

# TAN YARD FARM RIBCHESTER

**Biodiversity Net Gain Assessment**

*July 2024*



## Report Control Sheet

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## CONTENTS

<b>1</b>	<b>INTRODUCTION</b> .....	<b>4</b>
1.1	SCOPE & PURPOSE .....	4
1.2	LOCATION .....	4
1.3	OBJECTIVES .....	4
1.4	PLANNING CONTEXT .....	5
<b>2</b>	<b>METHODS</b> .....	<b>6</b>
2.4	EXISTING HABITAT (BASELINE) .....	6
2.5	PLANNING LAYOUT (POST-DEVELOPMENT) .....	6
2.6	STATUTORY BIODIVERSITY METRIC.....	6
2.7	HABITAT SCORING .....	6
2.8	LIMITATIONS OF ASSESSMENT .....	7
<b>3</b>	<b>BASELINE CONDITIONS - HABITATS</b> .....	<b>8</b>
3.1.	STRATEGIC SIGNIFICANCE.....	8
3.2.	HABITATS PRE-DEVELOPMENT .....	8
3.3.	RETAINED AND ENHANCED HABITATS .....	9
3.4.	LOST HABITATS .....	9
3.5.	PRE- DEVELOPMENT HABITAT BASELINE .....	9
3.6.	HEDGEROWS PRE-DEVELOPMENT.....	10
3.7.	PRE- DEVELOPMENT HEDGEROW BASELINE.....	12
<b>4</b>	<b>HABITAT CREATION</b> .....	<b>14</b>
4.1.	INTRODUCTION .....	14
<b>5</b>	<b>SUMMARY</b> .....	<b>15</b>
<b>6</b>	<b>BIBLIOGRAPHY</b> .....	<b>16</b>

## 1 INTRODUCTION

### 1.1 SCOPE & PURPOSE

1.1.1. Collington Winter Environmental Ltd was commissioned by Pegasus Group to prepare a Biodiversity Net Gain (BNG) Assessment for the proposed works at Tan Yard Farm, Ribchester. This report has been prepared to inform planning application for the development of holiday cottages at Tan Yard Farm, including access road.

1.1.2. The author of this report is Eleanor Clark BSc (Hons), MSc, ACIEEM Consultant Ecologist at Collington Winter Environmental Ltd. Eleanor is experienced managing schemes and has produced many ecological reports to inform planning management plans.

1.1.3. This report has been written broadly following the Biodiversity Net Gain Report and Audit Templates (CIEEM, 2023).

### 1.2. LOCATION

1.2.1. Please refer to Figure 1.1 for the site location. The site is in the village of Ribchester along Ribchester Road, 8.7km northeast from the city centre of Preston. The site is located within a predominately rural location and connects to agricultural land. (Grid reference: SD 62411 36791).

Figure 1.1 Site Location



### 1.3. OBJECTIVES

1.3.1. The report has been produced to document the methods, results and conclusions of a BNG Assessment undertaken based on the proposed development for the site to fulfil the following:

- Ensure that the mitigation hierarchy has been applied;
- Identify the baseline habitats present and provide a condition assessment;
- Identify the post development habitats on site, assess the possible target condition and provide an indication of the likely importance of those habitats;
- Calculate the overall change in biodiversity score from pre- post development

- Provide design recommendations to maximise potential net gain achievable
- Provide an indication of likely outcomes and indicative cost as required.

## 1.4 PLANNING CONTEXT

- 1.4.1 The Government 25-year Environment Plan states that government will “embed environmental net gain principle for development.”
- 1.4.2 National policy already sets out that planning should provide Biodiversity Net Gain (BNG) where possible. National Planning Policy Framework (NPPF) Paragraphs 174(d), 179(b) and 180(d) refer to this policy requirement and the Natural Environment Planning Practice Guidance (PPG) provides further explanation on how this should be done.
- 1.4.3 Under the Environment Act 2021, all planning permissions granted in England (with a few exemptions) except for small sites will have to deliver at least 10% biodiversity net gain from January 2024. BNG will be required for small sites from April 2024. BNG will be measured using Defra’s biodiversity metric and habitats will need to be secured for at least 30 years. Key points regarding BNG are listed below:
- Minimum 10% gain required calculated using 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 units.
  - There will be a national register for net gain delivery sites.
  - The mitigation hierarchy still applies of avoidance, mitigation, and compensation for biodiversity loss.
  - Will also apply to Nationally Significant Infrastructure Projects (NSIPs)
  - Does not apply to marine development.
  - Does not change existing legal environmental and wildlife protections.
- 1.4.4 Developers will be required to undertake an assessment (using the nationally set BNG metric tool) of the current biodiversity value of their site both prior to and post the development proposal. In the event that the value of the site post-development is less than 10% better than it was prior to development then the developer will have an obligation to provide additional off-site BNG units to achieve the mandatory 10% net gain.

