Ecology Solutions Limited Farncombe House Farncombe Estate Broadway Worcestershire WR12 7LJ

+44(0)1451 870767 info@ecologysolutions.co.uk www.ecologysolutions.co.uk



8631: LAND WEST OF LYMINGTON BOTTOM ROAD, SOUTH MEDSTEAD

BIODIVERSITY NET GAIN ASSESSMENT

INTRODUCTION

- 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.

Metric Calculation Tool condi		Condition	n Assessment	
Habitat	Condition Sheet	Criteria Number	Criteria Achieved (Y/N)	Condition
		Α	N	
		В	Υ	Poor (5/ 7
	Grassland	С	Υ	passed) Criteria
Modified Grassland	Habitat Type (Low	D	N	A failed which is essential for
	Distinctiveness)	Е	Υ	moderate
		F	Y	condition
		G	Υ	
		Α	Υ	
		В	Y	
	Grassland Habitat Type	С	Y	Moderate (6 / 7
Modified Grassland	(Low	D	N	passed)
	Distinctiveness)	Е	Y	
		F	Υ	
		G	Υ	
		Α	Υ	
		В	Υ	
Hawthorn Scrub	Scrub	С	Y	Poor (1 / 3 passed)
		D	N	passa
		Е	N	
Introduced Shrub		Condition	Assessment N/A	١
Ruderal/Ephemeral		Α	N	D (4/0
(area beneath	Urban	Α	N	Poor (1/3 passed)
hedgerows)		Α	Y	[
		Α	Y	Door (4/2
Ruderal/Ephemeral	Urban	В	N	Poor (1/3 passed)
		С	N	1,
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	Α	В	С	D	E	F	Condition
3 Apple Trees	Medium	Υ	Υ	N	Υ	Υ	N	MODERATE
5 Various	Small	Υ	N	N	N	N	Υ	POOR
1 Weeping Willow	Small	Υ	N	N	N	N	Υ	POOR
1 Silver Birch	Medium	Υ	Υ	N	Υ	Υ	N	MODERATE
1 Oak	Small	Υ	Υ	N	Υ	N	Υ	MODERATE
1 Beech	Small	Υ	Υ	N	Y	N	Υ	MODERATE

- 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.

		Condition	Assessment	
Proposed Habitat	Condition Sheet	Criteria Number	Criteria Achieved (Y/N)	Condition
		А	N	
		В	N	
	Grassland Habitat	С	Υ	
Modified Grassland	Type (Low	D	Y	Poor (4/7 passed)
	Distinctiveness)	Е	N	passay
		F	Υ	
		G	Υ	
		Α	Υ	
		В	Υ	Moderate (5/6
Other Neutral	Grassland Habitat	С	Υ	passed) Failed
Grassland	Type (Medium Distinctiveness)	D	Y	Criterion F as a conservative
	,	E	Υ	estimate
		F	N	
Traditional Orchard	Orchard	Α	N	Moderate (6 /
Traditional Officiald	Orchard	В	N	8 passed)

		С	Y	
		D	Υ	
		Е	Υ	
		F	Υ	
		G	Y	
		Н	Υ	
Ruderal/Ephemeral		А	N	- ///-
(area beneath	Urban	Α	N	Poor (1/3 passed)
hedgerows)		А	N	passay
Introduced Shrub	C	ondition Ass	essment N/A	
Developed Land; Sealed Surface	C	condition Ass	essment N/A	
Vegetated Garden	C	ondition Ass	essment N/A	

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

Tree / Tree Group	Size	Α	В	С	D	E	F	Condition
26 Street	Small	N	Υ	Ν	Υ	Ν	Υ	MODERATE
28 Ornamental	Small	N	Υ	Ν	Υ	Ν	Υ	POOR
27 Native	Small	Υ	Υ	Ν	Υ	Ν	Υ	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.	A 1	A2	B1	B2	C1	C2	D1	D2	Condition
H1			Cond	ition Ass	sessmen	t N/A			POOR
H2				POOR					
Н3			Cond	ition Ass	sessmen	t N/A			POOR
H4			Cond	ition Ass	sessmen	t N/A			POOR
H5	Υ	Υ	Υ	Υ	Υ	Υ	Υ	N	GOOD
Н6	Y	Υ	Υ	Υ	Υ	N	Υ	Υ	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.

