



Biodiversity Net Gain Baseline & Feasibility Report

Client:	Mr & Mrs O’Gorman
Site:	Eaves House, West Bradford, BB7 3JD
Report Issue Date:	23/01/2025
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SUMMARY

A Baseline Biodiversity Net Gain calculation is required to meet National Planning Policy Framework (NPPF, Para 158, 159 and 180) Statutory Biodiversity Net Gain requirements and Local Planning Authority Core Strategy.

The proposed development site is exempt from these requirements under the de minimis rule, having less than 25m² of “habitat” present at the time of survey.

1. INTRODUCTION

1.1 Background

Ark Ecology were commissioned by Mr Martin O’Gorman to carry out a baseline Biodiversity Net Gain baseline survey of the site at Eaves House West Bradford to meet current National Planning Policy Framework and Local Planning Authority requirements to support a planning application to build a holiday cottage on the site.

1.2 Aim of the Report

The assessment takes into consideration the local and national planning policy and strategy relevant to the site, the baseline ecological condition of the site, and the proposed development plans and the enhancement plan, and aims to meet the requirements of The National Planning Policy Framework (2023) and standards set in the CIEEM/CIRIA *Biodiversity Net Gain. Good Practice Principles for development a practical guide*.

2. METHODOLOGY

2.1 Desk and Field study methods

Desk and Field Study Methods

Habitats are described using the UK Habitat Classification System methods and codes (converted from JNCC Phase 1 codes where necessary), and condition assessed according to the Statutory Biodiversity Net Gain Metric - Auditing and Accounting for Biodiversity Condition Assessment Sheets.

Areas were measured using Google Earth, and ground-truthed by on-site physical measurements.

Surveys and assessment were carried out by C Edmondson MSc MRSB, consultant ecologist with 11yrs field survey experience and Natural England Class 2 bat licence holder.

Site survey method and habitat classification follows guidance of UK Habitat Classification Documents V2.01. Habitat Condition Assessment was carried out using the methods and guidelines set out in The Statutory Metric User Guide (DEFRA, 2024). The data collected during the survey have been used to inform this report.

2.2 Approach to BNG

BNG Principles: BNG is achieved through 10 principles, the first of which is the Mitigation Hierarchy. This Hierarchy will be followed at each stage of the development.

The DEFRA Statutory Biodiversity Net Gain Metric aims to:

- Assess the biodiversity unit value of the area of land.
- Demonstrate biodiversity net gains or losses in a consistent way.
- Measure and account for direct impacts on biodiversity.
- Compare proposals for the site - such as creating or enhancing habitat on-site or off-site.

The metric assesses existing habitats and planned new habitats created by a development or land change.

3 BASELINE SITE CONDITIONS AND METRIC CALCULATIONS

Site Description

The area covered by the site mainly consists of developed land, sealed surface with either buildings or yard, both impermeable concrete & tarmac.

A small yard area to the north gable of B1 on the aerial map had some tall forbs (“weed” species of nettle & Himalayan balsam, creeping bent grass). This area of vegetation was below the minimum mapping unit, and also below the “De Minimis” size for Biodiversity Net Gain requirements for uplift.

The site is considered exempt from Biodiversity Net Gain requirements as per guidance at: <https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments#developments-below-the-threshold>

Developments below the threshold

A development that does not impact a priority habitat and impacts less than:

- 25 square metres (5m by 5m) of on-site habitat
- 5 metres of on-site linear habitats such as hedgerows

Important Ecological Features:

- There were no Priority Habitats or protected species recorded on site.
- Bat surveys have been carried out and conclude that no bats are using the buildings to roost.

