Biodiversity Net Gain

Supplementary Planning Document

November 2023

DRAFT

Calderdale Council

CALDERDALE LOCAL PLAN

Biodiversity Net Gain Supplementary Planning Document

Contents

Appendices

Purpose and Status of Supplementary Planning Documents (SPDs)

1.1 Supplementary Planning Documents build on and add further detail to the policies in the Local Plan. They can be used to provide further guidance for development on specific sites, or on other issues. As they do not form part of the development plan, they cannot introduce new planning policies into the development plan and should not add unnecessarily to the financial burden on development. They are subject to public consultation before they are adopted and are a material consideration in planning decisions.

1.2 This SPD is intended to guide those seeking planning permission for development, including developers and their ecological consultants, through the process of complying with national and local policies and the legal requirements of the Environment Act 2021, to secure at least a 10% Biodiversity Net Gain (BNG) on development sites in Calderdale. The SPD sets out the required information to be submitted with planning applications, the local approach to BNG delivery, information on when projects will be considered strategically significant and the requirements for monitoring of BNG delivery. It also establishes consistent procedures for the Council to follow when processing planning applications. The SPD has been informed by the work of all five local authorities in West Yorkshire, who are seeking to adopt a consistent approach to delivering Biodiversity Net Gain.

Biodiversity and Development

1.3 The natural environment provides vital benefits for our health, society and economy, known as 'ecosystem services'. The strength of these beneficial services is determined by the quality of the natural world and the biodiversity of the ecosystems within it. Biodiversity is defined as the variety of plants and animals living within an area or habitat, with different habitats contributing different functions or services for our environment. However, the UK has suffered a considerable decline in biodiversity over recent years, in turn causing a reduction in ecosystem service provision.

1.4 As defined by Natural England, "Biodiversity Net Gain (BNG) is an approach to development, land and marine management that leaves biodiversity in a measurably better state than before the development took place," (Natural England, 2022). Natural England BNG guidance can be found at GOV.UK.[1]

1.5 To conserve our remaining biodiversity and reverse the recorded decline, the UK is moving towards enshrining a measurable 10% Biodiversity Net Gain throughout the planning process. The government will mandate through the Environment Act a requirement for new development to deliver Biodiversity Net Gains. This will ensure important ecosystem services are maintained and improved, as future developments look to not only conserve valuable habitats and species but enhance biodiversity via demonstrable and measurable net gains.

Consultation

1.6 Prior to preparation of the draft SPD, informal consultation took place with West Yorkshire local authorities. Several meetings were held to help achieve consistency across West Yorkshire. An early draft was distributed to Natural England and the Environment Agency for an informal consultation.

1.7 A full consultation statement will accompany the adopted version of the SPD, including any amendments made as a consequence of comments from the public.

1 https://www.gov.uk/government/collections/biodiversity-net-gain

2 Policy and Legislation

Environment Act 2021

2.1 The Environment Act 2021 amends the Town and Country Planning Act 1990. It sets out that the majority of developments will be legally required to demonstrate a minimum net gain of 10% and secure those gains for a minimum of 30 years. The requirement to demonstrate net gains applies to all habitats within the red line, regardless of whether they are impacted or not. A two-year transition period for this requirement is included in the Act, with provision for secondary legislation to set a date for the requirement to come into force. This is expected to be November 2023.

2.2 To measure net gains for biodiversity through development, the use of a Biodiversity Metric will be required. The Biodiversity Metric 4.0 has been co-developed with the input of industry, environmental non-governmental organisations, planners and land managers and therefore is regularly updated and reviewed in line with relevant practice. Its use provides a national standard by which biodiversity gains and losses may be calculated.

National Planning Policy

2.3 Paragraph 174 (d) of the National Planning Policy Framework (NPPF) 2021 requires planning polices and decisions to contribute to and enhance the natural and local environment by:

> *d) minimising impacts on and providing net gains for biodiversity, including establishing coherent ecological networks that are more resilient to current and future pressures.*

2.4 Paragraph 179 (b) of the NPPF requires plans to:

> *b) promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.*

2.5 Paragraphs 20 to 27 of the related NPPG on the Natural Environment[2] provide further information on Biodiversity Net Gain. Paragraph 20 states that net gain is an approach to development that leaves the natural environment in a measurably better state than it was beforehand. Paragraph 22 confirms the definition of Biodiversity Net Gain as an approach that "delivers measurable improvements for biodiversity by creating or enhancing habitats in association with development" whilst paragraph 25 identifies the use of a biodiversity metric as a pragmatic way to calculate changes in biodiversity value.

Local Planning Policy

2.6 Policy GN3 'Natural Environment' in the Calderdale Local Plan (adopted March 2023) requires developments to:

> g) Design-in wildlife, and provide appropriate management, ensuring development follows the mitigation hierarchy and achieves measurable net gains in biodiversity in accordance with the most up to date national and local guidance.

Neighbourhood Planning Policy

2.7 Neighbourhood planning gives communities the power to develop a shared vision for their area. Neighbourhood Plans can shape, direct, and help to deliver sustainable development by influencing local planning decisions as part of the statutory development plan. These plans are produced by the community and are examined and subject to the results of a referendum in the local area. They are then 'made' by the Council and become part of the Development Plan.

2.8 Neighbourhood Plans may include their own requirements for biodiversity gains based on assessments of the area.

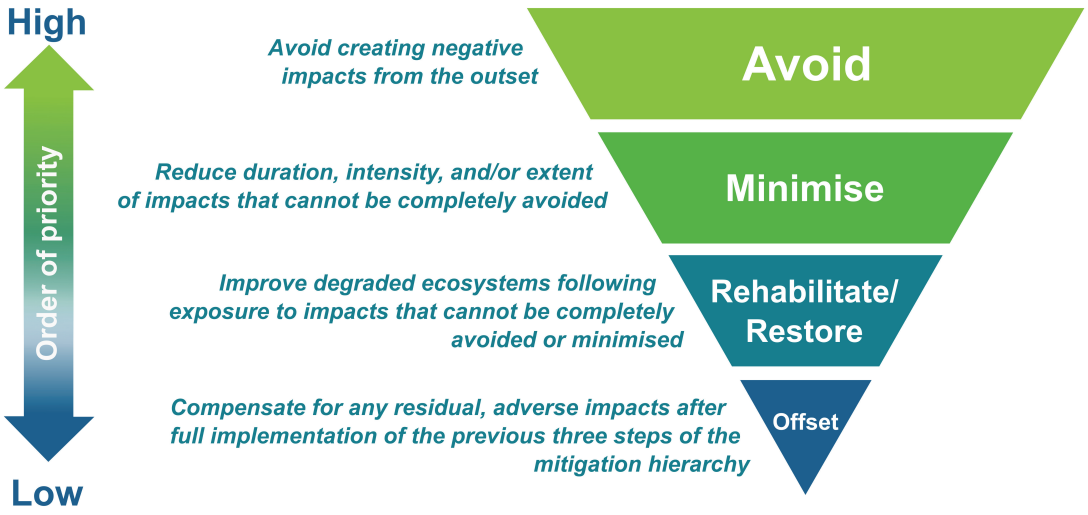
2.9 Applicants should check Neighbourhood Plans on the Council's website.[3]

