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8631: LAND WEST OF LYMINGTON BOTTOM ROAD, SOUTH MEDSTEAD

BIODIVERSITY NET GAIN ASSESSMENT

INTRODUCTION

1. Ecology Solutions was commissioned in February 2024 by Bewley Homes Plc. to undertake a biodiversity net gain assessment in support of development proposals at the Land West of Lymington Bottom Road, South Medstead (hereafter referred to as 'the site').
2. The proposals include the erection of 53 dwellings with vehicular access from Lymington Bottom Road, associated infrastructure and landscaping.
3. This document details the Biodiversity Net Gain Assessment undertaken for the above site, using the DEFRA Statutory Biodiversity Metric.

CLASSIFICATION AND CONDITION ASSESSMENT OF EXISTING HABITATS

4. This Biodiversity Net Gain Assessment has been based upon the Landscape Masterplan (23 154 Lymington Bottom Road Medstead Landscape Masterplan Rev E) for the site, which is included at Appendix 1.

Area-based Habitats

5. Existing habitats within the site include modified grassland of both moderate and poor condition, introduced shrub, ruderal/ephemeral vegetation, area beneath hedgerows (ruderal ephemeral/vegetation), hawthorn scrub and developed land; sealed surface. The site also contains 8 small and 4 medium trees. The locations of existing habitats within the Site are shown on Plan BNG1. Condition assessments of the existing habitats and trees within the Site are shown in tables 1 & 2 below.

Table 1. Summary of baseline area-based habitats assessed against the DEFRA Statutory Biodiversity Metric Calculation Tool condition sheets.

Habitat	Condition Sheet	Condition Assessment		Condition
		Criteria Number	Criteria Achieved (Y/N)	
Modified Grassland	Grassland Habitat Type (Low Distinctiveness)	A	N	Poor (5/ 7 passed) Criteria A failed which is essential for moderate condition
		B	Y	
		C	Y	
		D	N	
		E	Y	
		F	Y	
		G	Y	
Modified Grassland	Grassland Habitat Type (Low Distinctiveness)	A	Y	Moderate (6 / 7 passed)
		B	Y	
		C	Y	
		D	N	
		E	Y	
		F	Y	
		G	Y	
Hawthorn Scrub	Scrub	A	Y	Poor (1 / 3 passed)
		B	Y	
		C	Y	
		D	N	
		E	N	
Introduced Shrub	Condition Assessment N/A			
Ruderal/Ephemeral (area beneath hedgerows)	Urban	A	N	Poor (1/3 passed)
		A	N	
		A	Y	
Ruderal/Ephemeral	Urban	A	Y	Poor (1/3 passed)
		B	N	
		C	N	
Developed Land; Sealed Surface	Condition Assessment N/A			

Table 2. Summary of baseline individual trees assessed against the DEFRA Statutory Biodiversity Metric Calculation Tool condition sheets.

Tree / Tree Group	Size	A	B	C	D	E	F	Condition
3 Apple Trees	Medium	Y	Y	N	Y	Y	N	MODERATE
5 Various	Small	Y	N	N	N	N	Y	POOR
1 Weeping Willow	Small	Y	N	N	N	N	Y	POOR
1 Silver Birch	Medium	Y	Y	N	Y	Y	N	MODERATE
1 Oak	Small	Y	Y	N	Y	N	Y	MODERATE
1 Beech	Small	Y	Y	N	Y	N	Y	MODERATE

6. Created habitats include developed land; sealed surface, vegetated gardens, modified grassland, traditional orchards, other neutral grassland, introduced shrub and ruderal/ephemeral vegetation (area beneath hedgerows). Plan BNG2 shows the proposed habitats within the site.
7. A total of 81 small urban trees are also proposed. These are to be a mix of street trees, native trees and ornamental trees. When inputting 81 small trees into the DEFRA Statutory Metric, a total area of 0.329ha is automatically calculated by the embedded tree helper within the calculator.
8. Condition assessments of the proposed habitats and trees within the site are shown in tables 3 & 4 below.

Table 3. Summary of proposed area-based habitats assessed against the DEFRA Statutory Biodiversity Metric Calculation Tool condition sheets.