3.1 Baseline Metric Calculations

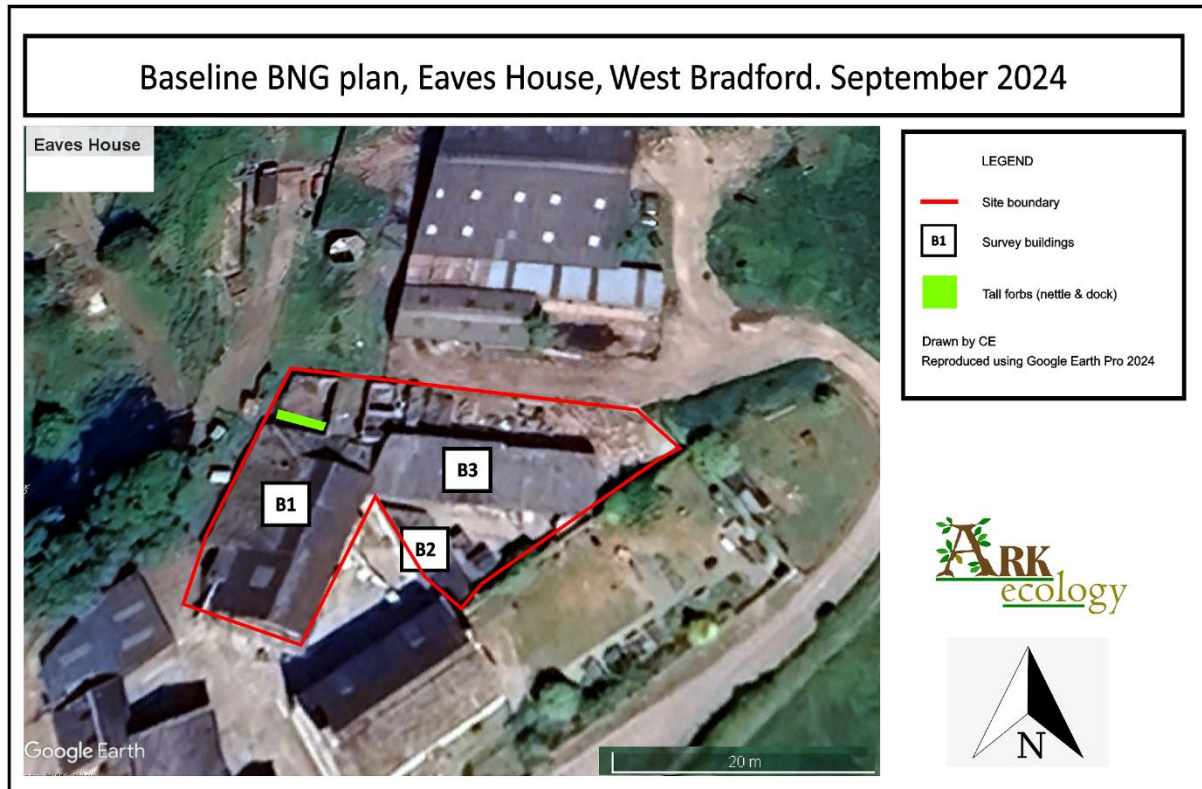
Not required

A full site Habitat Baseline Plan is included at Appendix 1

References

- CIEEM (2021). Biodiversity Net Gain Report and Audit Templates Chartered Institute of Ecology and Environmental Management, Winchester, UK.
- CIEEM (2016) Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater and Coastal, 2nd edition. Chartered Institute of Ecology and Environmental Management, Winchester.
http://www.cieem.net/data/files/Publications/EcIA_Guidelines_Terrestrial_Freshwater_and_Coastal_Jan_2016.pdf
- CIEEM (2013) Guidelines for Preliminary Ecological Appraisal Institute of Ecology and Environmental Management
http://www.cieem.net/data/files/Resource_Library/Technical_Guidance_Series/GPEA/GPEA_April_2013.pdf
- DEFRA Statutory Biodiversity Metric User Guide, 2024
https://assets.publishing.service.gov.uk/media/65c60e0514b83c000ca715f3/The_Statutory_Biodiversity_Metric_-_User_Guide_.pdf
- National Planning Policy Framework, 2023
https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1005759/NPPF_July_2021.pdf

Appendix 1: Baseline habitats map



Appendix 3: Proposed Site plan

N/A

Appendix 4: Site photos