## 2 METHODS

### 2.4 EXISTING HABITAT (BASELINE)

2.1.1. A walkover of the site was undertaken by Collington Winter Environmental Ltd in March 2024. The methods were based on the standard methodology as detailed by UKHab classifications (The UK Habitat Classification Working Group, May 2023) using the UK Habitat Classification V2 guidance tool. A Please refer to the Preliminary Ecological Appraisal (PEA) for the habitat descriptions and photographs (report reference: CW20-1690 RPT 001).

### 2.5 PLANNING LAYOUT (POST-DEVELOPMENT)

2.5.1 The Landscape Masterplan created by Pegasus Group (reference: P23-2590\_EN\_0001) has provided a red line boundary as well as the habitats to be incorporated within the site.

### 2.6 STATUTORY BIODIVERSITY METRIC

2.6.1 The BNG calculation was undertaken utilising The Statutory Biodiversity Metric from DEFRA, the site's UK Habitat map and the Site Plan. The calculation was performed by a technically competent and experienced ecologist as detailed in British Standard BS8683 – Suitably qualified person –definition in BS8683:2020.

2.6.2 The Statutory Biodiversity Metric uses habitat features as a proxy measure for capturing the value and importance of nature. The metric considers the size, ecological condition, location and proximity to nearby 'connecting' features. The metric enables assessments to be made of the present and forecast future biodiversity value of a site.

### 2.7 HABITAT SCORING

2.7.1 The Statutory Biodiversity Metric supplies reference documents and user guides in which to accurately evaluate and assess the different habitats on site. The methodology for the baseline and post development calculations are demonstrated in the following sections.

#### *Baseline Units*

2.7.2 To assess the quality of a habitat and therefore calculate the units scored the Statutory Biodiversity Metric utilises three scoring factors as detailed below.

#### *Condition*

2.7.3 The condition of a habitat is assessed utilising the Condition Sheets provided for each habitat type. These list positive indicators for each habitat and indicate how many of these indicators need to be present to meet certain thresholds of condition. These condition sheets can be found in The Statutory Biodiversity Metric habitat condition assessment sheets with instructions tool Technical (Natural England Joint Publication, 2023).

#### *Distinctiveness*

2.7.4 The distinctiveness of each habitat (area and linear) is automatically assigned by the tool, based upon national records of the occurrence and rarity of each habitat (The Statutory Biodiversity metric).

#### *Strategic Significance*

2.7.5 The idea of strategic significance works at a landscape scale. It gives additional unit value to habitats that are in preferred locations for biodiversity and other environmental objectives. Strategic significance utilises published local plans and objectives to identify local priorities for targeting biodiversity and nature improvement, such Nature Recovery Areas, local biodiversity plans, National Character Area objectives and green infrastructure strategies.

#### *Post Development Units*

2.7.6 Additional factors are implemented when assessing post development habitats.

- Difficulty of Creation/Enhancement
- Temporal Risk "Time to target condition"
- Spatial Risk (when offsite mitigation is necessary)

## 2.8 LIMITATIONS OF ASSESSMENT

- 2.8.1 Whilst every effort has been made to provide a comprehensive description of the site, no investigation could ensure the complete characterisation and prediction of the natural environment. The conclusions and recommendations detailed in this report are based upon the site redline boundary and the development proposals as outlined by the client at the time of writing. Should there be any changes to the site redline boundary or development proposals at a later stage, this assessment should be reviewed to determine whether any amendments or additional survey work is required.
- 2.8.2 Habitat areas (predevelopment) have been measured using online mapping, and therefore will not be completely accurate. Post development areas have been provided by the client.
- 2.8.3 The Proposed Site Layout used for post development areas is indicative in nature and does not constitute a detailed landscape plan.
- 2.8.4 No updated walkover has been undertaken to inform this updated BNG assessment, which is contrary to best practice guidance which states that condition assessments should be undertaken within 12 months. It is unknown if habitats on site have changed since the 2020 assessment. Collington Winter Environmental were not instructed to undertake an updated walkover, rather to update the BNG with new post development habitat numbers.