2 Reference ID: 8-020-20190721 to 8-027-20190721
3 https://new.calderdale.gov.uk/planning-and-building-control/planning-policy/neighbourhood-planning

The Mitigation Hierarchy

3.1 A key aim of Biodiversity Net Gain is to ensure that measurable gains can be achieved within the development site. Applications must first demonstrate appropriate application of the mitigation hierarchy, by avoiding on-site loss, mitigating loss if it cannot be avoided, remediating lost or damaged biodiversity on-site and as a last resort, compensating for on-site loss off-site, as detailed below. It is expected that any Medium and High Distinctiveness habitats should be retained and enhanced on-site.

Figure 3.1 The Mitigation Hierarchy



3.2 A major principle for Biodiversity Net Gain is for as much of this to be delivered on-site as possible within the red line boundary for the planning application. This is particularly important for retaining areas of high / very high ecological distinctiveness and ensuring that they do not become ecologically isolated or compromised by unsustainable levels of disturbance or damage.

3.3 Principle 5 of the BNG 10 Good Practice Principles for Development[4] refers to the need for a measurable net gain, but importantly all 10 Principles must be adhered to in a demonstrable way. Written evidence that all 10 Principles have been considered and whether they are met or not must be submitted with every application.

Principle 1	Apply the Mitigation Hierarchy
Principle 2	Avoid losing biodiversity that cannot be offset by gains elsewhere
Principle 3	Be inclusive and equitable
Principle 4	Address risks
Principle 5	Make a measurable Net Gain contribution
Principle 6	Achieve the best outcomes for biodiversity
Principle 7	Be additional
Principle 8	Create a Net Gain legacy
Principle 9	Optimise sustainability
Principle 10	Be transparent

4 Biodiversity Net Gain Good Practice Principles for Development (CIRIA, CIEEM, IEMA Julia Baker 2016) https://cieem.net/wp-content/uploads/2019/02/Biodiversity-Net-Gain-Principles.pdf

The Biodiversity Metric

3.4 Biodiversity value is calculated by use of a Biodiversity Metric[5] set out by DEFRA. The Biodiversity Metric is a habitat-based approach to assessing an area's value to wildlife. It calculates these values as "biodiversity units" which are calculated using the size of the habitat, its quality and its location. The Biodiversity Metric is a spreadsheet-based tool and must be used in conjunction with a qualitative ecological assessment.

3.5 There are three types of biodiversity units in the metric, which are dealt with in different sections of the Biodiversity Metric calculator:

- Area habitat units
- Hedgerow units including lines of trees
- Watercourse units including rivers, streams, canals and ditch networks

3.6 Use of the Government's Biodiversity Metric must adhere to all 8 Principles and 6 Rules of the Metric.

3.7 This BNG approach does not replace protection for habitats and species that exists within planning policy and legislation. This includes the statutory protections afforded to species and sites, which may be separate from the planning process, and the policy requirements that relate to impacts on non-statutory Local Wildlife Sites and Local Geological Sites. It also includes identified Habitat Networks, Priority Habitats and Priority Species and irreplaceable habitats. If present within or near to a development, whether these be through direct or indirect impacts, impacts to these features will continue to be considered in accordance with the policy requirements, and in line with the legal responsibilities of the Local Planning Authority (LPA).

3.8 Losses to irreplaceable habitats, including habitats within Special Protection Areas (SPA), Special Areas of Conservation (SAC), Sites of Special Scientific Interest (SSSI), or Local Wildlife Sites and Local Geological Sites and the Habitat Network, Ancient Semi-natural woodland, Plantations on Ancient Woodland sites and other habitats considered to be of High Distinctiveness (such as Priority Habitats including blanket bogs, upland hay meadows) should not be accounted for within the metric and in all such cases the requirement for bespoke compensation will need to be discussed with all relevant bodies, including the LPA.

Small Sites Metric

3.9 Natural England has produced a Small Sites Metric (SSM) for use on smaller development sites. Such sites are defined (for the purposes of this Small Sites Metric) as:

i. For residential: where the number of dwellings to be provided is between one and nine inclusive on a site having an area of less than one hectare (ha), or where the number of dwellings to be provided is not known, a site area of less than 0.5 ha.
ii. For non-residential: where the floor space to be created is less than 1,000 square metres OR where the site area is less than one ha.

3.10 However, the SSM cannot be used on such sites:

- Where habitats not available in the SSM are present
- Where priority habitats are within the development site (excluding some hedgerows and arable field margins)
- Where protected species are present on the development site
- Where any offsite interventions are required

3.11 The habitat survey and assessment on sites using the Small Sites Metric must still be carried out by a Suitably Experienced Ecologist.

SSM and Watercourses

3.12 The SSM is not suitable for use with high or very high distinctiveness habitats. Rivers and streams are categorised as either high or very high distinctiveness and so the SSM cannot be used where rivers and streams are present.

5 https://nepubprod.appspot.com/publication/6049804846366720?category=2439110

3.13 The SSM can be used for canals, culverts, and ditches; these habitats have a medium or low habitat distinctiveness.

3.14 Canals, culverts, and ditches can be retained, and then enhanced to any medium distinctiveness river type (i.e. canals or ditches) within the SSM. The SSM does not account for any gain in river units from enhancing a culvert to a high or very high distinctiveness habitat (i.e. rivers and streams and Priority Habitat rivers). In this scenario, a gain in rivers units must be assessed using the Biodiversity Metric.

Accounting for Degraded Sites

3.15 If a habitat has been cleared, destroyed or degraded previously, and an earlier baseline should be used, assessors must use the following approach in the Metric:

- Use the pre-degradation habitat type as the site's baseline
- Note how this habitat type and condition has been determined
- Account for the time between the habitat loss and compensation through the temporal risk function

3.16 Within Schedule 14 of the Environment Act, which sets out the biodiversity gain condition for development, measures are included that allow LPAs to recognise any habitat degradation since 30 January 2020 and to take the earlier habitat state as the baseline for the purposes of Biodiversity Net Gain. To ascertain the habitat's present condition and that on 30 January 2020, aerial imagery or data sets from that time should be used. 30 January 2020 is the relevant date as it was the day the Bill entered Parliament.

