

Technical Briefing Note

Ref: 1005971 BIA vf4

Project: Land North East of M42 Junction 10

Technical Briefing Note: Biodiversity Impact Assessment

Date: November 2021

1. Background

- 1.1. Aspect Ecology is advising Hodgetts Estates in respect of ecological issues relating to land north-east of M42 junction 10. An outline planning application is being submitted for industrial development of the site.
- 1.2. To inform the application, Aspect Ecology has undertaken a biodiversity impact assessment to determine the level of biodiversity net gain that could be achieved under the scheme. This note sets out the results of this assessment.

2. Methodology

- 2.1. To quantify the level of biodiversity net gain that can be delivered under the proposed development, the change in biodiversity value resulting from the scheme has been calculated using the Biodiversity Impact Assessment calculator tool (in MS Excel spreadsheet format) in use by Warwickshire County Council (the Council's preferred metric) as implemented across the sub-region through the Coventry, Solihull and Warwickshire Sub Regional Green Infrastructure.
- 2.2. To establish the habitat baseline, broad habitat areas have been identified based on the survey work undertaken at the site (see Appendix 5971-01/BIA1), with habitat condition and connectivity scores assigned based on the information set out in the associated Guidance Document¹, previous discussions with WCC officers and professional judgement. The 'biodiversity impact' of the proposed development has been calculated using the most recent version (v19.1) of the spreadsheet tool, based on the current proposed layout.
- 2.3. As the application is in outline, a detailed proposals plan is not available to assess in full the post-development habitat creation and enhancement. Accordingly, the Parameters Plan and Illustrative Landscape Design Plan (see Appendix 5971-01/BIA2) have been used to identify where areas of habitat creation and enhancement will be provided, with specific areas of individual land treatments provided by the landscape architects based on these drawings. As can be seen on the parameters plan and illustrative landscape design plan, the proposals include significant areas of open space, planting, landscaping and drainage features, together with an internal access road. Indicative figures have been used for these habitat areas, and these will be refined at the detailed design and reserved matters stages, once detailed landscaping plans are available for the site. In addition, a number of additional enhancement measures are proposed

¹ Warwickshire County Council (February 2018) *Guide to Warwickshire, Coventry and Solihull Biodiversity Offsetting Biodiversity Impact Assessment Calculator v19.0 for Ecological Consultants*

within the wider offsite areas under the applicant's control located east of the site boundary, as identified within the illustrative landscape design plan for the site (see Appendix 5971-01/BIA2), which have therefore also been included within the assessment.

- 2.4. Calculations have also taken linear features (namely hedgerows) into account, with measurements of the existing hedgerow lengths compared to retained and proposed new hedgerow lengths.

3. Results

- 3.1. The results of the Biodiversity Impact (Net Gain) Assessment are detailed below and included as printouts at Appendix 5971-01/BIA3 for ease of reference, whilst the completed spreadsheet tool is attached in the original MS Excel (.xlsm) format for completeness.

Habitat Areas

- 3.2. As set out within the attached BIA tool, based on the parameters plan, illustrative landscape design plans and associated information and assumptions set out, the calculator tool shows an increase (as calculated) in biodiversity value 'score' (gain) of 19.26 units.
- 3.3. As such, in line with the information provided to inform the outline planning permission, based on the consideration with the standard BIA metric tool and associated assumptions and limitations, it is considered that a minimum 'net gain' in biodiversity value (as calculated using the biodiversity offsetting metric) of approximately 30.3% (based on the existing site 'value') would be achievable under the proposed parameters and no further compensation measures or offset provision would therefore appear to be required at this stage. Indeed, it is proposed that detailed design of the soft landscaping proposals at the appropriate stage focus on maximising biodiversity value, including habitat design, management and individual faunal benefits through additional faunal enhancement measures in line with the forthcoming Design Guide for the site resulting in substantial opportunities for environmental enhancement (particularly noting the existing, largely featureless arable nature of the site).