*Table 2.1 Limitations Review*

<b>Limitation</b>	<b>Analysis</b>
Competence of surveyor	Condition Assessment was undertaken by Katie Brewer BSc (Hons) Consultant Ecologist who holds 2 years' experience. The survey was overseen and reviewed by: Olivia Collington BSc (Hons), MEnvSc, CEnv, Managing Director at Collington Winter Environmental Ltd who has over 10 years professional experience in ecological consultancy and holds key experience undertaking BNG assessments and providing advice on habitat creation, management and enhancements for both developers and habitat banks.
Competence of ecologist completing the metric	The metric was completed by: Eleanor Clark, BSc (Hons), MSc, ACIEEM has 4 years professional experience in ecological consultancy and holds key experience undertaking BNG assessments and providing advice on habitat creation, management and enhancements for both developers and habitat banks. The metric was reviewed by: Olivia Collington BSc (Hons), MEnvSc, CEnv, Managing Director at Collington Winter Environmental Ltd who has over 10 years professional experience in ecological consultancy and holds key experience undertaking BNG assessments and providing advice on habitat creation, management and enhancements for both developers and habitat banks.
Age of survey data	The condition assessment was undertaken in March 2024 and is therefore less than 12 months old. There is no constraint to the age of survey data and this falls within best practice guidance.
Timing of survey	The survey was undertaken in March which is a sub-optimal time of year to undertake condition assessments due to the lack of vegetation and inability to assess presence of invasive non-native species accurately. In this instance, a precautionary approach has therefore been taken and the presence of invasive non-native species assumed as a "worst case" scenario.
Departure from best practice guidance	N/A

### 3 BASELINE CONDITIONS - HABITATS

#### 3.1. STRATEGIC SIGNIFICANCE

3.1.1. The site is “Formally identified in local strategy”.

#### 3.2. HABITATS PRE-DEVELOPMENT

##### *Grassland – Modified grassland*

3.2.1. Much of the site consisted of unmanaged modified grassland with limited species identified throughout the habitat parcel. The baseline habitat condition was assessed as “Poor”, based on the habitat parcel meeting 4 of the 7 criteria and failing the essential criterion A:

- Scrub accounts for less than 20% of the total grassland area.
- The cover of bare ground is between 1% and 10%, including localised areas (for example a concentration of rabbit warrens).
- The cover of bracken (*Pteridium aquilinum*) is less than 20%.
- There is an absence of invasive non-native plant species (as listed on Schedule 9 of WCA).

3.2.2. A total area of 0.407 ha of modified grassland was present on site.

##### *Woodland and Forest – Broadleaved*

3.2.3. A total area of 0.09851 ha of broadleaved woodland was present within the site. It was found to be in “Moderate” habitat condition based on the below condition assessment criteria.

Table 3.1 Condition Assessment Criteria for woodland

<b>Indicator</b>	<b>Criteria</b>	<b>Score</b>
Age distribution of trees	Two age classes present	2
Wild, domestic and feral herbivore damage	No significant browsing damage evident in woodland	3
Invasive plant species	No invasive species present in woodland.	3
Number of native tree species	Three to four native tree or shrub species found across woodland parcel.	2
Cover of native tree and shrub species	> 80% of canopy trees and >80% of understory shrubs are native	3
Open space within woodland	10 – 20% of woodland has areas of temporary open space, unless woodland is <10ha in which case lower threshold of 10% does not apply	3
Woodland regeneration	One or two classes only present in woodland	2
Tree health	11% to 25% mortality and/or crown dieback or low risk pest or disease present	2
Vegetation and ground flora	No recognisable NVC community	1
Woodland vertical structure	One or less storey across all survey plots	1
Veteran trees	No veteran trees present in woodland	1
Amount of deadwood	Between 25% and 50% of all survey plots within the woodland parcel have deadwood, such as standing and fallen deadwood, large dead branches and or stems, stubs and stumps, or an abundance of small cavities.	2
Woodland disturbance	Less than 1 hectare in total of nutrient enrichment across woodland area, and or less than 20% of woodland area has damaged ground.	2
<b>Total Score</b>		<b>27</b>