Proposed Habitat	Condition Sheet	Condition Assessment		Condition
		Criteria Number	Criteria Achieved (Y/N)	
Modified Grassland	Grassland Habitat Type (Low Distinctiveness)	A	N	Poor (4/7 passed)
		B	N	
		C	Y	
		D	Y	
		E	N	
		F	Y	
		G	Y	
Other Neutral Grassland	Grassland Habitat Type (Medium Distinctiveness)	A	Y	Moderate (5/6 passed) Failed Criterion F as a conservative estimate
		B	Y	
		C	Y	
		D	Y	
		E	Y	
		F	N	
Traditional Orchard	Orchard	A	N	Moderate (6 / 8 passed)
		B	N	

		C	Y	
		D	Y	
		E	Y	
		F	Y	
		G	Y	
		H	Y	
Ruderal/Ephemeral (area beneath hedgerows)	Urban	A	N	Poor (1/3 passed)
		A	N	
		A	N	
Introduced Shrub	Condition Assessment N/A			
Developed Land; Sealed Surface	Condition Assessment N/A			
Vegetated Garden	Condition Assessment N/A			

Table 4. Summary of proposed individual trees assessed against the DEFRA Statutory Biodiversity Metric Calculation Tool condition sheets.

Tree / Tree Group	Size	A	B	C	D	E	F	Condition
26 Street	Small	N	Y	N	Y	N	Y	MODERATE
28 Ornamental	Small	N	Y	N	Y	N	Y	POOR
27 Native	Small	Y	Y	N	Y	N	Y	POOR

Hedgerows

9. A total of 6 hedgerows are present within the site consisting of 4 ornamental hedgerows (H1, H2, H3 and H4), a native hedgerow (H5), and a species-rich native hedgerow (H6).
10. The condition assessment of existing hedgerows within the site is shown in table 5 below.

Table 5. Existing hedgerows assessed against the DEFRA Statutory Biodiversity Metric Calculation Tool condition sheets.

Hedgerow No.	A1	A2	B1	B2	C1	C2	D1	D2	Condition
H1	Condition Assessment N/A								POOR
H2	Condition Assessment N/A								POOR
H3	Condition Assessment N/A								POOR
H4	Condition Assessment N/A								POOR
H5	Y	Y	Y	Y	Y	Y	Y	N	GOOD
H6	Y	Y	Y	Y	Y	N	Y	Y	GOOD

11. Partial loss of hedgerow will be seen to hedgerow H4, with a total loss seen of hedgerow H5. However, a total of 0.596km of ornamental hedgerow will be provided as part of the proposals. The locations of the proposed hedgerow are shown on Plan BNG2.

CALCULATION

12. It is the decision of the client that the mandatory 10% net gain will be achieved through off-site land under the ownership of Bewley Homes Plc.
13. Prior to utilisation of off-site land, it can be seen through the use of the DEFRA Statutory Biodiversity Metric, that a net gain in biodiversity cannot be delivered as a result of the proposed development. A decrease in habitat units from 4.57 units to 3.32 units was calculated, which equates to a **-27.22% decrease** overall. However, an increase in hedgerow units has also been calculated, from 2.92 units to 3.33 units (which equates to a **14.18% increase**). It should be noted however that trading rules associated with hedgerow units have not been satisfied due to the partial loss of native hedgerow. The DEFRA Statutory Biodiversity Metric Calculation is shown at Appendix 2.
14. The DEFRA Statutory Biodiversity metric lends differing weight to off-site habitats depending on whether the off-site habitats are located within or outside the LPA or NCA of the impact site. As such, scores for both scenarios are detailed below.

Within LPA or NCA of Impact Site

15. In addition to the current proposals, the creation of 0.27ha of other neutral grassland (moderate condition) from arable or modified grassland would increase overall net gain in area-based habitats to a 12.34% increase. To satisfy hedgerow trading rules, a total length of 0.02km of species-rich native hedgerow (good condition) would need to be planted, resulting in a net gain of 19.54%. The DEFRA Statutory Biodiversity Metric Calculation is shown at Appendix 3.