Linear Features

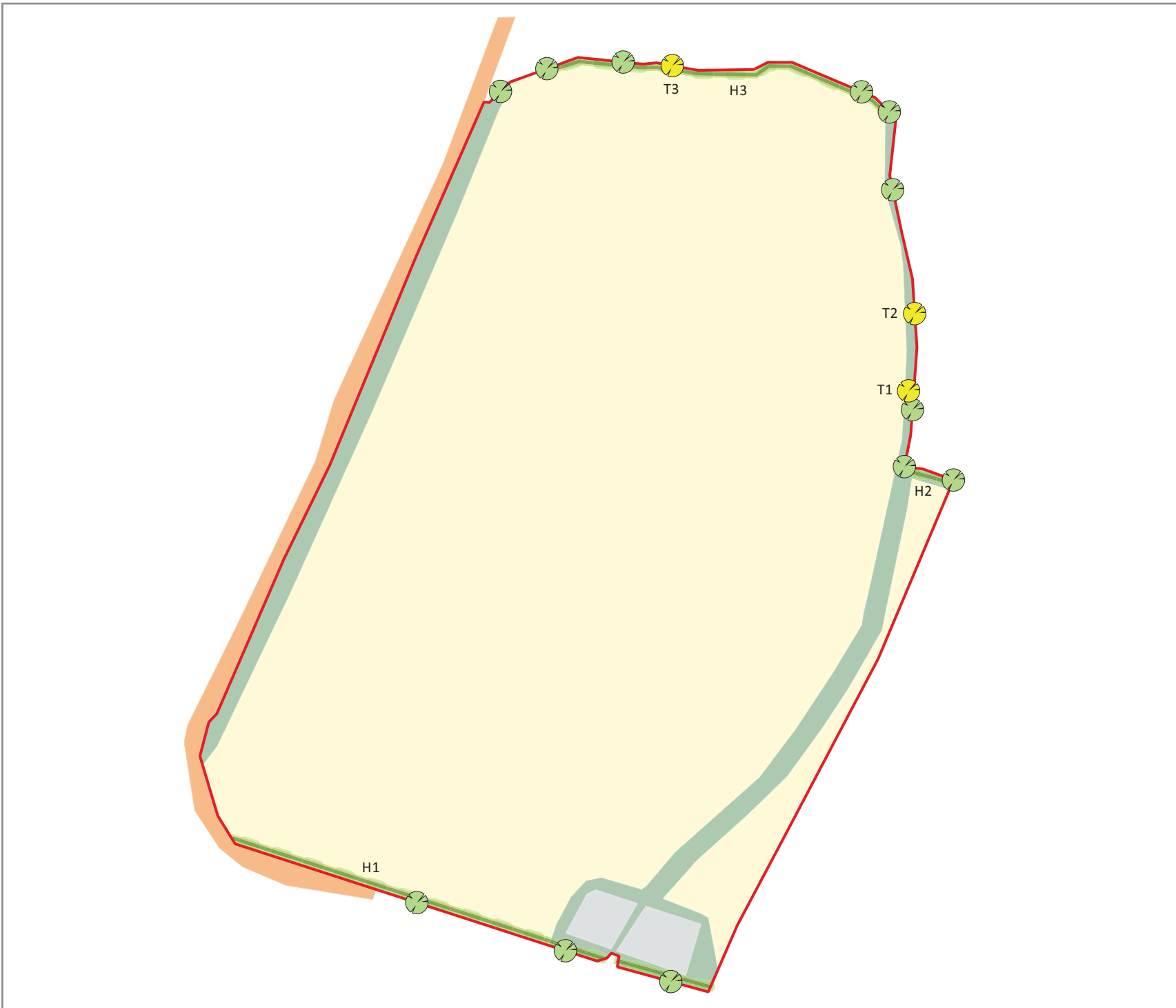
- 3.4. Based on the parameters plan, it is likely that the Proposal will result in the necessary loss of approximately 40m of hedgerow, in order to facilitate the permitted development, including in relation to relevant highways visibility splays and associated considerations. However, considerable areas of new planting are proposed, such that it is anticipated that additional lengths of new connected hedgerow habitats within the site will provide suitable compensation in line with offsetting guidance (and not taking into account improved management of existing hedgerows within the new open space areas). Indeed, as part of the proposed offsite enhancement measures, considerable lengths of new native hedgerow are included within the proposed illustrative landscape design plan for the site (see Appendix 5971-01/BIA2), which have therefore been incorporated within the current calculations..
- 3.5. Linear habitat calculations are set out in the linear impact assessment worksheet within the BIA spreadsheet tool, based on the above considerations. Based on the calculated hedgerow losses and associated proposed new hedgerow planting, the proposals would appear to result in a calculated net gain of 9.66 hedge biodiversity impact units (representing a gain of approximately 158% based on the existing calculated hedgerow value at the site).