3.17 Data records, imagery, and historic field surveys may be used to determine pre-degradation habitat types. Use a precautionary approach when assigning condition scores. For example, assign a higher condition score in the absence of contrary evidence.

3.18 If there is evidence a woodland has been felled, then use the classification "Woodland and Forest: Felled" when woodland is deemed to be the appropriate baseline.

4 Information Required for Validation and Determination

Background

4.1 It is important that information, as specified in this document, is submitted to the Local Planning Authority (LPA) for planning applications to be determined in a timely manner.

4.2 The LPA also requires information relating to ongoing management and monitoring of those habitats to ensure they will be managed to successfully establish and to reach the planned condition and Biodiversity Unit value. Information should be provided that allows the LPA to be certain that retained, enhanced or created habitats will be protected and managed for a minimum of 30 years, as required by the Environment Act 2021.

When is the 10% Biodiversity Net Gain Not Required?

4.3 The Environment Act 2021 exempts the following types of development from the 10% BNG:

- Permitted Development (development not requiring an express application for planning permission)
- Development impacting habitat of an area below a *de minimis* threshold of 25 sq m, or 5 m for linear habitats such as hedgerows
- Biodiversity gain sites (where habitats are being enhanced for wildlife)
- Householder development
- Change of use of buildings
- Some small-scale self and custom housebuilding

4.4 Although exempt, these small-scale developments will still be required to make notable contribution of nature recovery, e.g. bat boxes and rain gardens, etc. This will not normally need to be quantified via the use of the Defra Biodiversity Metric and are not considered further in this document.

4.5 Any other types of development need to adhere to BNG criteria in full.

BNG Information Required for Validation

4.6 To enable an application to be validated, a Preliminary Ecological Appraisal (PEA) or an Ecological Impact Assessment (EcIA) will need to be submitted to the LPA with the latest version of the Biodiversity Metric and a BNG report.

Preliminary Ecological Appraisal (PEA)

4.7 PEAs are an initial survey designed to identify all the ecological features on the site and then clearly state whether further, more detailed surveys are required for habitats or protected species. In cases where there is a negligible impact on habitats, a PEA is required rather than the EcIA.

Ecological Impact Assessment (EcIA)

4.8 EcIAs are required where there is a more substantial impact on habitats. These should be informed by any necessary surveys and comply with CIEEM guidance.

Biodiversity Net Gain Metric

4.9 Raw data of the metric calculations for all habitat types should be submitted in a copy of the spreadsheet, free from errors and meeting trading rules on the results summary, unless accompanied by information justifying its exclusion. See Appendix 1 of this SPD for guidance for the application of the BNG metric in Calderdale.

Biodiversity Net Gain Report

4.10 The BNG report should demonstrate how the proposals adhere to the Biodiversity Net Gain 10 best practice principles. See Appendix 2 for a breakdown of information required in the BNG report.

BNG Information Required for Determination

Habitat Mapping (non-GIS)

4.11 This should be provided accurately scaled in reports showing pre and post development habitat side-by-side, including areas of varying condition, clearly shown, presented with Biodiversity Units for each habitat parcel. Habitats should be mapped using UKHab methodology and symbology.

GIS Shapefiles

4.12 GIS shapefiles for pre- and post-development habitats, for on-site and off-site (where necessary), should be provided with applications. This is required to allow the size of area and linear habitats presented in the metric and mapping to be confirmed. GIS mapping for developments is also required for the LPA and Natural England to monitor the contribution of BNG to the Local Nature Recovery Strategy.

Condition Assessment Sheets

4.13 Condition assessment sheets should be completed and submitted, identifying which criteria are currently met by on-site habitats. Additional detail and explanation should be provided to justify decisions about habitat condition. Where habitat of varying condition is found within a site it should be clear which areas and mapped polygons or lines correspond to different condition assessments (see Appendix 3).

Biodiversity Gain Plan

4.14 A Biodiversity Gain Plan is required which sets out the long-term plans for management of retained, created, and enhanced habitats, both on- and off-site. The management plan is required to cover a minimum 30-year period.

4.15 The Biodiversity Gain Plan should:

- Identify how retained habitats will be protected through construction and how management will maintain condition
- Describe how habitat enhancements and ongoing management will be carried out
- Describe how management prescriptions will result in habitats meeting condition criteria in order to reach the planned uplift in condition
- Describe how habitats will be created and how, once established, they will be managed in order to reach and maintain the planned habitat condition
- Provide detailed assessments of the risks and challenges (technical and administrative) associated with achieving the planned condition and how management will overcome them
- Include descriptions of aims and objectives in non-technical terms that are understandable to the general public which may include new residents and businesses
- Identify roles and responsibilities for initial creation or enhancement and on-going management as well as contingencies if those individuals or organisations are unable to carry out their responsibilities at any point

4.16 The Biodiversity Gain Plan should include a Monitoring and Reporting Plan which details a programme of monitoring visits over the minimum 30 year period. There should also be a programme for the provision of reports to the LPA.

4 Information Required for Validation and Determination

Application Process

4.17 The stages to be followed by major developments in the application process are outlined below in Table 1. Refer to Section 3 for the definition of small sites.

Table 1 Stages of submitting major development applications in Calderdale

Stage 1: Site Baseline Pre-development	
1.	Assess the selected site for the level of potential ecological harm (desk-based feasibility surveys may be used to establish this).
2.	Undertake ecological surveys starting with a Preliminary Ecological Appraisal (PEA) using UKHab to classify habitats, followed by any required extended surveys for habitats and protected species.
3.	Establish the site's baseline biodiversity value utilising the Defra Biodiversity Metric.
Stage 2: Development design	
4.	Use the information collected during baseline surveys to design the site layout, applying the mitigation hierarchy.
5.	Use the Defra Biodiversity Metric to explore a variety of options considering how these impact upon biodiversity on the site.
6.	Design the development, including a landscaping plan, based on the opportunities for habitat retention, enhancement and creation.
Stage 3: Masterplan and Ecological Impact Assessment	
7.	Produce a masterplan and calculate final results of the Biodiversity Net Gain metric.
8.	Undertake Ecological Impact Assessment (EcIA) based on results of previous surveys and include an accurate summary of the Biodiversity Net Gain calculation to demonstrate how the policy requirements are met.
9.	If sufficient biodiversity enhancement cannot be achieved on-site, provide evidence and determine best option to achieve Biodiversity Net Gain off-site.
Stage 4: Submit for Validation	
10.	Submit application, along with all ecological survey data, ecological impact assessment and standalone Defra Biodiversity Metric calculation spreadsheet to LPA.
11.	Planning application will be determined with conditions based on submitted evidence of Net Gain.
Stage 5: Discharge of Conditions and Post-Development Monitoring	
12.	Formulate Construction Environmental Management Plan (CEMP) and Landscape & Ecology Management Plan (LEMP) in accordance with conditions.
13.	Monitor on-site and off-site Biodiversity Net Gain features to ensure habitats are managed effectively and achieve target condition within 30 years from the date they are created or development works completed.