Outside LPA or NCA of Impact Site

16. In addition to the current proposals, the creation of 0.52ha of other neutral grassland (moderate condition) from arable or modified grassland would increase overall net gain in area-based habitats to a 10.88% increase. To satisfy hedgerow trading rules, a total length of 0.02km of species-rich native hedgerow (good condition) would need to be planted, resulting in a net gain of 16.86%. The DEFRA Statutory Biodiversity Metric Calculation is shown at Appendix 4.
17. It should be noted that the DEFRA Biodiversity Metric calculation does not take into consideration measures relating to protected or notable species. The provision of new wildflower grassland (other neutral grassland) will provide enhanced foraging opportunities for bats and birds, as well as terrestrial habitat for amphibians and invertebrates. New native hedgerow planting will provide enhanced foraging and navigational opportunities for bats, foraging and nesting opportunities for birds and hibernation/shelter opportunities for reptiles, as well as enhanced habitat for invertebrates.

CONCLUSION

18. The calculation indicates that a net gain in biodiversity above the mandatory 10% can be achieved under the current development proposals providing that off-site land is utilised as described above.
19. It is also considered that the development proposals will deliver a further net gain in biodiversity through the additional enhancement measures detailed above that are not accounted for within the calculation. As such, it is considered that it has been demonstrated an overall net gain in biodiversity can be achieved over the existing situation.

PLANS

PLAN BNG1

Baseline Habitats



- KEY:**
- SITE BOUNDARY
 - MODIFIED GRASSLAND (MODERATE CONDITION)
 - MODIFIED GRASSLAND (POOR CONDITION)
 - DEVELOPED LAND; SEALED SURFACE
 - HAWTHORN SCRUB
 - INTRODUCED SHRUB
 - RUDERAL VEGETATION
 - HEDGEROW (AREA)
 - NATIVE HEDGEROW
 - SPECIES-RICH HEDGEROW
 - ORNAMENTAL HEDGEROW
 - TREE



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	8631: LAND WEST OF LYMINGTON BOTTOM ROAD, SOUTH MEDSTEAD

PLAN BNG1: BASELINE HABITATS	Rev: A March 2024
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PLAN BNG2

Proposed Habitats



KEY:

-  SITE BOUNDARY
-  DEVELOPED LAND;
SEALED SURFACE
-  VEGETATED GARDEN
-  INTRODUCED SHRUB
-  ORCHARD
-  MODIFIED GRASSLAND
-  OTHER NEUTRAL
GRASSLAND
-  HEDGEROW (AREA)
-  HAWTHORN SCRUB
-  HEDGEROW
-  RETAINED HEDGEROW
-  ORNAMENTAL TREE
-  NATIVE TREE
-  STREET TREE



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BOTTOM ROAD, SOUTH MEDSTEAD

PLAN BNG2: PROPOSED HABITATS	Rev: A March 2024
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APPENDICES






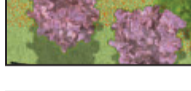
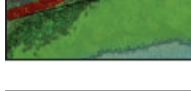
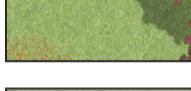
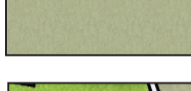


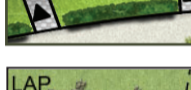
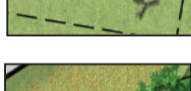
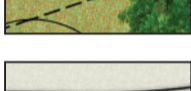
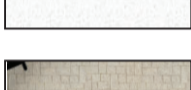
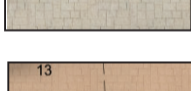
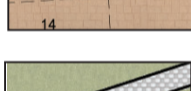

APPENDIX 1

Site Layout

LANDSCAPE MASTERPLAN



KEY TO LANDSCAPE MASTERPLAN

-  Red line boundary
-  Existing vegetation to be retained
-  Proposed native trees
-  Proposed orchard trees
-  Proposed street trees
-  Proposed ornamental trees
-  Proposed sub-canopy and native buffer planting
-  Proposed amenity grass
-  Proposed back gardens
-  Proposed front garden turf
-  Proposed ornamental shrub planting to plots
-  Proposed ornamental hedge
-  Proposed indicative play equipment to LAP
-  Wildflower meadow
-  Primary road and path
-  Secondary roads
-  Car parks and private drives
-  Proposed private footpaths

Rev.	Initials	Date	Details
E	AJW	27.02.24	To suit updated layout
D	AJW	18.12.23	To suit updated layout
C	AJW	14.12.23	To suit updated layout
B	AJW	14.12.23	To suit updated layout

JBA 23/54-SK01 Landscape Masterplan

Client Name: Bewley Homes		Site Land off Lymington Bottom Road Medstead	
Drawn by LG	Date September 2023	Scale 1:500 @ A1	Rev - E