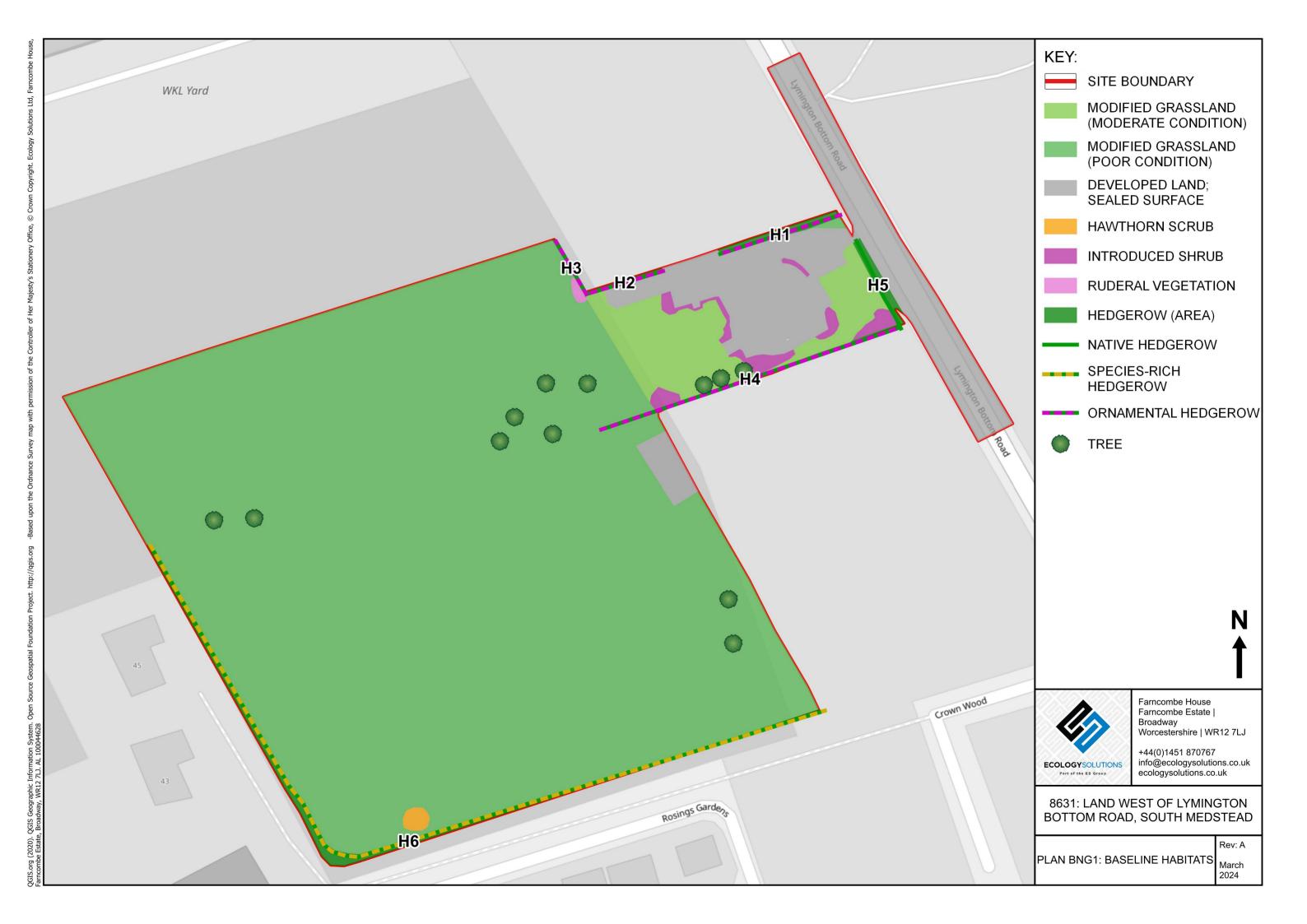
CONCLUSION

- 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.