4. Overall BIA Consideration

- 4.1. Overall, on the basis of the above consideration in relation to the WCC offsetting metric, including local guidance, it can be concluded that, subject to appropriate detailed landscape design and planting information, along with the provision of the measures set out (including offsite enhancement measures within the adjacent land under the control of the applicant, as detailed at the proposed illustrative landscape design plan), a substantial calculated increase in biodiversity units within the site would be achievable under the proposed parameters, with an indicative 'score' of approximately +19.26 'habitat biodiversity units' (representing an identified gain of approximately 30.3%) and +9.66 'linear biodiversity units' (representing an identified gain of approximately 158%) identified based on the information and assumptions set out. The vast majority of habitats at the site that are to be affected are of extremely low quality (intensive arable land), the loss of which to the proposals (as previously set out) would be of no wider ecological significance. Indeed the detailed design of the substantial landscaped areas in accordance with the proposed Design Guide, along with the proposed additional enhancement measures within the adjacent offsite land under the control of the applicant would result in significant environmental enhancement, including specific benefits for a range of faunal species and benefits to wildlife in the long term.
- 4.2. In addition, in line with the information set out elsewhere, a number of faunal enhancements are proposed under the scheme, including provision of bird and bat boxes, insect hotels, and refugia/hibernacula, along with wildlife interpretation boards, which together are anticipated to provide further gains in biodiversity at the site. It is not possible to quantify faunal enhancement measures within the WCC calculator and accordingly these are therefore considered additional to the calculated Net Gain figures using the tool.
- 4.3. On this basis (and subject to detailed design, including the final detailed landscape planting information at the appropriate stage and implementation of the permitted scheme, including long term management), the proposals are considered to result in a substantial calculated net gain in biodiversity and there would appear to be no requirement for further measures or biodiversity offsetting in regard to the proposals. The proposals would therefore appear to be fully in line with relevant planning policy requirements in regard to biodiversity net gain, including in particular Policy LP16 within the North Warwickshire Local Plan.

Appendix 5971-01/BIA1:

Existing Habitats and Ecological Features Plan



- Key:
-  Site Boundary
 -  Arable
 -  Grassland, Tall Herb, Bramble and Scattered Scrub
 -  Hardstanding
 -  Offsite Scrub
 -  Hedgerow
 -  Tree with Low Potential to Support Roosting Bats
 -  Tree



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Land at J10, M42, North
 Warwickshire
 Habitats and Ecological Features

5971/ECO3



December 2020

PROJECT	
TITLE	
DRAWING NO.	5971/ECO3
REV	-
DATE	December 2020

Appendix 5971-01/BIA2:

Proposed Scheme Plans:

