



## **BIODIVERSITY NET GAIN ASSESSMENT**

**SKIRDEN LODGE, TOSSIDE, NORTH YORKSHIRE, BD23 4SQ**

**JANUARY 2025**

# Biodiversity Net Gain Assessment

**SKIRDEN LODGE, TOSSIDE, NORTH YORKSHIRE, BD23 4SQ**

*A report for*

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# 1. INTRODUCTION

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## 1.1 BACKGROUND

This report provides the results of the BNG Assessment for the proposed housing development with landscaped gardens at Skirden Lodge.

The information provided within this report should be read in conjunction with the following documents:

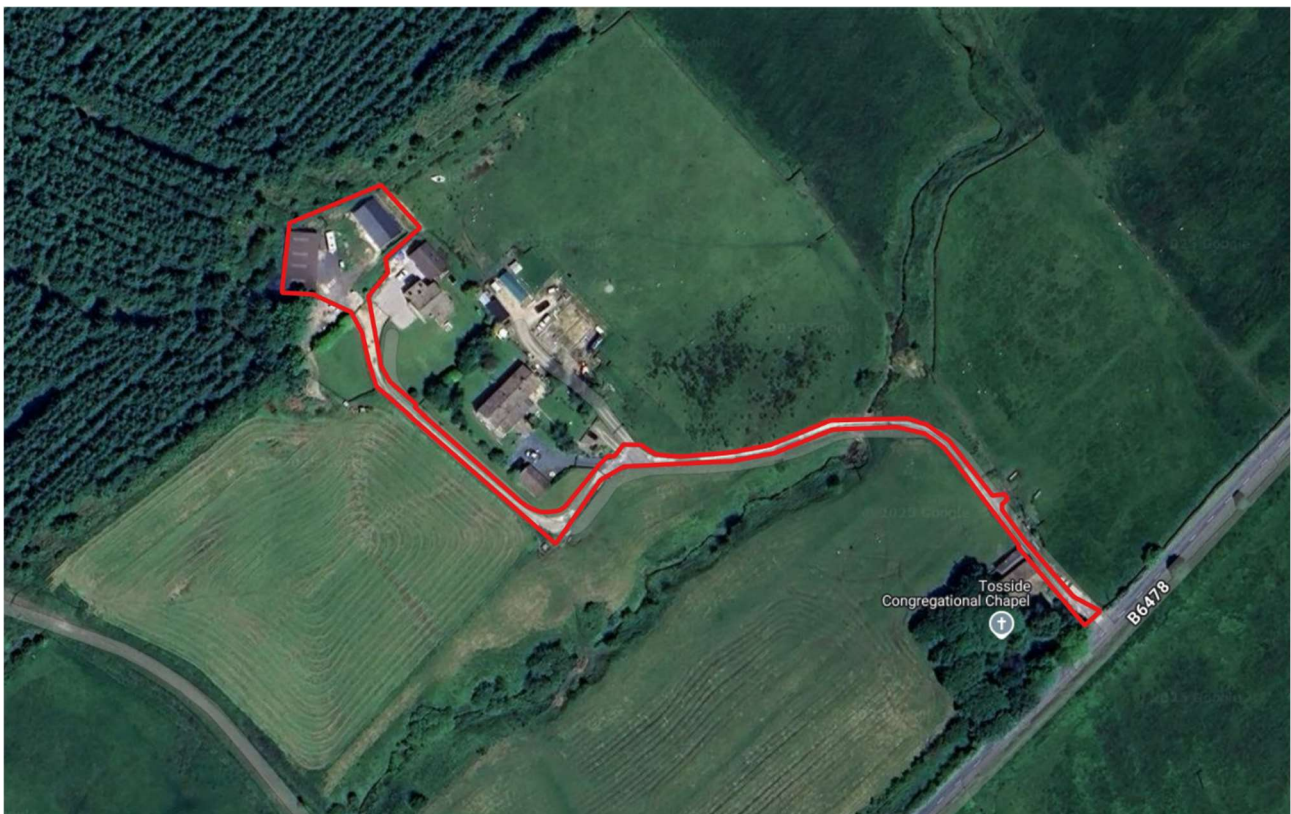
1. Pennine Ecological (2025). Skirden Lodge - The\_Statutory\_Biodiversity\_Metric\_Calculation\_Tool\_-\_Macro\_enabled
2. PENNINE ecological - Skirden Lodge, Tosside - Preliminary Ecological Appraisal
3. HA1069-Proposed Site Plan-A1.2

## 1.2 SITE CONTEXT

The site is located within a small settlement in a predominantly agricultural area west of Tosside, North Yorkshire. The site comprises two buildings with associated parking and a small area of grassland and an access road. The sites central National Grid Reference is NGR: SD 7686 5548. The approximate site area is 0.24ha.