PLAN BNG1

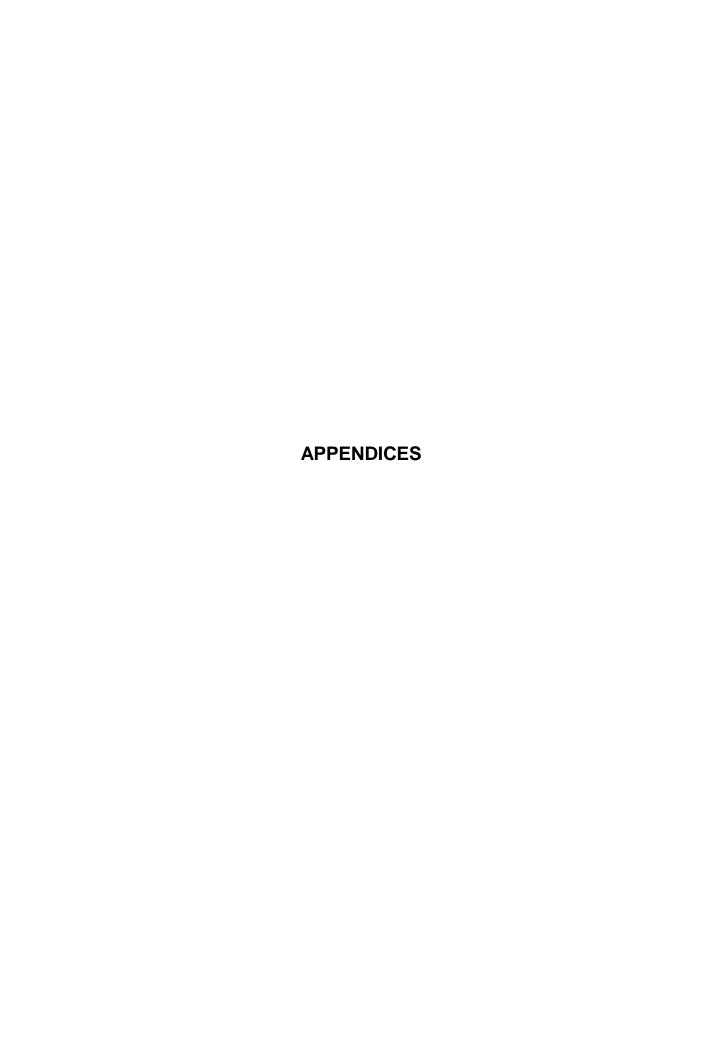
Baseline Habitats



PLAN BNG2

Proposed Habitats





Site Layout

LANDSCAPE MASTERPLAN



KEY TO LANDSCAPE MASTERPLAN

KEY TO L	ANDSCAPE MASTERPLAN
	Red line boundary
	Existing vegetation to be retained
	Proposed native trees
	Proposed orchard trees
	Proposed street trees
	Proposed ornamental trees
and the same of th	Proposed sub-canopy and native buffer planting
	Proposed amenity grass
	Proposed back gardens
	Proposed front garden turf
STOP A	Proposed ornamental shrub planting to plots
A	Proposed ornamental hedge
LAP	Proposed indicative play equipment to LAP
	Wildflower meadow
	Primary road and path
	Secondary roads
13	Car parks and private drives
	Proposed private footpaths

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DEFRA Statutory Biodiversity Metric

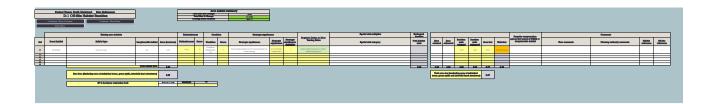
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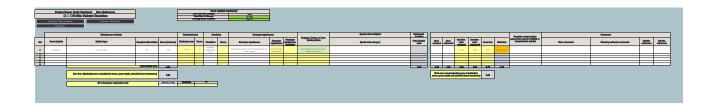
DEFRA Statutory Biodiversity Metric (Off-site gain within LPA/NCA)

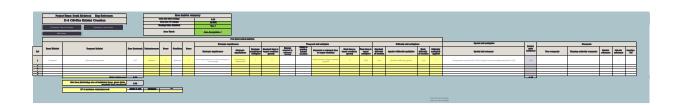


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DEFRA Statutory Biodiversity Metric (Off-site gain outside LPA/NCA)





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