Approach for Phased Development and Outline Applications

Phased Developments

4.18 Phased developments present additional complexity to the planning and delivery of Biodiversity Net Gain with different phases providing different amounts of on-site units.

4.19 For phased developments, it must be demonstrated in the Biodiversity Gain Plan how each phase will reach 10% Biodiversity Net Gain. The Biodiversity Gain Plan cannot rely on the creation of units based on projections for phases which have not yet been granted planning permission. Planning permission can only be granted for phases when the required 10% uplift has been confirmed and secured and this is not the case when the design of subsequent phases has yet to be finalised and agreed.

4.20 Where early phases have secured an excess of biodiversity units, they may be counted towards the requirements for subsequent phases however, it must be clear who is legally responsible for the delivery, management, monitoring and maintenance of those units.

Outline Applications

4.21 For outline applications, where layout and landscaping are reserved matters, the Biodiversity Net Gain Report must include a suitable level of detail describing the approach to delivery of Net Gain. Whilst all detail relating to delivery of Net Gain may not be available at this time, enough information should be provided to allow the LPA to confidently determine that the development will be able to deliver 10% Net Gain.

5 On-Site Delivery of BNG

Background

5.1 Any delivery of on-site Biodiversity Units is equally important as delivery of off-site Biodiversity Units. Therefore good design, assurance of long-term implementation, monitoring and reporting - all carried out to a high standard - will be required.

5.2 On-site areas managed for BNG can also provide wider societal benefits such as better health and wellbeing for new residents, employees and the local community when such areas have some degree of public access. Provision of on-site greenspace that also fulfils BNG is encouraged.

5.3 Where size allows, there should be identification of new on-site nature reserve areas as part of the on-site greenspace provision. Sites with 2 ha or more of informal greenspace will more easily fulfil this function, but even areas down to 0.5 ha could be labelled on planning submission plans as a nature reserve or nature area. Such an approach makes it clear which parts of the site will be managed with biodiversity as the priority to deliver BNG.

5.4 BNG will also be more successful where the Biodiversity Units are delivered as part of a coherent management unit, i.e. instead of disparate small (less than 0.25 ha) parcels across a site, these should be physically joined and easy to recognise on the ground through good design.

Areas of Land Not Acceptable to Contribute to BNG

- Any land in private ownership that forms part of a dwelling space, such as front and rear gardens, hedges between gardens or green / living roof spaces on privately owned residential houses. The LPA will not be able to monitor or enforce non-compliance in such areas.
- Amenity grassland that is used for formal recreation such as sports pitches or for dog-walking
- Formal play areas
- Areas of land less than 0.25 ha isolated from other parcels delivering Biodiversity Units
- Sustainable Drainage System (SuDS) features where there is no confirmation from the responsible management body that any proposed biodiversity features can be created and will be managed accordingly
- Any area that will not form part of the BNG Management Plan

5.5 The Metric calculations will need to be allocated a zero score for the above areas of land, and a different category used which scores zero such as “Urban: Developed Land; sealed surface” and a comment made to explain this.

Areas of Land Acceptable to Contribute to BNG

- On-site greenspace where biodiversity is the main reason for management
- Land where there is no public access, provided it is managed primarily for biodiversity, i.e. communally-owned private land with access for residents or employees only
- Green walls or green/living roof spaces on communally owned buildings or industrial units
- Natural play areas where features specifically providing biodiversity and being managed by a company with experience of such features
- SUDS features where water quality and biodiversity features are both delivered
- Any area that will form part of the BNG Management Plan

Strategic Significance

On-site Strategic Significance

5.6 On-site location score for Strategic Significance in the Biodiversity Metric is based on the geographical importance of the site’s biodiversity value. In Calderdale the designated nature conservation sites are the most important locations for biodiversity, followed by the Wildlife Habitat Network (WHN).

5.7 In relation to the on-site Baseline Metric calculations the following locations should be used to apply the scoring of Strategic Significance:

High = Wildlife Habitat Network and nature conservation designations:

- Local Wildlife Site (LWS)

- Site of Special Scientific Interest (SSSI)
- Special Area of Conservation (SAC)

Medium = Immediately adjacent to the above locations

Low = Everywhere else in the district

Local Nature Recovery Strategies

5.8 The Local Nature Recovery Strategy (LNRS) is currently being developed and, when published, will be used to help refine which habitats in Calderdale are considered to be of strategic significance in which areas. As opportunity mapping becomes available through the LNRS, up to date information on the Local Nature Recovery Strategy, and how this can be used to determine strategic significance, will be published.

Expectations for Riverine Net Gain (and/or to offset losses)

5.9 River condition can be improved in two ways:

- Enhancing (improving) the condition of the same type of river (e.g. an 'other rivers and streams' river goes from poor to moderate condition).
- Enhancing the river to a higher distinctiveness river type (e.g., a culvert to an 'other rivers and streams' or an 'other rivers and streams' to a 'Priority Habitat' river), in this scenario the condition can be equivalent or better in the enhanced river type.

5.10 The River Condition Assessment Information System can be used to support scenario modelling of proposed changes to inform potential mitigation options. To forecast predicted post-intervention condition scores, re-run the river condition assessment with planned river restoration interventions and anticipated channel responses. Alternatively, look at the values of the 32 positive and negative 'Condition Indicator' scores to help understand which features can be changed to achieve BNG and then adjust the scores to take account of the impacts of the proposed interventions.

5.11 The riparian zone (lands that occur along the edges of rivers and other water bodies) can be enhanced through reducing the extent of encroachment; for example, by removing hardstanding or other structures, reconnecting channel–riparian interactions. Beneficial measures such as providing appropriate planting that improves riparian habitat complexity, installing green roofs/walls, and/or the inclusion of wetland features such as backwaters and ponds can also be incorporated into the riparian zone. Enhancements to the riparian zone also contribute to area biodiversity units.

5.12 Enhancement (BNG) must be of adequate scale to offset the ecological impacts of any losses, e.g. Himalayan balsam control is not enough on its own to provide BNG if a culvert is being introduced with subsequent ecological impacts on connectivity and river ecosystem function.

