

**OAKCROFT LANE,
STUBBINGTON, HAMPSHIRE**

BIODIVERSITY IMPACT CALCULATOR

Final Document (Rev. 1)

September 2020

Preliminary Ecological Appraisals • Protected Species Surveys and Licensing • NVC • EclA • HRA • Management Plans
Habitats • Badger • Bats • Hazel Dormouse • Birds • Reptiles • Amphibians • Invertebrates • Riparian and Aquatic Species




ECOSA, Ten Hogs House, Manor Farm Offices, Flexford Road, North Baddesley, Hampshire, SO52 9DF
Tel: 02380 261065 Email: info@ecosa.co.uk Web: www.ecosa.co.uk

Registered Office: 3-4 Eastwood Court, Romsey, Hampshire, SO51 8JJ Registered in England No: 6129868
Ecological Survey & Assessment Limited is a Trinity Consultants Company



ECOSA Quality Assurance Record

This report has been produced in accordance with the Chartered Institute of Ecology and Environmental Management (CIEEM) Guidelines for Ecological Report Writing 2017 (CIEEM, 2017).

Description:	Biodiversity Impact Calculator
Produced For:	Persimmon Homes Limited
Issue:	Final Rev.1
Report Reference:	20.0199.0007.F1
Date of Issue:	29 th September 2020
Author:	 Richard Chilcott MSc MCIEEM Principal Ecologist
Checked by:	 Georgina Timmis BSc (Hons) MCIEEM Principal Ecologist
Reviewed by:	 Simon Colenutt BSc (Hons) MCIEEM CEnv Managing Principal Ecologist

DISCLAIMER

This is a technical report which does not represent legal advice. You may wish to seek legal advice if this is required.

COPYRIGHT

© This report is the copyright of ECOSA Ltd. Any unauthorised reproduction or usage by any person is prohibited.

OAKCROFT LANE, STUBBINGTON, HAMPSHIRE

BIODIVERSITY IMPACT CALCULATOR

Table of Contents

1.0	INTRODUCTION	1
1.1	Background.....	1
1.2	The Site	1
1.3	Aims and Scope of Report.....	2
1.4	Site Proposals.....	2
2.0	METHODOLOGY	3
2.1	Introduction	3
2.2	Biodiversity Impact Calculator Methods	3
2.3	Limitations.....	4
3.0	RESULTS	5
3.1	Introduction.....	5
4.0	CONCLUSION.....	13
5.0	REFERENCES	14
Map 1	Site Location Plan	
Map 2	Baseline Habitats	
Appendix 1	Site Proposals Plan	
Appendix 2	Post-Development Habitat Plan	
Appendix 3	Existing Habitat Calculation	
Appendix 4	Proposed Habitat Calculation	

1.0 INTRODUCTION

1.1 Background

Ecological Survey & Assessment Limited (ECOSA) have been appointed by Persimmon Homes Limited to prepare a Biodiversity Impact Calculator to support a planning application for the redevelopment of land at Oakcroft Lane, Stubbington, Hampshire PO14 2EB (hereafter referred to as the site).

ECOSA has previously undertaken a range of ecological survey work at the site with an extended Phase 1 ecological assessment originally undertaken in February 2014 (ECOSA, 2015) and subsequent protected species surveys including bat activity, reptile surveys and great crested newt surveys undertaken in 2015 (ECOSA, 2015) and a suite of wintering bird surveys undertaken between 2014 and 2016 (ECOSA, 2015) (ECOSA, 2015) (ECOSA, 2016). It should be noted that the red line boundary of the site has been significantly reduced since the previous survey work and that a large proportion of the site surveyed in the previous reports lies outside of the current redline boundary.

A planning application for the development of the site for 261 residential dwellings was submitted to Fareham Borough Council on 14th March 2019. The planning application was subsequently refused on 22nd August 2019 including a number of reasons in relation to ecology.

The proposals for the site have subsequently been revised and a new planning application for 209 residential units was submitted in June 2020. Following comments received from Hampshire County Council Ecology Team and Natural England and subsequent discussions with the consultees this document has been updated accordingly and to reflect the updated landscaping scheme at the site.

