

LAND AT GREEN LANE, ASHWELL

HDA Ref: 1139.1

Date: 1st August 2024

TECHNICAL NOTE TO ACCOMPANY BIODIVERSITY IMPACT ASSESSMENT CALCULATIONS

1. This briefing note accompanies the Biodiversity Impact Assessment calculation prepared in relation to the development proposals for Land at Green Lane, Ashwell.
2. The Biodiversity Impact Assessment calculation is based on the landscape plan set out within the *Landscape Layout Plan* (HDA, 2024).
3. The Biodiversity Impact Assessment calculator used was Defra's Statutory Biodiversity Metric Calculation Tool. The plans associated with the calculation are provided within *Appendix 1* and extracts from the assessment calculator are included within *Appendix 2*.

Broad habitats

4. The calculations for the losses and gains in broad habitats (e.g. grassland, sparsely vegetated land) indicated on the *Proposed Habitat Plan* (*Appendix 1*) are summarised in *Table 1* below.

Table 1: Summary of losses and gains in broad habitats

	Baseline	Post-development on-site	On-site change
Habitat Type	Existing area (ha) Existing value (biodiversity units)	Proposed area (ha) Proposed value (biodiversity units)	Area change (ha) Unit change (biodiversity units)
Individual Trees	1.0483	1.0354	-0.0129
Grassland	0.00	0.1324	0.1324
Heathland and scrub	0.2968	0.1060	-0.1908
Urban	0.4860	0.2667	-0.2193
Woodland and forest	0.5256	0.4353	-0.0903

5. The calculations for the losses and gains in broad habitats (e.g. grassland, woodland) indicated on the *Proposed Habitat Plan* (*Appendix 1*) identify that the emerging development proposals would result in a net loss in biodiversity units for broad habitats of -0.3809 units (loss). This is a -16.16% decrease from the baseline value of the site, thereby indicating that the proposals would not achieve an on-site biodiversity net gain in broad habitats. In terms of biodiversity units this loss is

relatively small. In order to achieve a 10% net gain in broad habitats, given the predicted net loss, an offset of 0.6165 biodiversity units would be required.

6. It is recommended that the detailed landscape design for the proposed development is developed in consultation with the project ecologists to ensure that where possible additional enhancements are included in the final design to increase net gains for biodiversity. In addition, the value of the site for biodiversity could be further enhanced through delivery of measures set out in the *Ecological Appraisal* (HDA, 2024) which are not represented in the Biodiversity Impact Assessment calculation¹. These measures include:
 - Provision of features for bats and breeding birds on the proposed buildings.
 - Provision of log and brash piles; and
 - Use of fruit and nut producing species, and pollen and nectar-rich species in the formal landscape planting scheme.

Linear Habitats

7. The Linear Impact Assessment calculation based on the loss/gain of 'linear features' (e.g. hedgerows, treelines) currently depicted comes out at +0.9368 units (gain). This is an increase of approximately 20.73% of the baseline value, thereby delivering a strong biodiversity net gain.