5.13 Expectations for enhancement must be realistic. Change in condition level should be supported by forecast scores from the River Condition Assessment Information System. River enhancement will require a specialist contractor or involvement of a nature conservation organisation for delivery.

5.14 Provide information on how the habitat enhancement will be carried out. Demonstrate how it will be done, that it is feasible (including assessment of flood risk and impact on flood risk assets where required), that constraints have been considered, and the risks to achieving habitat of a certain quality. Set out which condition elements are being aimed at in the enhancement, and what change to which indicators will demonstrate that condition improvement is achieved.

5.15 In relation to over-deep channels, the condition score can be improved by addressing the over deepening. The final condition is scaled to fit a range that is achievable by the particular river type. In cases where the final condition is estimated to be Good or Fairly Good for river types D to M, a final stage is to consider the likely hydrological connectivity among the habitats that are present. **If the surveyed channels are identified as being too deep relative to their width to be fully hydrologically connected, the final condition is downgraded from Good to Fairly Good or from Fairly Good to Moderate.** In addition to the indicators of condition and the Final condition assessment, guidance is given on which specific geomorphic features are expected or are highly likely to be observed in the field surveys if the river is in good condition and functioning according to its river type.

Deculverting and Weir Removal

5.16 River habitat enhancement proposals that include deculverting of watercourses and removal of weirs will be viewed especially favourably due to the benefits to the river ecosystem.

5.17 Weir removal is preferred rather than installation of a fish easement or fish pass. The Biodiversity Metric uses physical habitat as a proxy for biodiversity and so construction of a fish pass yields no units within the metric; it does not alter or improve the physical habitat of a river. This is not to say that fish passage construction is discouraged where it is the only feasible option or best option for a site given wider environmental or other considerations.

5.18 Installation of new sections of culverted watercourse will not be viewed favourably due to their impacts on connectivity within the river ecosystem. If a new culvert is deemed absolutely necessary, then bespoke mitigation will be required to mitigate and/or offset the biodiversity losses.

Long-term Implementation

5.19 As well as ensuring good design for the establishment phase, it is essential to consider the subsequent on-site implementation of the BNG Management Plan. This will depend on who is expected to pay for the ongoing management and whether they consider the cost is affordable and acceptable value for money. In a residential situation it will be the new residents (or possibly a management company appointed by the developer) who are expected to pay for the ongoing on-site greenspace management, rather than the developer, applicant, or landowner (who may be responsible for the establishment phase only).

5.20 The BNG Management Plan needs to be written in a way that can be easily understood by the general public and by new residents. Where the Management Plan needs to include complex information but is considered too technical to be easily understood, there should be a summary of the Plan, which could be an appendix, showing a clear map where different management actions need to take place each year. It is important that residents understand the content of the Plan because they could be responsible for funding its implementation and it being delivered successfully each year.

5.21 An annual progress report by an appropriately qualified ecological consultant will need to be sent to the LPA at the end of each year with confirmation of progress against the annual management actions; where remedial measures are required these should be clearly stated.

Information Required for Land Parcels Delivering Biodiversity Units

- The Outline BNG Management Plan should have indicative costs for the Establishment Phase and also for the Annual Management. It should be made clear who is responsible for paying these separate costs.
- A commitment to appointing a specialist ecological contractor with a proven track record in wildlife management on nature reserves or similar types of land. The LPA may request evidence.
- Confirmation of how a copy of the BNG Management Plan will be provided to every resident
- On parcels of land over 0.5 ha delivering Biodiversity Units, interpretation panels will be required which include information on the key biodiversity features present and confirmation that a BNG Management Plan has been approved and where to get a copy from.
- Confirmation that all parcels of land over 0.5 ha will be entered into a conservation covenant, including a timescale for this and confirmation to the LPA when done.

5.22 For industrial schemes (employment, office blocks, etc.) it may be the developer, applicant or landowner who pays for the ongoing on-site greenspace so it is clearer who the responsibility falls with. Such schemes also need to consider how the biodiversity management can be done in ways that provide wider health and wellbeing benefits to their employees such as through interpretation.

Biodiversity Unit Monitoring (On-Site)

5.23 A BNG Monitoring Plan will be required for any parcel of land delivering one or more Biodiversity Units on-site. This Monitoring Plan will need to include the first monitoring report for Year 1 so will need to be delivered through a planning condition with a suitable trigger point after the establishment phase of any habitat creation and/or enhancement (such as prior to occupation of first dwelling for residential schemes). The monitoring will need to be

carried out in order to assess whether the target number of Biodiversity Units is being achieved over a minimum 30 year period and allow reporting as part of the Environment Act 2021.

Biodiversity Unit Reporting (On-Site)

5.24 The LPA is the responsible body under the Environment Act 2021 for reporting and has a Biodiversity Duty to conserve and enhance biodiversity under the Natural Environment and Rural Communities Act 2006 (as amended). Reporting on the delivery of Biodiversity Units per approved application falls to the LPA for on-site BNG.

Enforcement (On-site)

5.25 The Environment Act 2021 requires the LPA to carry out enforcement where the Biodiversity Units are not being delivered to the its satisfaction.

5.26 Where the BNG Management Plan is not being implemented satisfactorily, enforcement action will be taken.

6 Off-Site Delivery of BNG

Background

6.1 Where a planning proposal is predicted not to deliver sufficient on-site BNG within the red line boundary, then the applicant will be required to make provision for off-site BNG. There may be instances when it is appropriate to deliver a proportion of the requirement on-site and the remainder off-site.

6.2 Offsetting sites, or areas of compensation, should not be created at the expense of other high value habitats or at the expense of priority species which may be present at the BNG off-site.

6.3 Offsetting should deliver genuine benefits and should be additional to any enhancement work that is already ongoing or planned to be undertaken at the BNG off-site.

Location

6.4 The location for off-site provision must have the agreement of the Local Planning Authority, which will take into account the following factors (unless otherwise agreed):

- The suitability of the land for provision of the broad habitat types required for the BNG scheme
- Proximity to the proposal site
- Ecological significance of the additional site, in particular, whether or not it falls within, or makes a positive contribution to, the Wildlife Habitat Network, taking account of the principles bigger, better, more joined up
- Within land mapped in the West Yorkshire Local Nature Recovery Strategy
- Local Wildlife Sites and Local Nature Reserves
- Benefit to notable species considered to be of national or West Yorkshire importance, within their natural range
- Within the Local Planning Authority boundary
- Land subject to a biodiversity land banking agreement with an organisation approved by the Local Planning Authority
- Any other sites considered by the Local Planning Authority to be of biodiversity value or potential
- Potential to deliver Accessible Natural Green Space, other Green Infrastructure benefits or Natural Flood Management (NFM) benefits will be taken into consideration when determining the appropriateness of off-site provision
- Off-site locations will normally need to have a minimum size of 0.25 ha

6.5 Developers will be required to demonstrate that the land can be secured for BNG for a minimum of 30 years.

Off-Site Strategic Significance

6.6 It is important that off-site Biodiversity Units are to be delivered in locations that will have the best biodiversity outcomes. Wider society benefits of access to nature should be achieved wherever possible..