### Summary

3.2.4. Table 3.2 summarises the baseline habitats and area size.

Table 3.2 Habitat Type and Condition Assessment (pre-development)

Habitat Type	Irreplaceable habitat	Area (hectares)	Distinctiveness	Score	Condition	Score
Modified grassland	No	0.407	Low	2	Poor	1
Other woodland; broadleaved	No	0.09851	Medium	4	Moderate	2
Developed land; sealed surface	No	0.005	VLow	0	N/A - Other	0

### 3.3. RETAINED AND ENHANCED HABITATS

3.3.1. Approximately 0.09581 ha of woodland is to be retained by the scheme. As the woodland already scores a Moderate habitat condition, no enhancements are recommended as achieving Good condition woodland on such a scheme would have an unpredictable level of certainty.

### 3.4. LOST HABITATS

3.4.1. All of the modified grassland within the red line boundary is to be lost to the development.

### 3.5. PRE- DEVELOPMENT HABITAT BASELINE

3.5.1. Please refer to Table 3.3 summarising the Habitat Baseline for the calculation, demonstrating habitats to be retained, enhance and/or lost.

Table 3.3 Habitat Baseline

	On site Baseline	Retained	Enhanced	Lost
Habitat (Area) Units	1.84	0.91	0	0.94

### 3.6. HEDGEROWS PRE-DEVELOPMENT

#### *Hedgerow - Species-rich native hedgerow*

3.6.1. Species-rich native hedgerow was located on the northeastern and northwestern aspect of the site. The hedgerow has a length of 0.158 km and was assessed as “Good”, based on the following condition scoring with no more than two failures in total.

Table 3.4 Hedgerow Condition Assessment

Attributes and functional groupings (A, B, C, D and E)		Criteria - the minimum requirements for 'favourable condition'	Criteria description	Criterion passed (Yes or No)
<b>Core groups - applicable to all hedgerow types</b>				
A1.	Height	>1.5 m average along length	<p>The average height of woody growth estimated from base of stem to the top of the shoots, excluding any bank beneath the hedgerow, any gaps or isolated trees.</p> <p>Newly laid or coppiced hedgerows are indicative of good management and pass this criterion for up to a maximum of four years (if undertaken according to good practice).</p> <p>A newly planted hedgerow does not pass this criterion (unless it is &gt;1.5 m height).</p>	Yes
A2.	Width	>1.5 m average along length	<p>The average width of woody growth estimated at the widest point of the canopy, excluding gaps and isolated trees.</p> <p>Outgrowths (such as blackthorn <i>Prunus spinosa</i> suckers) are only included in the width estimate when they are &gt;0.5 m in height.</p> <p>Laid, coppiced, cut and newly planted hedgerows are indicative of good management and pass this criterion for up to a maximum of four years (if undertaken according to good practice).</p>	Yes
B1.	Gap - hedge base	Gap between ground and base of canopy <0.5 m for >90% of length	<p>This is the vertical 'gappiness' of the woody component of the hedgerow, and its distance from the ground to the lowest leafy growth.</p> <p>Certain exceptions to this criterion are acceptable (see page 65 of the Hedgerow Survey Handbook).</p>	Yes

B2.	Gap - hedge canopy continuity	Gaps make up <10% of total length; and No canopy gaps >5 m	This is the horizontal 'gappiness' of the woody component of the hedgerow. Gaps are complete breaks in the woody canopy (no matter how small).  Access points and gates contribute to the overall 'gappiness' but are not subject to the >5 m criterion (as this is the typical size of a gate).	Yes
C1.	Undisturbed ground and perennial vegetation	>1 m width of undisturbed ground with perennial herbaceous vegetation for >90% of length: · Measured from outer edge of hedgerow; and · Is present on one side of the hedgerow (at least).	This is the level of disturbance (excluding wildlife disturbance) at the base of the hedgerow.  Undisturbed ground is present for at least 90% of the hedgerow length, greater than 1 m in width and must be present along at least one side of the hedgerow.  This criterion recognises the value of the hedgerow base as a boundary habitat with the capacity to support a wide range of species. Cultivation, heavily trodden footpaths, poached ground etc. can limit available habitat niches.	Yes
C2.	Nutrient-enriched perennial vegetation	Plant species indicative of nutrient enrichment of soils dominate <20% cover of the area of undisturbed ground.	The indicator species used are nettles <i>Urtica</i> spp., cleavers <i>Galium aparine</i> and docks <i>Rumex</i> spp. Their presence, either singly or together, does not exceed the 20% cover threshold.	Yes
D1.	Invasive and neophyte species	>90% of the hedgerow and undisturbed ground is free of invasive non-native plant species (including those listed on Schedule 9 of WCA <sup>3</sup> ) and recently introduced species.	Recently introduced species refer to plants that have naturalised in the UK since AD 1500 (neophytes). Archaeophytes count as natives. For information on archaeophytes and neophytes see the JNCC website <sup>4</sup> , as well as the BSBI website <sup>5</sup> where the 'Online Atlas of the British and Irish Flora' <sup>6</sup> contains an up-to-date list of the status of species. For information on invasive non-native species see the GB Non-Native Secretariat website <sup>7</sup> .	Yes
D2.	Current damage	>90% of the hedgerow or undisturbed ground is free of damage caused by human activities.	This criterion addresses damaging activities that may have led to or lead to deterioration in other attributes.  This could include evidence of pollution, piles of manure or rubble, or inappropriate management practices (for example, excessive hedgerow cutting).	No