Conclusion

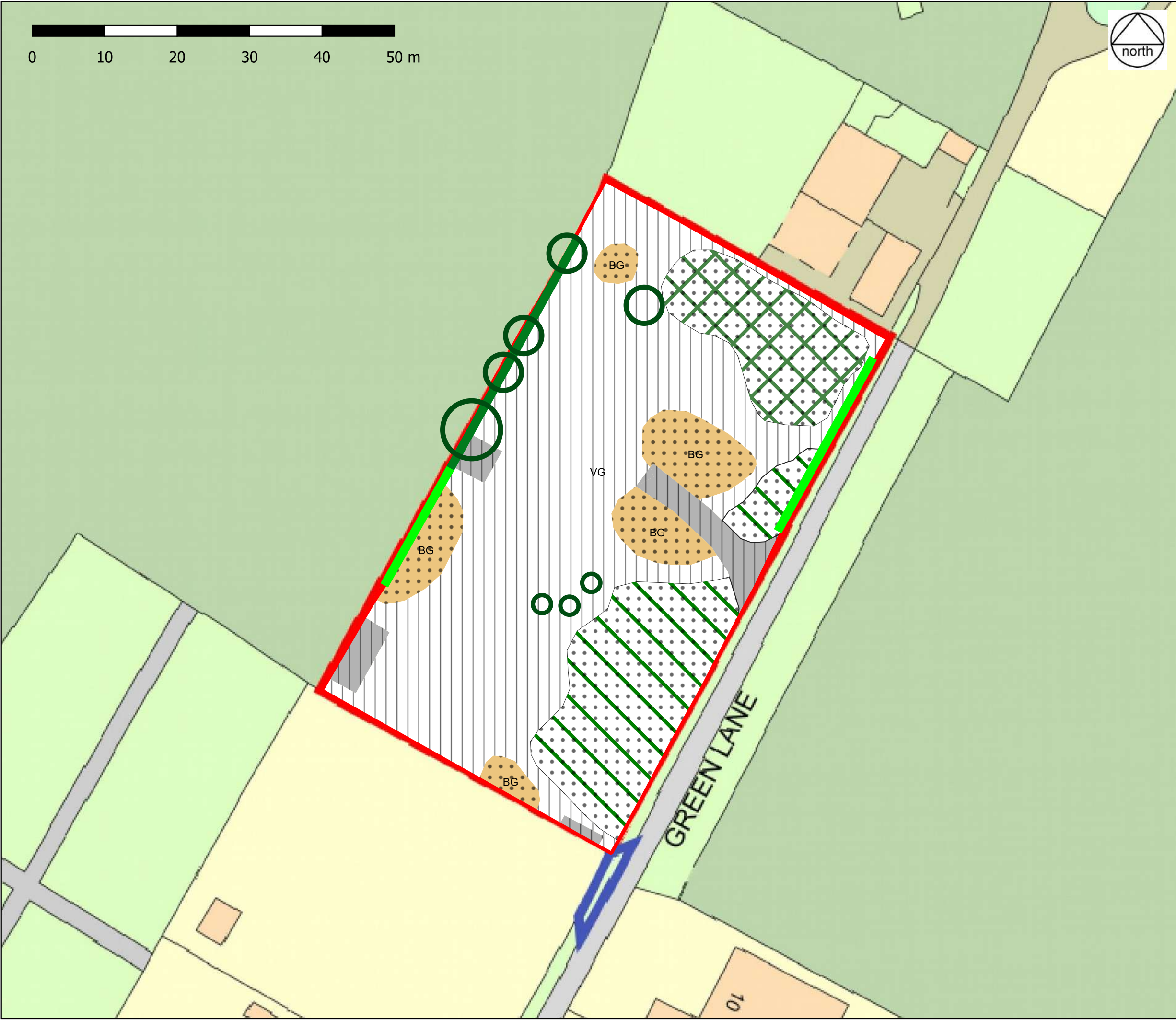
8. The Biodiversity Impact Assessment calculation based on the proposed site plan indicates that a net loss for 'broad habitats' and a net gain for 'linear habitats' will arise as a result of the current proposals². Additional opportunities for further increasing the net gains for biodiversity can continue to be explored as the development of the design progresses.
9. At the detailed design stage if it is not possible to achieve a net gain in biodiversity within the site (as currently indicated by the calculator), then biodiversity offsetting will be required where any net loss is not outweighed by the planning balance. Offsite compensation could be achieved through:
 - A contribution towards a strategic scheme for appropriate off-site compensation in the wider landscape. Such schemes are usually created and administered by the local planning authority;
 - Approaches to a third party agent, such as The Environment Bank, who set up habitat creation and management agreements with local landowners.

¹ This is due to inherent limitations in the Defra metric calculator.

² Please note that the calculation is provisional and should be reviewed at appropriate design stages.

Appendix 1

Supporting plans



KEY

INDIVIDUAL TREES

Existing Large Rural Tree

Existing Medium Rural Tree

Existing Small Rural Tree

HEDGEROWS

Native hedgerow

Species-rich native hedgerow

Site boundary

HABITATS
Baseline Habitat Condition

Moderate

N/A - Other

Condition Assessment N/A

Habitats Baseline

Developed land; sealed surface

Mixed scrub

Other woodland; broadleaved

VG

Vegetated garden

BG

Bare ground

CLIENT:
Osprey Homes

PROJECT:
Land at Green Lane, Ashwell

TITLE:
BNG Baseline Habitats Plan

SCALE AT A3: 1:500 DATE: June 2024

1139.1 / 02

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Landscape Architecture
Masterplanning
Ecology