6.7 In relation to the off-site locations for BNG delivery the following locations should be used to apply the scoring of Strategic Significance. The aspiration to provide new habitat connections and wider societal benefits is recognised in the off-site Strategic Significance categories below:

- High = Within a designated nature conservation site or Habitat of Principal Importance
- Medium = Immediately adjacent to the above locations, or within / immediately adjacent to the Wildlife Habitat Network
- Low = Outside the Wildlife Habitat Network but in a location that forms a new strategic connection between two separate parts of the Network

6.8 All of the above Strategic Significance categories apply equally to Hedgerow Biodiversity Units as well as Habitat Biodiversity Units. Sites may be publicly or privately owned.

Watercourse Strategic Significance

6.9 Watercourse Biodiversity Units being delivered within the district and in the same River Basin Management Plan or Catchment Plan can be scored as High Strategic Significance. Watercourse Biodiversity Units may, as a last resort, be delivered outside of the district where they are demonstrated to be contributing to the same River Basin Management Plan or Catchment Plan and be scored as Medium Strategic Significance. Any other location should be scored as Low Strategic Significance.

Steps Which Need to be Taken for Off-Site BNG Provision

- Identify sites for off-site BNG provision which have potential for agreement with the landowners for the next 30 years
- Have opening discussions about the sites' location with Planning Department and District Ecologist
- Undertake a baseline habitat survey and condition assessment following the Defra BNG metric
- Consider options for BNG with ecological consultants and discuss these with the council BNG officer
- Agree the off-site BNG contribution to the development
- Secure land option with landowner for a minimum of 30 years
- Include off-site provision within the Biodiversity Enhancement Management Plan (BEMP) to be submitted with the planning application. This should include commencement dates for habitat creation and management, ecological monitoring and biodiversity unit targets with time scales. It should also include details of who will be responsible for achieving these targets.
- After planning permission has been granted, secure the land and implement the BEMP

Watercourse Biodiversity Offsetting Contributions and Habitat Banks

6.10 Biodiversity Offsetting contributions will not be accepted for the loss of any sort of Watercourse Units. In cases where Watercourse Units are likely to be required as part of a development, it is recommended linking in with the Environment Agency planning advice service as early as possible when planning a development for advice on Watercourse Habitats and BNG.

Options for Off-Site BNG provision

6.11 Applicants are to consider the following sources for off-site BNG provision:

Land which they own outside of the red line boundary of the development

- BNG Report (baseline metric and conditions assessment)
- 30 Year Biodiversity Enhancement Management Plan (BEMP) to deliver minimum 10% net gain on offset site
- Conditions to secure long term implementation of BEMP and timing of monitoring reports to be submitted to the Council in Years 1, 3, 5, 10, 20, & 30 to achieve uplift in Biodiversity Units
- Section 106 agreement for payment of monitoring fee per unit to the Council up front (fees may be reviewed)
- Sites where units delivered will be registered on Sites Register within 12 months of commencement of BNG works

Local Authority land which is included in Calderdale / West Yorkshire habitat bank

6.12 There are opportunities to purchase biodiversity units for off-site BNG on Council land. The five West Yorkshire councils have agreed to work together to deliver an aligned approach to Biodiversity Net Gain across the sub-region which may, in the future, include a West Yorkshire Habitat Bank. The following criteria must be met:

- Sum paid by developer on commencement of development to cover cost of planning assessment, BNG Report and management plan, habitat works and long term monitoring
- Land will be identified at the time of approval of the BNG Plan and allocated to the developer on the BNG register. Any delay in commencement of habitat enhancement will need to be accounted for in the metric which results in a reduction in unit value.

Private land put forward within a habitat bank

- BNG Report (baseline metric and conditions assessment)
- 30 Year Biodiversity Enhancement Management Plan (BEMP) to deliver minimum 10% net gain on offset site
- Conditions to secure long term implementation of BEMP and timing of monitoring reports to be submitted to the Council in Years 1, 3, 5, 10, 20, 30 to achieve Uplift in Biodiversity Units
- Include timescales for adding site to national register and confirming work has commenced (12 months)
- Section 106 agreement for payment of monitoring fee per unit to the Council up front

National BNG Credit Scheme

- Evidence to demonstrate that there is no other local solution

- BNG Report (baseline metric and conditions assessment)
- Evidence to demonstrate that appropriate national credits have been purchased prior to commencement of development to be secured through conditions

BNG may be delivered through a combination of the above.

Securing Delivery of Off-Site BNG

6.13 Conditions, Section 106 agreements and conservation covenants will be used to secure the provision of necessary information and fees.

Monitoring, Reporting and Enforcement (Off-Site)

6.14 The Environment Act 2021 requires off-site BNG for a minimum of 30 years, but this has the risk of some land reverting to an alternative use after the initial 30 years has elapsed. In Calderdale it will be expected that any off-site land dedicated to meeting the Biodiversity Net Gain requirement will be retained in perpetuity, given the significance attached to addressing the nature emergency.

- The cost of monitoring and reporting should be covered by the developer and will be secured through Section 106 agreements
- Section 106 agreements will be used to secure appropriate reports and fees to be submitted by the developer
- Standardised approach is expected as per Government guidance. As a minimum, monitoring reports should include a summary of habitat type, extent, and condition (with a comparison where applicable against the expected condition proposed in the biodiversity gain plan).
- The Council will carry out site visits on receipt of BNG reports

Fees

6.15 Fees of £25,000 per unit to cover administration, management plans, monitoring, enforcement, condition monitoring, reporting, etc. are published on the Council's website. The breakdown of fees is:

Unit creation fees within LA / WY Habitat bank	£20,000 per unit or varied for different habitat types
Cost of site assessments and BEMP for LA / WY Habitat bank	£2,000 per unit
Long term costs per unit of monitoring and reporting	£2,000
Strategic biodiversity delivery	£1,000

Fees are to be indexed, linked and reviewed every six months.

Appendix 1: Guidelines for the application of the BNG Metric in Calderdale

Biodiversity Net Gain Metric

A1.1 Biodiversity Net Gain in Calderdale requires the use of the most recent Natural England Biodiversity Metric Calculation Tool.