A site visit was undertaken on 21/01//2025 to verify and assess the condition of the habitats. The majority of the site is developed, comprising buildings and artificial unvegetated, unsealed surface. A small area of grassland which is infrequently mown is situated in the centre of the site. The access road comprises developed land; sealed surface which is sparsely vegetated on its verges.

*Photograph 1: Aerial image of site at Skirden Lodge (Google earth. Image date: January 2025)*



**Photograph 2: Modified grassland in the north of the site 21/01/2025**



## 2. BIODIVERSITY NET GAIN RESULTS

### 2.1 BIODIVERSITY NET GAIN RESULTS

#### 2.1.1 Habitat BNG Results

The biodiversity calculation concluded that the current proposal would result in a biodiversity net loss. In addition, habitat trading rules have not been satisfied.

A landscaped garden has been designed as part of the proposed development which will include features for wildlife. However, habitats within residential garden cannot be included in the BNG metric as on-going maintenance cannot be guaranteed long-term. The residential garden is seen as developed land within the metric.

The current proposal would result in a – 0.13 habitat unit loss (- 100% net loss). A summary of the habitat calculations are provided in Tables 2.1 and 2.2 below. Refer also to Appendix A, Figures 1 and 2.

*Table 2.1: Habitat baseline calculations*

Habitat	Habitat Condition	Habitat Area (ha)	Habitat Value	Unit	Area Retained (ha)	Area Enhanced (ha)	Habitat Unit Loss
Modified grassland	Poor	0.06	0.11		0	0	0.11
Developed land; sealed surface	N/A	0.16	0		0.16	0	0.00
Artificial unvegetated, unsealed surface	N/A	0.02	0		0	0	0
<b>TOTAL</b>		<b>0.24</b>	<b>0.11</b>		<b>0</b>	<b>0</b>	<b>0.11</b>

Table 2.2: Proposed / created on site habitats

Habitat	Area/Length	Distinctiveness	Condition	Strategic Significance	Standard Time to Target Condition (Years)	Habitat Units Delivered	Assessment Comments
Developed land; sealed surface	0.08ha	V.Low	N/a	Area / compensation not in local strategy	0	0	Parking and residential garden (not counted towards BNG)
<b>TOTAL</b>	0.08ha				0	0.00	

\*Refer to Appendix A, Figure 2.

### 3. BNG CONCLUSION

The current proposals would result in an overall net loss and habitat trading rules would not be met. The headline results taken from the BNG assessment (Pennine Ecological, 2025), can be found below.

**Table 3.1: Summary of BNG Assessment taken from BNG calculation tool headline results.**

On-site baseline	<i>Habitat units</i>	0.11		
	<i>Hedgerow units</i>	0.00		
	<i>Watercourse units</i>	0.00		
On-site post-intervention <small>(Including habitat retention, creation &amp; enhancement)</small>	<i>Habitat units</i>	0.00		
	<i>Hedgerow units</i>	0.00		
	<i>Watercourse units</i>	0.00		
On-site net change <small>(units &amp; percentage)</small>	<i>Habitat units</i>	-0.11		
	<i>Hedgerow units</i>	0.00		
	<i>Watercourse units</i>	0.00		
Off-site baseline	<i>Habitat units</i>	0.00		
	<i>Hedgerow units</i>	0.00		
	<i>Watercourse units</i>	0.00		
Off-site post-intervention <small>(Including habitat retention, creation &amp; enhancement)</small>	<i>Habitat units</i>	0.00		
	<i>Hedgerow units</i>	0.00		
	<i>Watercourse units</i>	0.00		
Off-site net change <small>(units &amp; percentage)</small>	<i>Habitat units</i>	0.00		
	<i>Hedgerow units</i>	0.00		
	<i>Watercourse units</i>	0.00		
Combined net unit change <small>(Including all on-site &amp; off-site habitat retention, creation &amp; enhancement)</small>	<i>Habitat units</i>	-0.11		
	<i>Hedgerow units</i>	0.00		
	<i>Watercourse units</i>	0.00		
Spatial risk multiplier (SRM) deductions	<i>Habitat units</i>	0.00		
	<i>Hedgerow units</i>	0.00		
	<i>Watercourse units</i>	0.00		
<b>FINAL RESULTS</b>				
Total net unit change <small>(Including all on-site &amp; off-site habitat retention, creation &amp; enhancement)</small>	<i>Habitat units</i>	-0.11		
	<i>Hedgerow units</i>	0.00		
	<i>Watercourse units</i>	0.00		
Total net % change <small>(Including all on-site &amp; off-site habitat retention, creation &amp; enhancement)</small>	<i>Habitat units</i>	-100.00%		
	<i>Hedgerow units</i>	0.00%		
	<i>Watercourse units</i>	0.00%		
Trading rules satisfied?	No - Check Trading Summaries ▲			
<b>Unit Type</b>	<b>Target</b>	<b>Baseline Units</b>	<b>Units Required</b>	<b>Unit Deficit</b>
<i>Habitat units</i>	10.00%	0.11	0.13	0.13
<i>Hedgerow units</i>	10.00%	0.00	0.00	0.00
<i>Watercourse units</i>	10.00%	0.00	0.00	0.00