Parameters Plan

EIA Site Location Plan

Illustrative Landscape Design Plan

NOTES:
 1. All plots have been included. Colours from below indicate the use of the plots.
 2. The site has been divided into three plots. The plots are numbered 1 to 3.
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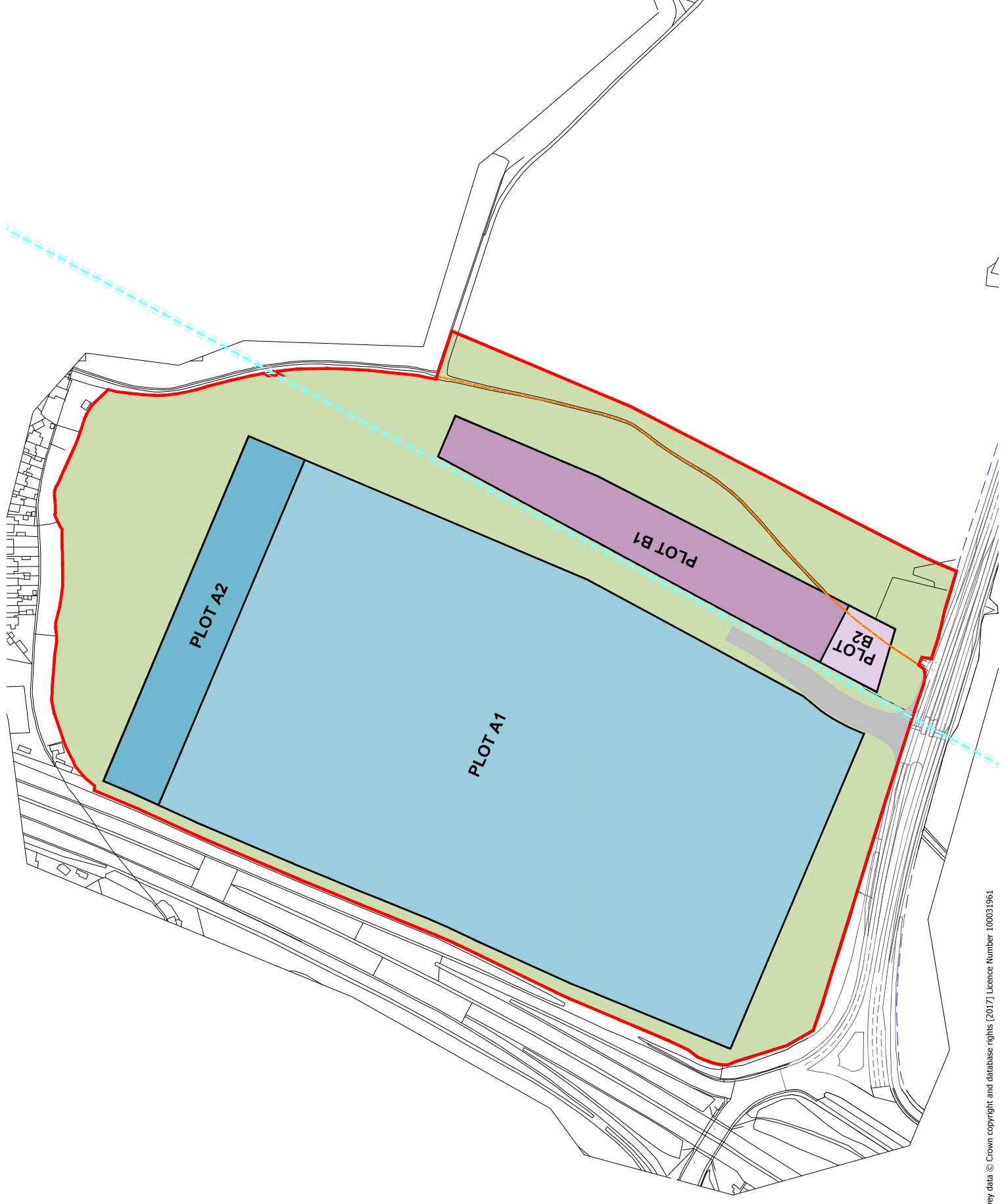
- Development Site Boundary (79,97 acres / 32,36 Ha)
- Plot A1 - Employment (B2/B8/E) up to 21m in height/17,5m AOD
- Plot A2 - Employment (B2/B8/E) up to 11m in height/12m AOD
- Plot B1 - Lorry parking (Su, Generis) up to 10m in height/11,5m AOD
- Plot B2 - Hub Office up to 8m in height (F1)
- Zone for strategic infrastructure to include open space, planting, landscaping, site road & SuDS
- Land required for access
- Public bridleway (to be diverted where necessary)
- Gas pipeline with 3m easement zone or both side

P11 Updated for new plots
 P10 Updated and new boundary details in key
 P9 Updated layout of new access design
 P8 Updated layout of new access design
 P7 Boundary updated to retaining wall
 P6 Updated layout of new access design
 P5 Plot B updated to 21m, boundary updated
 P4 Plot B updated, complete line about
 P3 Updated comments
 P2 Updated comments
 P1 First Issue

PLANNING EIA
 Hodgett's Estates
 111500 A1 MB NH
 30/10/2020
 Hodgett's Estates
 Birmingham, B. 30x