Assessor Qualifications and Experience

A1.2 Biodiversity surveys and assessments for BNG must be carried out by a Suitably Qualified Ecologist. To undertake a River Condition Assessment assessors must be trained and accredited in the River Condition Assessment methodology.

Trading Rules

A1.3 It is essential that all BNG calculations meet the trading rules for area and linear habitats and for habitats of varying distinctiveness.

Rivers and trading

A1.4 The Watercourse Unit Module in the Biodiversity Metric 4.0 User Guide[6] should be used to complete this part of the assessment.

A1.5 Applying the trading rules of the metric (Rule 3), compensation needs to deliver benefits to the same river type as impacted (e.g. rivers and streams, canals, ditches), i.e. ditch creation/enhancement cannot be used to compensate for impacts on rivers and canals (or vice versa).

A1.6 Note: if the creation/enhancement of a ditch materially improves the overall condition of a river/canal, then this may be an acceptable approach. However, any deviation from trading rules would need to be agreed with the determining authority.

A1.7 Off-site delivery should be located on the same rivers and streams habitat type (i.e. river replaced with river, ditch with ditch, etc). The only exception to this is 'culvert' which can move habitat/distinctiveness type.

A1.8 For rivers, offsetting should ideally be provided on reaches of the same waterbody/catchment (see spatial risk multiplier). An offset should be on a section of river of a similar size, function and stream order, where the same hydrological and geomorphological processes give rise to similar river habitats in a natural state. For example, impacts on a headwater cannot be offset on large lowland rivers. Exceptions to this rule will need to be agreed with the determining authority.

Pre-development Biodiversity Value

A1.9 As stipulated in the Environment Act, 2021, works which may degrade habitat value or condition, should not take place before baseline biodiversity surveys have been carried out.

A1.10 As part of the determination process, aerial and street-level photography will be used to establish whether works that have reduced the biodiversity value of a site have occurred prior to baseline surveys taking place. As these works would be likely to result in a lower baseline Biodiversity Unit score and a reduced level of habitat creation or enhancement, the LPA will require that baseline assessments are made based on the best understanding of the habitat baseline before those works took place. A retrospective assessment can be dated from January 2020 or later.

A1.11 Where there is uncertainty about habitat distinctiveness, a High distinctiveness should be assumed and habitat condition should always be assumed to be Good.

Temporary Habitat Loss

A1.12 Affected habitats can only be classed as retained if the time between habitat loss or degradation and the habitat reaching its original condition is less than two years. If reinstatement of habitats in original condition will require more than two years, the habitat area must be classed as lost habitat.

6 The Biodiversity Metric 4.0 User Guide

Appendix 1: Guidelines for the application of the BNG Metric in Calderdale

Defining Site Boundaries, Red and Blue Line

A1.13 Although scheme designs may change, it is essential to clearly define the development boundary and any areas set aside for habitat creation or enhancement. For any iteration of the design a revised metric must be provided with corresponding dates and issue numbers. This will ensure that the correct calculations for pre- and post-development can be identified with the appropriate scheme design.

A1.14 All habitats within a development site are required to be included in the Biodiversity Metric calculation whether or not they will be directly affected and are subject to the same 10% Net Gain requirement.

A1.15 For habitats adjacent to the development red line boundary and habitats within a blue line (ownership) boundary, set aside for habitat retention, creation, or enhancement, appropriate measures to protect those habitats from degradation must be specified in the Biodiversity Gain Plan. This will ensure that no degradation of these habitats, which may result in a lower baseline unit score, would occur.

A1.16 Where the blue line boundary is aligned with the red line development area, habitat creation and enhancement may be classed as on-site. Any separation of the blue and red line boundaries means that habitats within the blue line should be classed as off-site.

A1.17 Only post-development habitat areas included in the Biodiversity Gain Plan (and subsequent BNG Management Plan and Monitoring Plan) should be included in the biodiversity unit calculation. Areas outside the gain plan cannot be guaranteed to be managed and monitored in order to reach and maintain the required condition. This means that in Calderdale, residential gardens and green or brown roofs in private ownership should not be included in post-development calculations unless a clear and robust statement about their continued maintenance and monitoring in condition can made.

Watercourses and the Boundary of Development Sites

A1.18 It is important that watercourses on the boundary of development sites are not excluded from BNG assessments. Where the red line boundary of the development encompasses the riparian zone, either whole or in part, but excludes the channel of the watercourse, the watercourse metric (including the condition assessment) must be applied and should demonstrate the required BNG % increase for river units. To achieve BNG the % uplift in river units is still required when the development is deemed to have no impact on the watercourse habitats.

A1.19 Generally, the redline boundary of development proposals adjacent to watercourses should include the whole of the riparian zone and watercourse to at least the centre line. The riparian zone is an intrinsic part of the ecological functioning and natural processes occurring in the river. Where the red line boundary of the development encompasses the riparian zone, either as a whole or in part, but excludes the channel of the watercourse, the rivers and streams Biodiversity Metric (including the condition assessment) must be applied. This applies to rivers, streams and canals as the riparian zone is used to calculate condition. The riparian zone of a ditch is not used to influence condition, therefore this would not apply.

A1.20 The watercourse Biodiversity Metric and area habitats based Biodiversity Metric are designed to work together, and habitats assessed within the riparian zone for the watercourse Biodiversity Metric calculation should also be included in the Area Habitats assessment.

Biodiversity Calculations for Individual Trees

A1.21 The Natural England Biodiversity Metric Calculation Tool includes an individual tree helper, which provides guidance on the area of trees of different sizes. For trees in rural settings it is possible to calculate area with the urban tree helper tool or using actual canopy size or Root Protection Area.

A1.23 Habitats beneath the tree canopy should be included in the calculations. As tree area is over ground level habitat, the tree area is not included in the overall site area (see Section 8 of The Biodiversity Metric 4.0 User Guide[7]).

A1.24 It should be noted that where private gardens are created, any tree planting within the created garden should not be included within post-development sheets of the metric. The habitat type 'Urban – Vegetated garden' should be used.

7 https://nepubprod.appspot.com/publication/6049804846366720?category=2439110

High Distinctiveness Habitats

A1.25 Any High Distinctiveness Habitats must not show a reduction in overall area post-development. Avoidance of impacts on these habitats is key, unless absolutely unavoidable. Any losses in on-site physical area of high distinctiveness habitats will only be acceptable if overall post-development coverage is increased by a factor of two, utilising on and off site compensation.

A1.26 Whilst this does not mean losses of High Distinctiveness cannot occur, it is intended to ensure that, post-development, the overall coverage of these habitats is increased and their function enhanced.

