

INCA Advice Note 21-09

Quay 1, South Bank –biodiversity unit loss

Introduction

This advice note summarises the biodiversity units (BDUs), which are associated with the Quay 1 development at South Bank.

NB All of the BDUs associated with the red line boundary of Quay 1 have already been accounted for in the Biodiversity Strategy for Teesworks, which has been submitted to the Council.

The biodiversity strategy sets out the total number of BDUs that will be lost to development across the entire Teesworks site and identifies habitat creation and enhancement measures to compensate for that loss.

The terrestrial elements within the Quay 1 application formed part of the 363.55 BDUs which were calculated to be lost as part of the Outline application for South Bank, included in Annex 1, Table 1 of the Biodiversity Strategy. Separate to that, a total of 12.65 BDUs of intertidal habitat would be lost in total across Quay 1 and Quay 2. Therefore this advice note merely disaggregates the total number of BDUs associated with the Quay 1 development from the total number of BDUs in the Biodiversity Strategy.

The red line boundary for the Quay 1 development is shown in Figure 1 below, along with the proposed Quay 2 red line boundary. Quay 1 is the northernmost of the two.



Figure 1. Boundaries of Quay 1 and Quay 2

Part A of condition 7 of the permission for this development states:

“No development shall take place until a Biodiversity Assessment is submitted to, and approved in writing by, the Local Planning Authority. The assessment will: - Identify and measure biodiversity unit loss (in habitats and river units) resulting both directly and indirectly from the approved development. Any subsequent variations to this assessment, shall be agreed in writing by the Local Planning Authority”.

Biodiversity assessment

In line with previous calculations for the Teesworks site to date, these calculations have used the Defra BM2.0 metric to work out the BDUs. As these calculations are based on figures that were provided for larger areas by other consultancies, namely ARUP and RHDHV, there is the potential for very minor discrepancies in determining the exact boundaries and habitat condition. However, this is considered unlikely to make any significant difference to this calculation of overall total of BDUs that would be lost specifically to Quay 1.

The majority of the area within the red line boundary is developed land, which whether sealed or unsealed, does not generate BDUs. Three habitat types which generate BDUs have been identified within the red line boundary; these are Intertidal Sediment (specifically, artificial littoral mixed sediments); Modified Grassland and Other Neutral Grassland, the latter habitat comprising three separate habitat blocks. None of these are high distinctiveness habitats therefore they do not require like for like replacement.

The condition requires the calculation of the loss of Habitat and River biodiversity units associated with the development. Habitat Units and River Units are calculated by separate metrics, the former being area based while the latter is based on the linear measurement of the watercourse. The Intertidal Sediment, though occurring within the river is classed as a Habitat Unit and its loss calculated based on its area. There will be no change to the river itself either in distinctiveness or condition; therefore there will be no loss of River Units associated with this development.

The number of BDUs associated with each type of habitat is given in Table 1 below.

Table 1. Quay 1 biodiversity units

Habitat type	Area (ha)	BDUs
Intertidal sediment	1.5	7.59
Modified Grassland	0.83	3.65
Other Neutral Grassland	1.37 (total area)	12.06
Total	3.70	23.30

In summary, the Quay 1 development will result in a loss of **23.30** Habitat Units and **0** River Units.