James Blake Associates Ltd.
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 34-52 Out Westgate, Bury St Edmunds, Suffolk, IP33 3PA. Tel 01284 335797
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JAMES BLAKE
 ASSOCIATES

LAND OFF LYMINGTON BOTTOM ROAD, MEDSTEAD

APPENDIX 2

DEFRA Statutory Biodiversity Metric

Project Name: [Blank] - [Blank]		2024 Budget Summary	
2024 Budget Summary		2024 Budget Summary	
2024 Budget Summary		2024 Budget Summary	
2024 Budget Summary		2024 Budget Summary	

Ref	Fund Number	Project Number	Activity Number	Activity Name	Activity Type	Activity Status	Activity Description	Activity Start Date	Activity End Date	Activity Budget	Activity Actuals	Activity Variance	Activity Comments	Activity Status	Activity Remarks
1															
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The above information is for informational purposes only and does not constitute a contract.

APPENDIX 3

DEFRA Statutory Biodiversity Metric

(Off-site gain within LPA/NCA)

Project Status: Draft, Incomplete **Area:** Infrastructure

Area: WATER SUPPLY

D-1 C&G-00a: Water Supply: Distribution

Project Number: 12345

Date	Event/Action	Existing asset status				Proposed asset status				Strategic Asset to Meet Working State	Asset category				Project start date	Financials				Strategic importance and priority of asset	Comments																				
		Asset type	Asset location	Asset condition	Asset priority	Asset type	Asset location	Asset condition	Asset priority		Asset ID	Asset Name	Asset Value	Asset Cost		Asset Benefit	Asset Risk	Other comments	Planning priority comments		Asset Status	Asset Action																			
1	Asset A	Water Pipe	100m	Good	High	Water Pipe	100m	Good	High	Water Pipe	100m	Good	High	100	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000						
2	Asset B	Water Pipe	100m	Good	High	Water Pipe	100m	Good	High	Water Pipe	100m	Good	High	100	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000					
3	Asset C	Water Pipe	100m	Good	High	Water Pipe	100m	Good	High	Water Pipe	100m	Good	High	100	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000				
4	Asset D	Water Pipe	100m	Good	High	Water Pipe	100m	Good	High	Water Pipe	100m	Good	High	100	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000			
5	Asset E	Water Pipe	100m	Good	High	Water Pipe	100m	Good	High	Water Pipe	100m	Good	High	100	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000		
6	Asset F	Water Pipe	100m	Good	High	Water Pipe	100m	Good	High	Water Pipe	100m	Good	High	100	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000		
7	Asset G	Water Pipe	100m	Good	High	Water Pipe	100m	Good	High	Water Pipe	100m	Good	High	100	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000		
8	Asset H	Water Pipe	100m	Good	High	Water Pipe	100m	Good	High	Water Pipe	100m	Good	High	100	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	
9	Asset I	Water Pipe	100m	Good	High	Water Pipe	100m	Good	High	Water Pipe	100m	Good	High	100	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000
10	Asset J	Water Pipe	100m	Good	High	Water Pipe	100m	Good	High	Water Pipe	100m	Good	High	100	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000

Are there planning issues associated with asset, ground rights, environmental constraints?

Are there any other considerations for this asset, such as planning, environmental, or other?

Are there any other considerations for this asset, such as planning, environmental, or other?

Project Name: South Harbour		City: Brisbane										
D40 - Critical Path - Creation		Date: 12/31/2010										
Project Manager: [Name]		Prepared By: [Name]										
Start Date: [Date]		End Date: [Date]										
Part A: Milestones												
Milestone ID	Description	Start Date	End Date	Duration	Priority	Dependencies	Responsible	Status	Notes	Start Date	End Date	Duration
1	Project Kick-off	12/28/2010	12/28/2010	1	High		[Name]	Complete				
2	Site Assessment	12/29/2010	12/29/2010	1	High	1	[Name]	In Progress				
3	Design Review	12/30/2010	12/30/2010	1	High	2	[Name]	Not Started				
4	Procurement	12/31/2010	12/31/2010	1	High	3	[Name]	Not Started				
5	Construction Start	01/01/2011	01/01/2011	1	High	4	[Name]	Not Started				
Total Milestones: 5												
Part B: Tasks												
Task ID	Description	Start Date	End Date	Duration	Priority	Dependencies	Responsible	Status	Notes	Start Date	End Date	Duration
1	Site Assessment	12/29/2010	12/29/2010	1	High		[Name]	In Progress				
2	Design Review	12/30/2010	12/30/2010	1	High	1	[Name]	Not Started				
3	Procurement	12/31/2010	12/31/2010	1	High	2	[Name]	Not Started				
4	Construction Start	01/01/2011	01/01/2011	1	High	3	[Name]	Not Started				
Total Tasks: 4												