hda



KEY

Site boundary

Proposed Small Urban Tree

Retained Large Rural Tree

Retained Medium Rural Tree

Retained Small Rural Tree

Tree to be removed

Hedgerow Baseline

Native hedgerow

Species-rich native hedgerow

To be created

Artificial unvegetated, unsealed surface

Developed land; sealed surface

Introduced shrub

Mixed scrub

A

Modified grassland

Other neutral grassland

Other woodland; broadleaved

VG

Vegetated garden

Proposed Habitats ConditionModeratePoor

CLIENT:
Osprey Homes

PROJECT:
Land at Green Lane Ashwell

TITLE:
BNG Proposals Plan

SCALE AT A3:
1:500

DATE:
July 2024

1139.1 / 03

Appendix 2

Extracts from Defra's 2023 Statutory Metric Calculation Tool

Site Name		Green Lane, Ashwell	
Sheet Name		Headline Results	
Headline Results			
Headline		BNG Targets Not Met ▲	
Trading Rules		Trading Rules Not Satisfied ▲	
Next steps		Scheme alterations or offsite units required	
Baseline Units	Habitat units	2.3567	
	Hedgerow units	4.5200	
	Watercourse units	Zero Units Baseline	
Post-development Units	Habitat units	1.9758	
	Hedgerow units	9.5605	
	Watercourse units	0.0000	
Total net unit change	Habitat units	-0.3809	▲
	Hedgerow units	5.0405	✓
	Watercourse units	0.0000	
Total net % change	Habitat units	-16.16%	▲
	Hedgerow units	111.52%	✓
	Watercourse units	% target not appropriate	
Habitats units required to meet target		0.6165	
Hedgerow units required to meet target		0.0000	
Watercourse units required to meet target		0.0000	

Site Name	Green Lane, Ashwell	Instructions: 1. Enter data into 1a. Baseline habitats table 2. Enter data on habitats to be created into 1b. Habitats to be created 3. Enter data on habitats to be enhanced into 1c. Habitats to be enhanced 4. Enter data on individual trees into 1d. Tree area calculator	All Key Rules Satisfied ✓	Lost Units	1.1070
Sheet Name	S. Area Habitats			Created Units	6.0603
				Enhancement Units	0.4770
				Net Change	-0.3809

1a. Baseline habitats

Ref	Habitat		C. Strategic significance	Areas (m ²)		Baseline results			Comments	
	A. Broad Habitat	B. Habitat type		D. Total Area	E. Area retained	F. Area enhanced	Total habitat units	Units lost	User comments	LPA comments
1	Woodland and forest	Other woodland, broadleaved	Area/compensation not in local strategy/ no local strategy	657.00	0.00	403.00	0.53	354.00	0.303	
2	Heathland and shrub	Mixed scrub	Area/compensation not in local strategy/ no local strategy	371.00	0.00	36.00	0.30	335.00	0.268	
3	Urban	Developed land, sealed surface	Area/compensation not in local strategy/ no local strategy	177.00	4.00	2.98	0.00	173.00	0.000	
4	Urban	Vegetated garden	Area/compensation not in local strategy/ no local strategy	2430.00	0.00	0.00	0.49	2430.00	0.486	
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Trees	Individual trees	Urban/rural tree	Formally identified in local strategy	1139.44	976.67		1.0463	102.78	0.1496	
				Totals (area exct trees, green walls and intertidal hard structures)	3635.00	4.00	430.00	2.3567	5192.00	1.1070
				Error Check 1	Area Acceptable ✓					
				Error Check 2	Area Acceptable ✓					
				Error Check 3	Area Acceptable ✓					

1b. Habitats to be created

Ref	A. Broad Habitat	B. Habitat type	Condition Assessment		D. Strategic significance	E. Total Area (m ²)	Habitat units created onsite	Comments	
			Acceptable condition sections	C. Targeted condition				User comments	LPA comments
1	Heathland and shrub	Mixed scrub	Moderate, Good	Moderate	Area/compensation not in local strategy/ no local strategy	96.00	0.0643		
2	Grassland	Other neutral grassland	Moderate, Good	Moderate	Area/compensation not in local strategy/ no local strategy	107.00	0.0716		
3	Grassland	Modified grassland	Moderate, Good	Good	Area/compensation not in local strategy/ no local strategy	130.00	0.0668		
4	Urban	Introduced shrub	Condition Assessment N/A	Condition Assessment N/A	Area/compensation not in local strategy/ no local strategy	86.00	0.0166		
5	Urban	Developed land, sealed surface	N/A - Other	N/A - Other	Area/compensation not in local strategy/ no local strategy	595.00	0.0000		
6	Urban	Artificial unvegetated, unsealed surface	N/A - Other	N/A - Other	Area/compensation not in local strategy/ no local strategy	882.00	0.0000		
7	Urban	Vegetated garden	Condition Assessment N/A	Condition Assessment N/A	Area/compensation not in local strategy/ no local strategy	1296.00	0.2501		
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10									
11									
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20									
Trees	Individual trees	Urban/rural tree	Moderate	Moderate	Area/compensation not in local strategy/ no local strategy	447.64	0.1369		
Totals (area excl trees, green walls and intertidal hard structure)						3152.00	0.6003		
Error Check 4						Area Acceptable ✓			