This Biodiversity Impact Calculator will be submitted in support of the new planning application in combination with a Ecological Management Plan (ECOSA, 2020), Shadow Habitats Regulations Assessment (ECOSA, 2020) and Ecological Impact Assessment (ECOSA, 2020).

1.2 The Site

The site is located in Stubbington, Hampshire, centred on National Grid Reference (NGR) SU 5536 0454 (**Map 1**).

The site covers approximately 17.8 hectares and comprises two agricultural fields with boundary vegetation and a small copse to the south-west of the site. The site is bounded to the south and east by existing residential development, to the north-east by Peak Lane, and to the north by agricultural fields, including the area of land proposed

for the construction of the consented Stubbington Bypass. Crofton Ditch with associated vegetation and Crofton Cemetery bounds the west of the site whilst a ditch is also present in the south of the site. The northern and southern parcels of land are bisected by Oakcroft Lane.

The wider landscape comprises Stubbington to the south and Fareham to the north and east. To the west lies a cemetery with open countryside comprising agricultural fields with associated boundary vegetation, occasional areas of woodland and the River Meon. The Solent lies towards the south and west separated from the site by open countryside and existing residential development.

1.3 Aims and Scope of Report

The aim of this document is to establish whether the proposals will be able to deliver measurable net gain in biodiversity through using a recognised biodiversity metric to calculate the value of the site before and after development. In this context biodiversity is specifically related to habitats rather than biodiversity as a whole and the Ecological Impact Assessment should be referred to for an assessment of impacts on individual ecological features.

This document is a stand-alone assessment of the pre- and post-development value of the site in terms of the biodiversity units. This does not supersede the Ecological Impact Assessment submitted as part of the planning application and should be read in-conjunction with that document.

1.4 Site Proposals

The proposals entail erection of 209 dwellings with new access from Peak Lane and stopping up of Oakcroft Lane together with car parking, landscaping, Public Open Space and associated works. The land to the north of Oakcroft Lane is to be removed from agricultural use as a result of the development and delivered as an Ecological Enhancement Area.

This management plan is based on the Site Layout produced by Persimmon Homes Limited, dated March 2019 (Drawing No. A-02-015-SL Revision F) (**Appendix 1**).

Planning permission is being sought during Summer 2020 with construction proposed to commence in late 2020/early 2021.

2.0 METHODOLOGY

2.1 Introduction

This section provides the methodology followed as part of the Biodiversity Impact Calculator.

2.2 Biodiversity Impact Calculator Methods

A Baseline Habitats Map was devised (**Map 2**) which maps out the areas of existing habitat within the site. A calculation was then made of the proposed areas of new landscaping/habitat creation to be incorporated into the scheme¹. This information was then used to feed into a Biodiversity Metric Calculator. The calculation tool used on this occasion was the Biodiversity Metric 2.0 Beta Test.

The calculator uses a number of different factors to provide a score which represents the biodiversity value of the site prior to development. The factors which are used to determine the Biodiversity Units are set out below.

- Habitat Type – which is extracted from the data gathered from the survey work undertaken as part of the Ecological Impact Assessment. Each habitat type is then assigned a distinctiveness score which reflects how distinctive the habitat is the scores are automatically assigned by the calculator in accordance with the methodology detailed in the technical supplement (Natural England, 2019).
- Area – area of existing habitats mapped and measured by ECOSA using GIS. Areas of retained and newly created habitats provided by ACD Environmental and based on proposed landscape plan. Non-linear habitats are measured in hectares while linear features are measured by length in kilometres. Therefore, for the purposes of the calculation they are addressed separately with separate biodiversity units calculated for linear and non-linear features.
- Condition Assessment – is an assessment of the existing ecological condition of the habitat where “Good” condition represents a habitat in good ecological conditions and “Poor” represents a habitat in poor ecological condition. The methodology used for the condition assessment, and target condition assessment, was based on the criteria within the Biodiversity Metric 2.0 Technical Supplement². Some habitat types (for example agricultural habits and hardstanding) are not subject to assessment and are assigned default scores.
- Strategic Significance – is a score assigned on whether the habitat is identified locally as significant for nature. The greater the strategic significance the greater

¹ Measurements for new landscaping provided by ACD Environmental with reference to their plans PERSC22805 11 Sheets 1 to 11 and PERSC22805 20 Sheet 1 dated April 2020

the score. For the purposes of this assessment reference is made to areas identified within the Hampshire Ecological Network³ and those sites within the Solent Wader and Brent Goose Strategy (Whitfield, 2017).