Expected Biodiversity Unit Score on Developed Land

A1.27 If a site scores zero, there is no need for BNG. When a habitat has no baseline unit value and new habitat is created, the percentage increase is displayed as 100% net change. In these scenarios check for locally defined unit targets which should be considered in addition to these percentage increases.

Appendix 2: Biodiversity Net Gain Report

The Biodiversity Net Gain Report should present the following information:

Findings of habitat surveys and condition assessments, explaining and justifying the reasons a particular habitat type has been assigned (this is of particular importance when discussing grassland habitats when Modified Grassland has been selected rather than high distinctiveness grassland types).
Habitat and GIS mapping as detailed in Section 4.12.
Demonstrate how the proposals have considered and applied all the ten Biodiversity Net Gain Good Practice Principles (Baker, 2016) including the Mitigation Hierarchy in particular. This will require explanation of how impacts have been avoided where possible and justification for lack of avoidance where it is not possible.
Describe how delivery of enhanced or created habitats on site has been maximised
Describe the approach to delivering 10% BNG where it is not possible to provide this on site. This may include habitat creation off site, purchase of Habitat Biodiversity Units from the Local Authority or other local habitat bank.
Any losses of Medium (and higher) Distinctiveness habitats should be clearly stated with reasons for the lack of avoidance explained, such habitats should be retained in situ. The report should be clear that where High or Very High Distinctiveness habitats are to be lost this means the proposals will not be considered to achieve an overall Biodiversity Net Gain. Information detailing bespoke habitat creation to compensate for such losses should be detailed enough for the LPA to assess whether the approach is appropriate and likely to be successful.
Detail how stakeholders have been consulted during development of the approach to BNG. This is likely to include the LPA, statutory agencies such as the Environment Agency and Natural England, other nature conservation bodies such as the Yorkshire Wildlife Trust and local organisations such as Rivers Trusts.
Provide information about planned post-development habitats and their intended target Condition and how that will be achieved. The report should be clear about the challenges and risks of habitat enhancement and creation and indicate how site preparation, habitat creation or enhancement methods and on-going management will result in the provision of habitats in the desired condition and an indication of how they will be managed and maintained for the required minimum of thirty years.
Describe how the priorities of the Local Nature Recovery Strategy have been addressed and how the location and type of habitat creation interacts with existing nature conservation sites and networks. How does habitat enhancement or creation contribute to creating bigger, better and more joined up natural greenspace?
Detail how habitat function will be designed to support species including Priority Species where they have been identified. This may include core sustenance zones for bats, bird foraging areas for birds of prey or wader species or varied habitats for invertebrate species with changing requirements through the lifecycle.
Demonstrate how habitat enhancement and creation will contribute to natural capital and green infrastructure such as floodwater management, public health and well-being or carbon capture. Any conflicts with provision of other ecosystem services should be discussed.

Modified Grassland

A3.1 Only Grassland which is equivalent to the National Vegetation Classification (NVC) system MG7 (*Lolium perenne leys* and related grasslands) will be accepted as being Modified Grassland. Where Modified Grassland is being assigned to a grassland area it must be assessed against its NVC community type with supporting evidence to demonstrate this. All other NVC grassland community types must be assigned to Medium Distinctiveness or higher.

Watercourses

A3.2 The optimal survey season for rivers, streams, canals, and ditches is April to September inclusive and it is expected that surveys will take place within these months.

Rivers and streams

A3.3 Rivers and streams condition must be assessed using the River Condition Assessment methodology as set out in the Biodiversity Metric User Guide.

A3.4 Assessment of river condition is based on the extent and diversity of observed physical features in the river channel and riparian zone (including the physical structure of vegetation) as well as the extent and types of any human modifications.

A3.5 The River Condition Assessment captures information on sediments, vegetation, morphological and water-related features; and the extent and severity of physical modification within the channel, channel margins, banks and riparian zone (**to 10 m from the bank tops**).

Canals

A3.6 The condition of canals must be assessed using the River Condition Assessment methodology. The River Condition Assessment can be used to assess the condition of canals, despite their artificial nature, since the method for canals accounts only for riparian and edge habitat rather than in-channel features.

Ditches

A3.7 The Biodiversity Metric defines ditches as "artificially created, linear water-conveyancing features that are less than 5m wide and likely to retain water for more than 4 months of the year. Their hydraulic function is primarily for land drainage, and although partially or fully connected to a river system, they would not have been present without human intervention."

A3.8 Ditches have their own Biodiversity Metric condition assessment sheet, and the River Condition Assessment methodology is not used for ditches.

A3.9 Note that some ditches where related to hedgerows and tree lines should be assessed using the hedgerow condition assessment. See the User Guide for more details.

A3.10 Note also that some apparent ditches may actually be very heavily modified natural watercourses that would have existed without human intervention and may be part of the river system. For example, natural headwater streams may have been straightened and deepened to provide a land drainage function. This should be determined by a suitably qualified person with reference to historic maps, LIDAR data and the like, and assessed using the River Condition Assessment methodology if they are part of the river system.

Culverts

A3.11 Culverted watercourses default to a condition of ‘poor’. No separate assessment of habitat condition need be undertaken but this does not preclude the need to assess the potential for the presence of ecological features within any culvert, for example bat roosts.

Appendix 4: Biodiversity Net Gain Checklist

TO BE ADDED WHEN PUBLISHED

Baseline Unit Value / Baseline Biodiversity Value	The biodiversity unit value of a site prior to development as calculated using the Biodiversity Metric.
Biodiversity Metric	The calculation tool created by DEFRA and used to assess biodiversity unit losses and gains resulting from development.
Biodiversity Net Gain	When the post-development biodiversity unit value (delivered on and/or off-site) exceeds the baseline biodiversity unit value of a development site.
Biodiversity Unit	A relative unit of measure for habitats that takes into account factors such as the area (or length for linear habitats), distinctiveness and condition of a habitat parcel.
Condition	A measure of the state of health and vigour of a particular habitat in comparison to other examples of the same habitat.
Distinctiveness	A score of how special a particular habitat is considered in comparison to habitats of different types. For example modified grassland is 'low distinctiveness' and Lowland Meadow is high distinctiveness'.
Minimum 10% Net Gain	A minimum 10% biodiversity net gain is achieved when the post-development biodiversity unit value is at least 110% of the baseline biodiversity unit value.
Post Development Biodiversity Value	The biodiversity unit value attributed to a development once construction has been completed. This will include biodiversity units agreed to be delivered on site within the red line boundary of planning application and offsite biodiversity units delivered on land outside the red line boundary.
Strategic Significance	A component of habitat quality that describes the local significance of a habitat or its location. The term comes from DEFRA guidance and is used as part of the Biodiversity Metric calculation to determine the biodiversity unit value of a parcel of habitat.