Project: LAND NORTH EAST OF J10 M42, DORDON
 Client: HODGETT'S ESTATES
 Drawing No: PARAMETERS PLAN
 Title: PARAMETERS PLAN
 Date: 30/10/2020
 Scale: 1:1500
 Drawing No: A1 MB NH
 Date: 30/10/2020
 Drawing No: 4263 CA 00 00 DR A 00075 P11



Appendix 5971-01/BIA3:

Completed WCC BIA Tool Pages

Warwickshire, Coventry & Solihull - Habitat Impact Assessment Calculator

KEY	
 	No action required
 	Enter value
 	Drop-down menu
 	Calculation
 	Automatic lookup
 	Automatic Condition setting
 	Result

Local Planning Authority:	North Warwickshire Borough Council
Site name:	Land at M42 J10
Planning application reference number:	
Assessor:	Aspect Ecology CL
Date:	15/11/2021

Please fill in both tables

Please do not edit the formulae or structure
To condense the form for display hide vacant rows, do not delete them
If additional rows are required, or to provide feedback on the calculator please contact WCC Ecological Services 01926 418060

T. Note	code	Existing habitats on site Please enter <u>all</u> habitats within the site boundary		Habitat distinctiveness		Habitat condition		Habitat Biodiversity Value						Comment
		Phase 1 habitat description	Habitat area (ha)	Distinctiveness	Score	Condition	Score	Habitats to be retained with no change within development		Habitats to be retained and enhanced within development		Habitats to be lost within development		
								Area (ha)	Existing value	Area (ha)	Existing value	Area (ha)	Existing value	
				A	B	C	A x B x C = D	E	A x B x E = F	G	A x B x G = H			
Direct Impacts and retained habitats														
	J11	Other: Arable	29.68	Low	2	Poor	1		8.37	16.74	21.31	42.62		
	n/a	Built Environment: Buildings/hardstanding	0.41	none	0	Poor	1				0.41	0.00		
	B4	Grassland: Improved grassland	2.27	Low	2	Poor	1				2.27	4.54		
	J11	Other: Arable	5.45	Low	2	Poor	1		2.05	4.10	3.40	6.80	Additional land outside the site boundary but under the control of the applicant (within blue line), located east of	
			Total	37.81				Total	0.00	0.00	10.42	20.84	27.39	53.96 J
											$\Sigma D + \Sigma F + \Sigma H$		74.80	
											Site habitat biodiversity value			
Indirect Negative Impacts		Including off site habitats						Value of loss from indirect impacts						
	Before/after impact	K						$K \times A \times B = Li, Lii$		Li - Lii				
	Before													
	After													
	Before													
	After													
	Before													
	After													
	Before													
	After													
			Total	0.00									0.00 M	
											HIS = J + M		53.96	
											Habitat Impact Score (HIS)		53.96	

Site name: Land at M42 J10

Planning reference number: to be copied from the BIA sheet

	Habitat Area (ha)	Hedgerow impact (km)	Connectivity Features (km)	Habitat Biodiversity Value	Hedgerow Biodiversity Value	Connectivity Biodiversity Value
Existing						
Onsite Biodiversity Impact	27.39	0.04	0.00	74.80	6.12	0.00
Indirect Biodiversity Impact	0.00	0.00	0.00	0.00	0.00	0.00
Total habitat / linear features impacted	27.39	0.04	0.00	74.80	6.12	0.00
Retained / Created / Enhanced						
Onsite biodiversity retained	0.00	0.69	0.00	0.00	0.00	0.00
Onsite Creation	27.39	1.10	0.00	52.38	9.90	0.00
Biodiversity retained and enhanced	10.42	0.00	0.00	41.68	0.00	0.00
Total biodiversity retained/enhanced	37.81	1.79	0.00	94.06	9.90	0.00
Trading Down	n/a	n/a	n/a	0.00	0.00	0.00
Biodiversity Impact	n/a	n/a	n/a	19.26	9.66	0.00

Habitat Impacts	Loss	Gain	Impact	%age losses	Compensatory Unit loss	Indicative Offset (ha)	WCC Offset units	WCC Indicative Offset Contribution
Woodland Habitat	0.00	54.00	54.00					
Grassland Habitat	4.54	6.71	2.17					
Wetland Habitat	0.00	12.44	12.44					
Other Habitat (incl. Built Env)	49.42	0.07	-49.35			Transferred to Wetland		
Total	53.96	73.22	19.26	0.00	0.00	0.00	0.00	£0
		Trading down	0.00					
			19.26					