### Line of Trees

3.6.2. A line of trees, approximately 0.116 km in length, was recorded in the PEA along the southwestern aspect of the site. The baseline condition was assessed as "Moderate", based on the line of trees meeting 4 of the 5 criteria:

- At least 70% of the trees are native species.
- The tree canopy is predominately continuous with gaps in canopy cover less than 10% of total length and none

of the individual gaps being more than 5m wide.

- There is an undisturbed naturally vegetated strip of at least 6m on both sites to protect the lions of trees from farm and other human activities.
- At least 95% of the trees are in a health condition. There is little of no evidence of an adverse impact on tree health by damage from livestock or wild animals, pests or diseases, or human activity.

#### Summary

3.6.3. Table 3.5 summarises the baseline and length of hedgerows.

Table 3.5 Hedgerow Type and Condition Assessment (pre-development)

Habitat type	Length (km)	Distinctiveness	Score	Condition	Score
Species-rich native hedgerow	0.158	Medium	4	Good	3
Line of trees	0.116	Low	2	Moderate	2

### 3.7. RETAINED AND ENHANCED HEDGEROWS

3.7.1. Approximately 0.1349 km of species-rich hedgerow is to be retained. As the hedgerows have scored a habitat condition of Good, no enhancements are recommended.

### 3.8. LOST HEDGEROWS

3.8.1. Approximately 0.02 km of species-rich hedgerow is to be removed to facilitate the proposed development.

3.8.2. The line of trees is to be lost to the proposed development due to the habitat being incorporated within the private gardens on site.

### 3.9. PRE- DEVELOPMENT HEDGEROW BASELINE

3.9.1. Please refer to Table 3.5 summarising the Hedgerow Baseline for the calculation, demonstrating hedgerows to be retained, enhance and/or lost.

Table 3.6 Hedgerow Baseline

	On site Baseline	Retained	Enhanced	Lost
Hedgerow Units	2.71	1.86	0	0.85

### 3.10. WATERCOURSE PRE-DEVELOPMENT

#### Watercourse – Ditch

3.10.1. A wet ditch approximately 0.059 km in length is present within the woodland on the southwestern aspect of the site. The ditch became dry towards the western aspect of the site suggesting that the water is from drainage in adjacent fields. It is anticipated that the ditch becomes dry during the summer months. The baseline condition was assessed as “Poor”, based on the ditch meeting 3 of the 8 criteria:

- The ditch is of good water quality, with clear water (low turbidity) indicating no obvious signs of pollution.
- There is less than 10% cover of filamentous algae and or duckweed.
- There is an absence of non-native plant and animal species.

#### Summary

3.10.2. Table 3.7 summarises the baseline and length of hedgerows.

Table 3.7 Watercourse Type and Condition Assessment (pre-development)

Watercourse type	Length (km)	Distinctiveness	Score	Condition	Score
Ditches	0.059	Medium	4	Poor	1

### 3.11. RETAINED AND ENHANCED WATERCOURSES

3.11.1. The ditch present on site is to be enhanced from “Poor” to “Moderate” condition. Enhancement recommendations are recommended to meet the following condition assessment criteria:

- A range of emergent, submerged and floating-leaved plants are present. As a guide >10 species of emergent, floating or submerged plants present in a 20m ditch length.
- A fringe of aquatic marginal vegetation is present along more than 75% of the ditch.
- Physical damage is evident along less than 5% of the ditch, with examples of damage including: excessive poaching, damage from machinery use or storage, or any other damaging management activities.
- Less than 10% of the ditch is heavily shaded.

