



ECOLOGY TECHNICAL NOTE

SITE NAME & ADDRESS	Duke of York, Grindleton Brow, Grindleton, BB7 4QR
DEVELOPMENT PROPOSAL	Conversion of public house for residential use along with ancillary works including the construction of a garage and hard and soft landscaping.
PLANNING REFERENCE	Not known
ECOLOGY ASSESSMENT TYPE	BIODIVERSITY NET GAIN
DATE	29 April 2024 (Revision 01)
AUTHOR	Ryan Knight BSc (Hons) MCIEEM - Principal Ecologist

INTRODUCTION & BACKGROUND

Knight Sky Ecology was commissioned to provide a Small Sites Metric (Statutory Biodiversity Metric) calculation tool (hereafter referred to as the SSM) for the proposed development at the Duke of York Inn, Grindleton. The SSM is used to calculate biodiversity value for the purposes of biodiversity net gain for 'small sites'. This technical note has been produced to accompany the SSM and provide an overview of the results.

In England, biodiversity net gain is required under a statutory framework introduced by Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021).

Under the statutory framework for biodiversity net gain, subject to some exceptions, every planning permission is subject to a condition that the biodiversity gain objective is met ("the biodiversity gain condition"). This objective is for development to deliver at least a 10% increase in biodiversity value relative to the pre-development biodiversity value of the on-site habitat. This increase can be achieved through on-site biodiversity gains, registered off-site biodiversity gains or through statutory biodiversity credits.

RESULTS

BASELINE

The SSM was based on a site visit conducted by Ryan Knight MCIEEM on 5th April 2024. The site comprises the vacant pub, garden and car parking area. There are no statutory or non-statutory designated sites within the locality that would be adversely impacted by the proposal. There are also no priority habitats on the site and the development plans will not impact any priority habitats within the wider area including the broadleaved woodland to the immediate west.

No habitat degradation had taken place within the site prior to the site visit.



On-site Habitats

The habitats which have a measurable biodiversity value within the site comprise the existing garden, a 'small' hawthorn tree (Diameter Breast Height (DBH) less than 300mm) and several shrubs. In the SSM, small trees located within private gardens are not included in the calculations.

The baseline value of the habitats within the red line planning boundary is **0.0548 units**. Figure 1 located at the foot of this document provides a UK Habitat Classification map of the site as existing in April 2024. Please note, the broadleaved trees to the immediate west of the site are NOT within the site boundary.

On-site Hedgerows

One native hedgerow is located along the north boundary of the garden. The baseline value of the hedgerow within the red line planning boundary is **0.0436 units**.

Watercourses

There are no watercourses within the site or within 10m of the boundary.

ENHANCEMENTS

No habitats are proposed to be enhanced. Enhancements are not considered feasible given the current and proposed land use.

HABITAT CREATION

The proposal includes the conversion of the pub along with the creation of an additional vegetated garden in the existing car park. There is also to be a new garage constructed in the car park. All existing habitats are to be retained. The biodiversity value of the habitats post-development would be **0.1094 units**. Figure 2 provides a post-development habitat map. Also see below.

HEDGEROW CREATION

In order to meet the biodiversity condition for hedgerows, a 5m length of native hedgerow will be planted on the west boundary. The biodiversity value of the hedgerows post-development would be **0.0603 units**.

SUMMARY & RECOMMENDATIONS

The sites development proposals will result in a net gain of biodiversity value comprising **0.0545 habitat units (99.46%) and 0.0167 hedgerow units (38.39%)**.

The development will therefore meet the biodiversity net gain condition as the 10% net gain for habitats and hedgerows will be exceeded provided that the landscaping works are carried out in accordance with the specifications (Figure 2).

Post-consent Requirements & Recommendations

The statutory framework for biodiversity net gain requires a Biodiversity Gain Plan to be submitted and approved by the planning authority to discharge the biodiversity gain condition prior to the commencement of development. Local planning authorities have and are integrating their own approaches to detailing planning conditions since the government issued further legislation and guidance on BNG planning requirements between November 2023 and February 2024.