1c. Habitats to be enhanced

Baseline ref	Existing Habitat type		Enhanced Habitat type		B. Strategic significance	Area Enhanced	Enhanced Condition	Total Units	Net Improvement	Comments	
	Broad habitat type	Existing habitat type	Enhancement Type	A. Enhanced habitat type						User comments	LPA comments
1	Woodland and forest	Other woodland, broadleaved	Condition	Other woodland, broadleaved	Area/compensation not in local strategy/ no local strategy	403.00	Good	0.4303	0.1129		
2	Heathland and shrub	Mixed scrub	Condition	Mixed scrub	Area/compensation not in local strategy/ no local strategy	36.00	Good	0.0417	0.0119		
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				Totals (area exct trees, green walls and intertidal hard structures)	439.00			0.4770	0.1258		

1d. - Tree area calculator

Tree size (Diameter at breast height)	A. Total number of trees pre development	B. Number of trees retained (but not enhanced)	C. Number of new trees planted post development	Areas		
				Area pre development	Area retained	Area of new trees planted post development
Small - DBH ≤ 30cm	3	3	11	122	122	468
Medium - DBH > 30 to ≤ 60cm	4	3		651	488	0
Large - DBH > 60 to ≤ 90cm	1	1		366	366	0
Very Large - DBH > 90cm				0	0	0
Total	8	7	11	1139	977	468

Site Name	Green Lane, Ashwell	Instructions: 1. Enter data into 1a. Baseline habitats 2. Enter data on habitats to be created into 1b. Habitats to be created 3. Enter data on habitats to be enhanced into 1c. Habitats to be enhanced	All Key Rules Satisfied ✓	Lost Units	0.0000
Sheet Name	6. Hedges & Lines of Trees			Created Units	3.7368
				Enhancement Units	4.1037
				Net Change	5.8405

1a. Baseline habitats

Ref	Habitat		C. Strategic significance	Length (m)			Baseline results			Comments	
	A. Broad Habitat	B. Habitat type		D. Total Length	E. Length retained	F. Length enhanced	Total units onsite	Length Lost	Units lost	User comments	LPA comments
1	Hedgerows and Lines of trees	Native hedgerow	Area/compensation not in local strategy/ no local strategy	430.00	430.00		1.7200	0.00	0.0000		
2	Hedgerows and Lines of trees	Species-rich native hedgerow	Area/compensation not in local strategy/ no local strategy	350.00		350.00	2.8000	0.00	0.0000		
3	Hedgerows and Lines of trees										
4	Hedgerows and Lines of trees										
5	Hedgerows and Lines of trees										
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18	Hedgerows and Lines of trees										
19	Hedgerows and Lines of trees										
20	Hedgerows and Lines of trees										
Totals				780.00	430.00	350.00	4.5200	0.00	0.0000		
Error Check 1				Lengths Acceptable ✓							
Error Check 2				Lengths Acceptable ✓							

1b. Habitats to be created

Ref	A. Broad Habitat	B. Habitat type	Condition Assessment		D. Strategic significance	E. Total Length created (m)	Units created on site	Comments	
			Acceptable condition options	C. Targeted condition				User comments	LPA comments
1	Hedgerows and Lines of trees	Species-rich native hedgerow	Moderate, Good	Good	Area/compensation not in local strategy/ no local strategy	470.00	1.6780		
2	Hedgerows and Lines of trees	Non-native and ornamental hedgerow	Poor	Poor	Area/compensation not in local strategy/ no local strategy	61.00	0.0589		
3	Hedgerows and Lines of trees								
4	Hedgerows and Lines of trees								
5	Hedgerows and Lines of trees								
6	Hedgerows and Lines of trees								
7	Hedgerows and Lines of trees								
8	Hedgerows and Lines of trees								
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17	Hedgerows and Lines of trees								
18	Hedgerows and Lines of trees								
19	Hedgerows and Lines of trees								
20	Hedgerows and Lines of trees								
Totals						531.00	1.7368		
Error Check 1						Lengths Acceptable ✓			

1c. Habitats to be enhanced

Baseline ref	Existing Habitat Type		Enhanced Habitat type		B. Strategic significance	Length Enhanced (m)	Enhanced Condition	Total Units	Not Improvement	Comments	
	Broad habitat type	Existing habitat type	Enhancement Type	A. Enhanced habitat type						User comments	LPA comments
1											
2	Hedgerows and Lines of trees	Species-rich native hedgerow	Condition	Species-rich native hedgerow	Area/compensation not in local strategy/ no local strategy	350.00	Good	4.1037	1.3037		
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Totals						350.00		4.1037	1.3037		