### 1.2. PRE- DEVELOPMENT WATERCOURSE BASELINE

3.11.2. Please refer to Table 3.5 summarising the Watercourse Baseline for the calculation, demonstrating watercourses to be retained, enhance and/or lost.

Table 3.6 Watercourse Baseline

	<i>On site Baseline</i>	<i>Retained</i>	<i>Enhanced</i>	<i>Lost</i>
<i>Watercourse Units</i>	<i>0.27</i>	<i>0</i>	<i>0.27</i>	<i>0</i>

## 4 HABITAT CREATION

### 4.1. INTRODUCTION

4.1.1. Please refer to the Landscape Masterplan (P23-2590\_EN\_0001) for full details of proposed landscaping within the development.

4.1.2. Please refer to the Appendix for details of the condition criteria targeted for each habitat group (where appropriate). The proposed development will plant 16 small urban trees in the areas of public open space outside of private gardens.

Table 4.1 Post Development Habitats, area sizes and target conditions

Proposed habitat	Area (hectares)	Distinctiveness		Condition	
		Distinctiveness	Score	Condition	Score
Other neutral grassland	0.0258	Medium	4	Moderate	2
Modified grassland	0.0362	Low	2	Moderate	2
Urban tree	0.0651	Medium	4	Moderate	2
Vegetated garden	0.0164	Low	2	Condition Assessment N/A	1
Vegetated garden	0.123	Low	2	Condition Assessment N/A	1
Developed land; sealed surface	0.14	V.Low	0	N/A - Other	0
Developed land; sealed surface	0.06	V.Low	0	N/A - Other	0
Developed land; sealed surface	0.02	V.Low	0	N/A - Other	0

## 5 SUMMARY

5.1.1. This report and the DEFRA Statutory Biodiversity Metric submitted have demonstrated that the proposed habitat creation creates a net loss of biodiversity within the site of -2.97% in habitat units and -31.41% in hedgerow units. **The trading rules have not been satisfied for both habitat and hedgerow units.**

5.1.2. However, the enhancement of the ditch on site creates a net gain of +86.87% in watercourse units. **The trading rules have been satisfied for watercourses on site.**

Figure 5.1 Assessment results.

FINAL RESULTS																								
<b>Total net unit change</b> (Including all on-site & off-site habitat retention, creation & enhancement)		<i>Habitat units</i>	-0.05																					
		<i>Hedgerow units</i>	-0.85																					
		<i>Watercourse units</i>	0.24																					
<b>Total net % change</b> (Including all on-site & off-site habitat retention, creation & enhancement)		<i>Habitat units</i>	-2.97%																					
		<i>Hedgerow units</i>	-31.41%																					
		<i>Watercourse units</i>	86.72%																					
<b>Trading rules satisfied?</b>			<b>No - Check Trading Summaries ▲</b>																					
<table border="1"> <thead> <tr> <th>Unit Type</th> <th>Target</th> <th>Baseline Units</th> <th>Units Required</th> <th>Unit Deficit</th> </tr> </thead> <tbody> <tr> <td><i>Habitat units</i></td> <td>10.00%</td> <td>1.84</td> <td>2.03</td> <td>0.24</td> </tr> <tr> <td><i>Hedgerow units</i></td> <td>10.00%</td> <td>2.71</td> <td>2.99</td> <td>1.12</td> </tr> <tr> <td><i>Watercourse units</i></td> <td>10.00%</td> <td>0.27</td> <td>0.30</td> <td>0.00</td> </tr> </tbody> </table>					Unit Type	Target	Baseline Units	Units Required	Unit Deficit	<i>Habitat units</i>	10.00%	1.84	2.03	0.24	<i>Hedgerow units</i>	10.00%	2.71	2.99	1.12	<i>Watercourse units</i>	10.00%	0.27	0.30	0.00
Unit Type	Target	Baseline Units	Units Required	Unit Deficit																				
<i>Habitat units</i>	10.00%	1.84	2.03	0.24																				
<i>Hedgerow units</i>	10.00%	2.71	2.99	1.12																				
<i>Watercourse units</i>	10.00%	0.27	0.30	0.00																				

5.1.3. Given the net loss achieved on site relating to the Habitat Units, and the lack of opportunity within the current scheme to provide sufficient habitat quality to achieve a net gain, offsetting will be required in order to meet emerging policy requirements. It is calculated that 0.24 Habitat Units and 1.12 Hedgerow Units are required for the scheme to achieve the minimum 10% net gain.