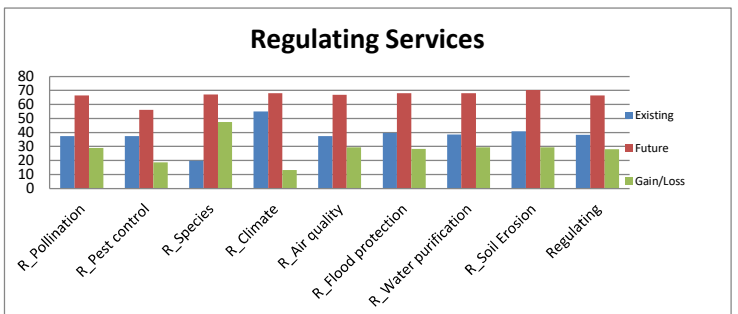
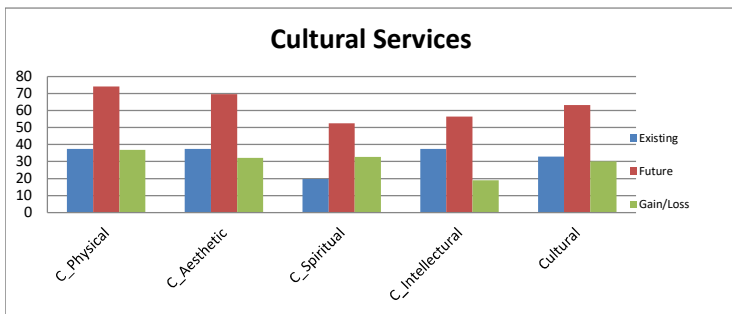
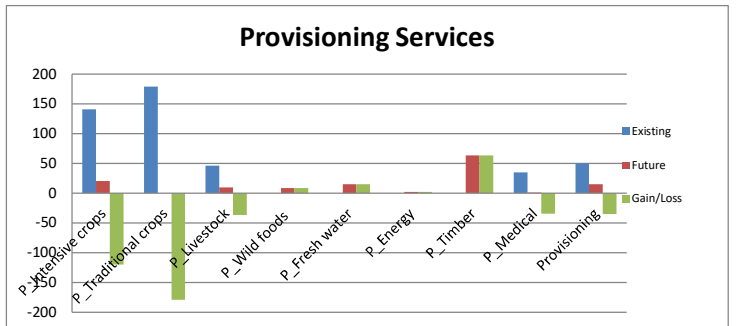
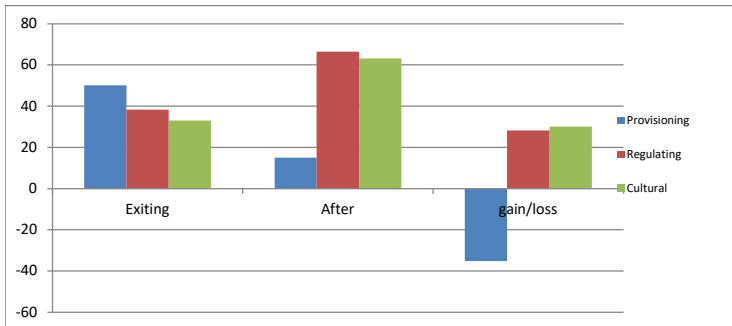
Warwickshire County Council is currently transferring 'Other' habitat loss to Wetland Creation

Hedgerow Impacts	Loss	Gain	Trading down	Impact	Unit loss	Indicative Offset (km)	WCC Offset units	WCC Offset Contribution
Hedgerow	0.24	9.90		9.66				

SUMMARY

This development will result in 19.26 Habitat Biodiversity Units gain; 9.66 Hedgerow Units gain and 0 Connectivity Biodiversity Units loss

ECOSYSTEM SERVICES ANALYSIS



For any questions with regard to biodiversity impact and this development please contact Warwickshire County Council Ecological Services: email: planningecology@warwickshire.gov.uk or telephone 01926 418060

ecology • landscape planning • arboriculture

aspect

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