Project Name: S-S CD Site Remediation		Project Number: 001	
Project Manager: [Name]		Date: [Date]	

Seq. #	Task Name	Start Date	Resources			Budget			Performance				Remarks		
			Manpower	Material	Equipment	Actual	Planned	Variance	Quality	Safety	Environment				
1	Site Assessment	2023-01-15	5	10000	200	5	10000	0	100%	0	0	0	0	0	0
2	Design	2023-02-01	10	20000	500	10	20000	0	100%	0	0	0	0	0	0
3	Construction	2023-03-01	20	50000	1000	20	50000	0	100%	0	0	0	0	0	0
4	Monitoring	2023-04-01	5	10000	200	5	10000	0	100%	0	0	0	0	0	0
5	Closeout	2023-05-01	5	10000	200	5	10000	0	100%	0	0	0	0	0	0
Total			45	100000	2000	45	100000	0	100%	0	0	0	0	0	0

APPENDIX 4

DEFRA Statutory Biodiversity Metric
(Off-site gain outside LPA/NCA)

Project Name: South Westland - New Substation		Date: 15/01/2024																																																																																					
D-1 C&G-001 Substation Structure		Project Reference: SW-2024-001																																																																																					
<table border="1"> <thead> <tr> <th colspan="2">Working area details</th> <th colspan="2">Resources</th> <th colspan="2">Timeline</th> <th colspan="2">Budget</th> <th colspan="2">Risk</th> <th colspan="2">Compliance</th> <th colspan="2">Other</th> </tr> <tr> <th>Ref</th> <th>Work ID</th> <th>Substation Label</th> <th>Zone Distance</th> <th>Material</th> <th>Person</th> <th>Start</th> <th>End</th> <th>Start</th> <th>End</th> <th>Start</th> <th>End</th> <th>Start</th> <th>End</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>SW-001</td> <td>Substation A</td> <td>100m</td> <td>Steel</td> <td>John</td> <td>2024-01-15</td> <td>2024-01-20</td> <td>2024-01-15</td> <td>2024-01-20</td> <td>2024-01-15</td> <td>2024-01-20</td> <td>2024-01-15</td> <td>2024-01-20</td> </tr> <tr> <td>2</td> <td>SW-002</td> <td>Substation B</td> <td>150m</td> <td>Concrete</td> <td>Jane</td> <td>2024-01-18</td> <td>2024-01-25</td> <td>2024-01-18</td> <td>2024-01-25</td> <td>2024-01-18</td> <td>2024-01-25</td> <td>2024-01-18</td> <td>2024-01-25</td> </tr> <tr> <td>3</td> <td>SW-003</td> <td>Substation C</td> <td>200m</td> <td>Brick</td> <td>Mike</td> <td>2024-01-20</td> <td>2024-02-05</td> <td>2024-01-20</td> <td>2024-02-05</td> <td>2024-01-20</td> <td>2024-02-05</td> <td>2024-01-20</td> <td>2024-02-05</td> </tr> <tr> <td colspan="2">Total</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>				Working area details		Resources		Timeline		Budget		Risk		Compliance		Other		Ref	Work ID	Substation Label	Zone Distance	Material	Person	Start	End	Start	End	Start	End	Start	End	1	SW-001	Substation A	100m	Steel	John	2024-01-15	2024-01-20	2024-01-15	2024-01-20	2024-01-15	2024-01-20	2024-01-15	2024-01-20	2	SW-002	Substation B	150m	Concrete	Jane	2024-01-18	2024-01-25	2024-01-18	2024-01-25	2024-01-18	2024-01-25	2024-01-18	2024-01-25	3	SW-003	Substation C	200m	Brick	Mike	2024-01-20	2024-02-05	2024-01-20	2024-02-05	2024-01-20	2024-02-05	2024-01-20	2024-02-05	Total													
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