5.1.4. It is recommended that a Habitat Management and Monitoring Plan (HMMP) be conditioned as part of the planning permission to meeting the targeted conditions of post development habitats. The HMMP will detail full management prescriptions, focussing on the retained trees within the site, for the 30-year period required as best practice for biodiversity net gain. The HMMP will be provided to all tenants and future homeowners in order for retained trees located within private gardens to be in keeping with the management plan for the 30-year period.

## 6 BIBLIOGRAPHY

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- DEFRA (2023) The Statutory Biodiversity Metric: Auditing and Accounting for Biodiversity
- DEFRA (2023) The Statutory Biodiversity Metric: Auditing and Accounting for Biodiversity. Condition Assessment Sheets (Excel Format)
- Collington Winter Environmental (2020) Preliminary Ecological Appraisal; Land at Scotforth Road, Lancaster.

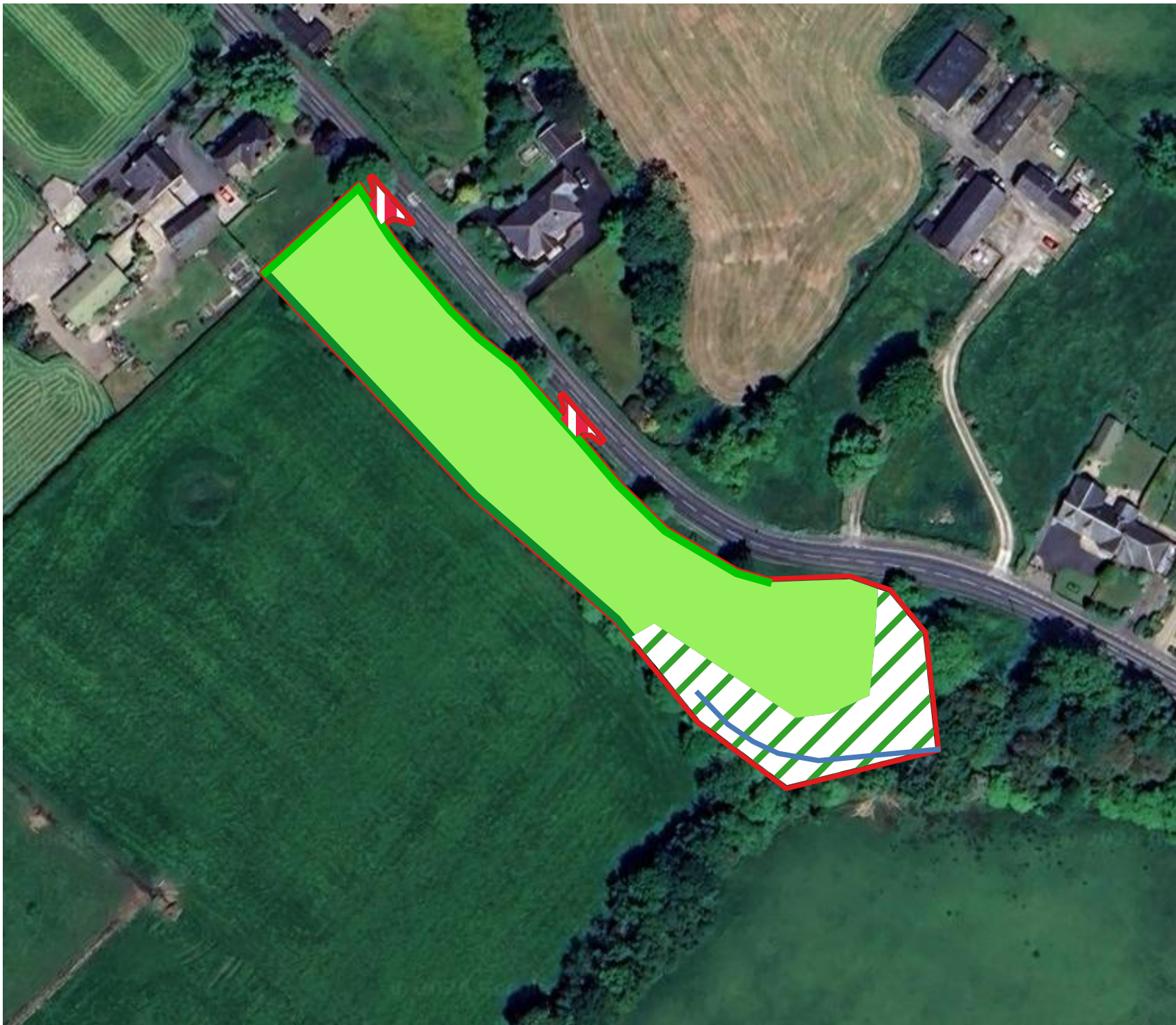


## APPENDIX 1 – POST DEVELOPMENT TARGET HABITAT CONDITIONS

Habitat Type: Other Neutral Grassland		Target Condition: Moderate
Condition Assessment Criteria		Targeted?
A	<p>The parcel represents a good example of its habitat type, with a consistently high proportion of characteristic indicator species present relevant to the specific habitat type.</p> <p><b>Note – this criterion is essential for achieving Moderate or Good condition for non-acid grassland types only.</b></p>	Yes
B	<p>Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20 per cent is more than 7 cm) creating microclimates which provide opportunities for insects, birds and small mammals to live and breed.</p>	Yes
C	<p>Cover of bare ground between 1% and 5%, including localised areas, for example, rabbit warrens.</p>	Yes
D	<p>Cover of bracken <i>Pteridium aquilinum</i> less than 20% and cover of scrub (including bramble) less than 5%.</p>	Yes
E	<p>Combined cover of species indicative of suboptimal condition and physical damage (such as excessive poaching, damage from machinery use or storage, damaging levels of access, or any other damaging activities) accounts for less than 5% of total area.</p> <p>If any invasive non-native species (as listed on Schedule 9 of WCA) are present, this criterion is automatically failed.</p>	Yes
F	<p>There are 10 or more vascular plant species per m<sup>2</sup> present, including forbs that are characteristic of the habitat type.</p> <p><b>Note – this criterion is essential for achieving Good condition for non-acid grassland types only.</b></p>	No

