseen.

9. Cumulative Effects

- 9.1.1. In combination effects associated with the residential development to which this access road serves will be accounted for in the EclA relating to that development when residency figures are available.

10. Offsite Measures or Compensation

- 10.1.1. Offsite compensation should not be required.

11. Enhancement

- 11.1.1. The proposed landscaping plan will deliver significant biodiversity enhancement at the Site.

12. Monitoring

- 12.1.1. The CEMP document will detail the role of an Ecological Clerk of Works (ECoW) in overseeing protection measures.
- 12.1.2. The BMP document will identify any management specific monitoring which might be required in respect of habitat enhancement proposed.

13. Policy and Legislation

- 13.1.1. Given the implementation of the mitigation set out above, it is anticipated that the proposals will comply with the relevant policy and legislation relating to wildlife and ecology.

14. Conclusion

- 14.1.1. The nature of the proposals which form this application mean impacts are small scale and localised.
- 14.1.2. The scheme is able to deliver a significant net gain for biodiversity on Site for Habitat Units, but at present delivers a very minor loss of Hedgerow Units.
- 14.1.3. To secure the increase in DEFRA Metric Biodiversity Habitat Units as proposed in the landscaping plan, it will vital to secure an appropriate 30 year management plan to ensure habitat is prepared and managed accordingly. This management prescription should be set out in a Biodiversity Enhancement and Management Plan which can be produced as a condition of planning.

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Revisions

This drawing has been prepared with information provided by others. This information has been scaled from pdf documents and as such Spawforths carry no responsibility for the accuracy of the information shown here.

NYMIPA
06/10/2021

AMENDED

Revision | G | Drawn | SZ | Reviewed | SC | Date | Oct 21
Drawing updated to show revised FDA Landscape drawing reference R-2320-6A Second Access

Revision | F | Drawn | SZ | Reviewed | SC | Date | Oct 21
Drawing updated to show revised AMA access drawing reference AMA_21105_9004 and FDA Landscape drawing reference R-2320-6A Second Access

Revision | E | Drawn | SZ | Reviewed | SC | Date | July 21
The client has been made aware we cannot carry any responsibility for inaccuracies on this drawing as they have been prepared to the best of our ability using third party information.