In order for the proposal to achieve a 10% biodiversity net gain, a total of **0.13 habitat units** will need to be provided.

## 4. BNG PROPOSAL

The current proposal would result in a – 0.11 habitat unit loss (- 100% net loss).

The scheme design has been reviewed and it's considered that a 10% BNG cannot be achieved with on-site compensation.

In order for the proposal to achieve the required net gain, an additional 0.13 habitat units will be required as off-site compensation.

### 4.1.1 Potential Off-Site Locations

A review of <https://www.futurehomes.org.uk/biodiversityunitfindermap> has been undertaken to identify potential nearby receptor sites.

The nearest receptor sites are as follows:

A) Habitat units (Available)

Legacy Habitat Banks Ltd, Barnoldswick, BB18 5SG, UK

Site ID: A288

B) Habitat units (0-6 months)

National Character Area: 35 Lancashire Valleys, Burnley, UK

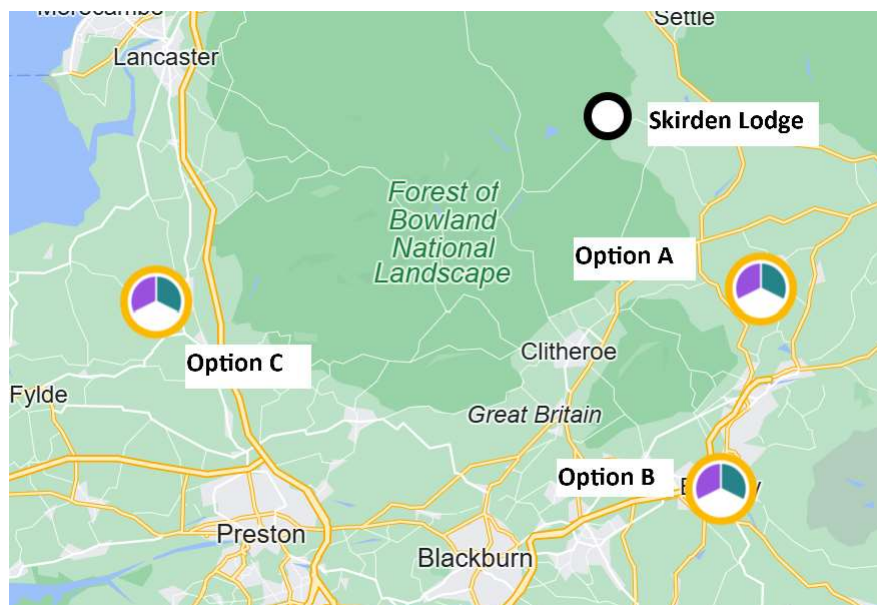
Site ID: A092

C) Habitat units (Available)

Legacy Habitat Banks Ltd, Wyre District UK

Site ID: A100

**Figure 4.1: Screenshot of biodiversity unit finder map.**



In order for the planning application to be approved, the client will need to provide the Local Planning Authority (LPA) with evidence of engagement with one of the above unit providers to confirm availability of habitat units, so that the LPA can have a level of confidence that 10% Biodiversity Net Gain can be achieved, subject to planning permission.

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## REFERENCES

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Baker, J. Hoskin, R. Butterworth, T. (2019). Biodiversity Net Gain. Good practice principles for development. Part A: A practical guide.

Department for Environment, Food & Rural Affairs (DEFRA) (2023) - *The Statutory Biodiversity Metric: User Guide (draft)*. Date: February 2024.

Pennine Ecological (2025). Skirden Lodge - Preliminary Ecological Appraisal.

UKHab Ltd (2023). *UK Habitat Classification Version 2.0* (at <https://ukhab.org/>)

# Appendix A: Figures

Figure 1: Existing Habitat Plan