Habitat Type: Modified Grassland		Target Condition: Moderate
Condition Assessment Criteria		Targeted
A	<p>There are 6-8 vascular plant species per m<sup>2</sup> present, including at least 2 forbs.  <b>Note - this criterion is essential for achieving Moderate or Good condition.</b></p> <p>Where the vascular plant species present are characteristic of medium, high or very high distinctiveness grassland, or there are 9 or more of these characteristic species per m<sup>2</sup>, please review the full UKHab description to assess whether the grassland should be classified as a higher distinctiveness grassland. Where a grassland is classed as medium, high or very high distinctiveness, please use the relevant condition sheet.</p>	Yes
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20 per cent is more than 7 cm) creating microclimates which provide opportunities for vertebrates and invertebrates to live and breed.	Yes
C	<p>Any scrub present accounts for less than 20% of the total grassland area. (Some scattered scrub such as bramble <i>Rubus fruticosus</i> agg. may be present).</p> <p>Note - patches of scrub with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.</p>	Yes
D	Physical damage is evident in less than 5% of total grassland area Examples of physical damage include excessive poaching, damage from machinery use or storage, erosion caused by high levels of access, or any other damaging management activities.	No
E	Cover of bare ground between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens.)	No
F	Cover of bracken <i>Pteridium aquilinum</i> less than 20%.	Yes
G	There is an absence of invasive non-native species (as listed on Schedule 9 of WCA).	Yes

<b>Habitat Type: Individual Trees</b>		<b>Target Condition: Moderate</b>
<b>Condition Assessment Criteria</b>		<b>Targeted?</b>
A	The tree is a native species (or more than 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).	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



Tan Yard Farm - UkHab  
Date: 26.06.2024

-  Other Developed Land
-  Other Broadleaved Woodland with Ditch
-  Wet Ditch
-  Species-rich Native Hedgerow
-  Line of Trees
-  Modified Grassland
-  Red line Boundary

Scale: 1:2000

Drawn By: CW

Checked By: KB

Approved By: KB



Client: Pegasus Group

Site: Tan Yard Farm, Ribchester

Project Number: 20-1690 | Rev: 1.0

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