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Issued

Client Name
Keyland Developments Ltd

Project No
P4176

Project Title
Broomfields Farm

Drawn By
EH

Revised By
SC

Scale
1:1000@A1

Discipline
MP

Date
FEB 2021

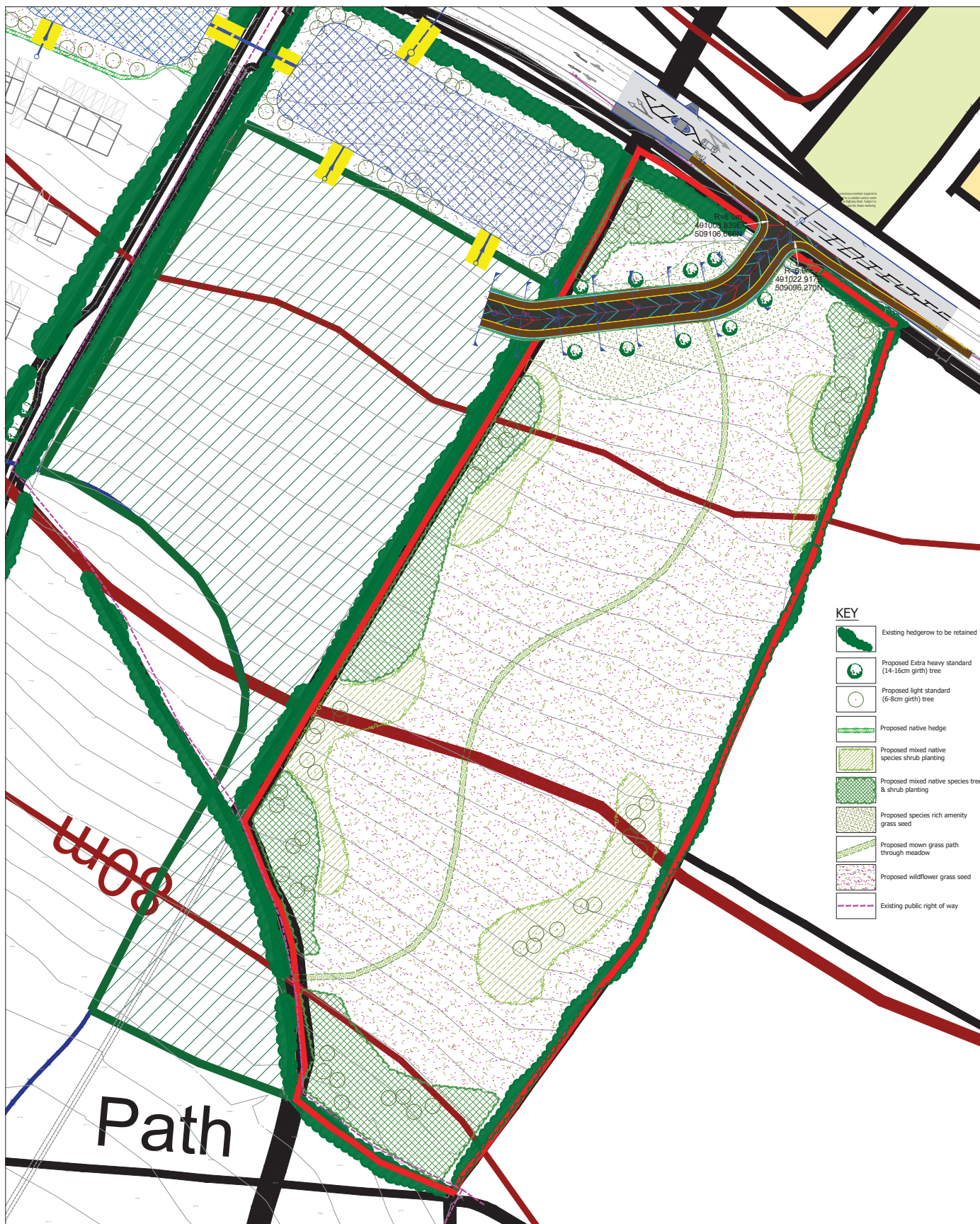
Drawing No.
00-019

Drawing Title
Zone 2 Access Red Line Plan

Revision
G

File Path
P4176-SPA-XX-ZZ-MP-00-19F

Important notice:
Do not scale of this drawing. Critical dimensions should be checked on site prior to works commencing. Dimensional conflict should be brought to the company's attention as soon as they become apparent. Failure to do so could render the contractor liable for subsequent losses. Copyright in this drawing and any work depicted from this drawing remains the property of Spawforths.



PLANTING NOTES

OVERALL CONCEPT

A new access to the site from Stainsacre Lane will cut through the existing boundary hedgerows to the north and the west. The path of the road through the field will move through a natural space with meadow and native tree and shrub planting.

PROPOSED TREE PLANTING

Tree planting of extra heavy standards planted along the main spine road will lead users westwards to the residential site. Planting of groups of light standard trees are proposed throughout the rest of the space to create a structure to the site which helps to filter views into and through the site, breaking up the roof line of the housing when viewed from a distance.

Tree planting will use largely native species that are locally provenant.

Trees will be selected from the following indicative but not exhaustive list:

Acer campestre (Ac)	Quercus robur (Qr)
Betula pendula (Bp)	Sorbus aria (Sa)
Carpinus betulus (Cb)	Sorbus aucuparia (Sau)
Malus sylvestris (Ms)	Tilia cordata (Tc)
Prunus avium (Pa)	
Prunus padus (Pp)	

NATIVE PLANTING

Native tree and shrub planting blocks will be included throughout the area and particularly around the perimeter of the site in the following categories:

NATIVE HEDGE
Corylus avellana 10%, Crataegus monogyna 50%, Euonymus europaeus 5%, Ilex aquifolium 5% Prunus spinosa 15%, Rosa arvensis 5%, Rosa canina 5%, Sambucus nigra 5%

To include single hedgerow standards Malus sylvestris and Sorbus aria at intervals.

NATIVE SHRUB MIX
Cornus sanguinea 5%, Corylus avellana 15%, Crataegus monogyna 35%, Frangulus alnus 10%, Ilex aquifolium 10%, Rosa canina 10%, Viburnum opulus 10%

NATIVE TREE AND SHRUB MIX
Acer campestre 10%, Betula pubescens 15%, Corylus avellana 15%, Ilex aquifolium 5%, Pinus sylvestris 10%, Quercus robur 25%, Sorbus aucuparia 15%, Ulmus glabra 5%

These various mixes will help to develop a hierarchy of native edge and provide a strong buffer with the development sites.

GRASS/MEADOW SEEDING

Swathes of wildflower meadow seeding to be created against the existing hedges and proposed native planting to develop a variety of habitats and increase the general biodiversity on the site. Areas of species rich grass to be sown which can be regularly mown adjacent to the access road but offers a wider variety of species.

AMENDED

NYMMPA

06/10/2021

Rev A: Addition of mown grass path through meadow to connect to PROW (SF) Sept 21

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