As stated within the Government’s Biodiversity Net Gain guidance¹,

“Local planning authorities should take a proportionate approach to these information requirements (which should be set out in their local lists) focused on only necessary additional information, and integrated with wider information requirements on biodiversity and other environmental matters, smaller developments should generally be subject to fewer information requirements than a major development unless the development would have an adverse impact on valuable onsite habitats”.

With respect to the very limited scope of the habitat creation measures for the site, it may therefore not be appropriate to assign substantial monitoring and management commitments within the planning conditions. The value of the created vegetated gardens given in the SSM accounts for the potential for habitat degradation within the long-term (e.g., homeowners wishing to pave over lawns etc). However, a planning condition would be required in relation to confirmation that the landscaping has been completed in accordance with the appropriate specification.

PHOTOS

Photo 1.
View north-east over
car park



¹ <https://www.gov.uk/guidance/biodiversity-net-gain#submission-of-the-biodiversity-gain-plan>



Photo 2.
View south over car
park.



Photo 3.
Existing hedgerow
(holly)



Photo 4.
Rear garden





FIGURE (NEXT PAGE)

- **FIGURE 1. UK HABITAT CLASSIFICATION MAP (BASELINE)**
- **FIGURE 2. UK HABITAT CLASSIFICATION MAP (POST-DEVELOPMENT)**

375840 375860 375880 375900 375920 375940

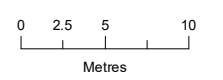


445540
445520
445500
445480
445460
445440



Survey Information

	Site boundary (1,311.2m ²)
UKHab Habitat Survey	
	u1b5 - Buildings (329.3m ²)
	u1b - Developed land; sealed surface (674.6m ²)
	828 - Vegetated garden (191.5m ²)
	829 - Unvegetated garden (33.1m ²)
	847 - Introduced shrub (82.7m ²)
	h2a - Native hedgerow (10.9m)
	32 - Scattered tree (1)



PROJECT TITLE
DUKE OF YORK, GRINDLETON

DRAWING TITLE
Figure 1: UK Habitat Classification Map (Baseline)

VER	DATE	REMARKS	Drawn	Checked
1.0	22/04/24	UKHab	MP	RK

DRAWING NUMBER:
KSEcology/DukeofYork/UKHab

SCALE 1:450 PLOT SIZE A3 DATUM OSGB PROJECTION BNG



375840 375860 375880 375900 375920 375940

375840 375860 375880 375900 375920 375940



445540

445520

445500

445480

445460

445440



445540

445520

445500

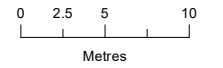
445480

445460

445440

Survey Information

	Site boundary (1,311.2m ²)
UKHab Habitat Survey	
	u1b5 - Buildings (272.9m ²)
	u1b - Developed land; sealed surface (478.5m ²)
	828 - Vegetated garden (559.8m ²)
	h2a - Native hedgerow (15.9m)



PROJECT TITLE
DUKE OF YORK, GRINDLETON

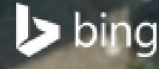
DRAWING TITLE
Figure 2: UK Habitat Classification Map (Post-Development)

VER	DATE	REMARKS	Drawn	Checked
2.0	29/04/24	post-development	MP	RK

DRAWING NUMBER:
KSEcology/DukeofYork/Post

SCALE	1:450	PLOT SIZE	A3	DATUM	OSGB	PROJECTION	BNG
-------	-------	-----------	----	-------	------	------------	-----

Source:
Ordnance Survey © Crown copyright
2024. All rights reserved.
Licence Number 100049837.



© 2024 Microsoft Corporation © 2024 Maxar © CNES (2024) Distribution Airbus DS

375840 375860 375880 375900 375920 375940