A similar calculation is undertaken for post-development habitats which also includes all of the factors listed above with condition being targeted as opposed to the current condition. Factors which are also taken into account are the difficulty of creation or restoring a habitat and the temporal risk in created the habitat with some habitat habitats taking longer than others to establish. Both of these factors are automatically assigned by the calculator in accordance with the Technical Supplement (Natural England, 2019). Where habitat creation is being undertaken away from site there is also a need to consider spatial risk. However, all habitat within this assessment are within the red line boundary and therefore, no further reference to spatial risk is made within this document.

Once these calculations are completed this provides a pre- and post-development biodiversity value of the site which allows an assessment to be made of the biodiversity loses or gains at the site.

The Biodiversity Metric 2.0 uses the UKHAB habitat classification system (UK Habitat Classification Work Group, 2018) whereas the survey work undertake by ECOSA to date has been undertake in accordance with Phase 1 habitat survey methodology (JNCC, 2010) which remains the most common habitat classification in the UK. Therefore, the Phase 1 habitat classification has been converted into UKHAB as part of this assessment.

2.3 Limitations

At the time of preparation of this assessment the Biodiversity Metric 2.0 is still in the Beta testing phase. Therefore, the methodology used in this document is liable to revision when the final version of the metric is released. The final version of the metric will include an assessment of ecological connectivity, however, at this stage the methodology is to assume a moderate connectivity for high and very-high distinctiveness habitats. Low connectivity should be assumed for all other habitats.

³ As identified by Hampshire Biodiversity Information Centre (HBIC) as part of the desktop study

3.0 RESULTS

3.1 Introduction

The areas and location of the baseline habitats is provided in **Map 2** with the post-development habitats shown on **Appendix 2**. The areas of the pre and post-development habitats provided in **Table 1** to **Table 4**. This information is then fed into the Biodiversity Metric 2.0 Calculation Tool with the units summarised in these tables and full results provided in **Appendix 3** and **Appendix 4**.

Table 1: Site Habitat Baseline

Phase 1 Habitat Type	UKHAB Habitat Type	Area (ha)	Condition Assessment	Condition Assessment Notes	Strategic Significance	Strategic Significance Notes	Biodiversity Units
Scattered trees	Included in various habitats	N/A	N/A	UKHAB does not specially allow for scattered trees. Therefore, these fall within the habitat they are situated in (e.g. grassland)	N/A	N/A	N/A
Scattered scrub	Heathland and scrub – Mixed scrub	0.136	Poor	The scrub lacks diversity (less than three woody species/one making up more than 75% of cover), lack of age range, prevalence of weeds making up more than 5% ground cover and poorly developed edge with ruderal and no clearings or glades.	Within area formally identified in local strategy.	The habitat is included In the Ecological Network Opportunity Area returned by Hampshire Biodiversity Information Centre as part of the desk study.	0.63
Broad-leaved Woodland	Woodland and forest – Other woodland; broadleaved	0.650	Moderate	This woodland fails at least two criteria within the condition assessment (8, 9 and 11) as a result of damaged occurring through recreational use and nutrient enrichment from adjacent agricultural operations.	Within area formally identified in local strategy.	The habitat is included In the Ecological Network Opportunity Area returned by Hampshire Biodiversity Information Centre as part of the desk study.	5.98
Tall Ruderal Vegetation	Sparsely vegetated land – Ruderal/ephemeral	0.403	Poor	The ruderal vegetation is dominated by common nettle and	Within area formally	The habitat is included In the Ecological Network Opportunity Area returned by Hampshire	0.93

Phase 1 Habitat Type	UKHAB Habitat Type	Area (ha)	Condition Assessment	Condition Assessment Notes	Strategic Significance	Strategic Significance Notes	Biodiversity Units
				other common and widespread ruderal species. This therefore meets the criteria assessment for “ruderal habitat with low biodiversity value”.	identified in local strategy.	Biodiversity Information Centre as part of the desk study.	
Arable	Cropland - Non-Cereal Crops	15.895	N/A - Agricultural	No condition assessment is undertaken for arable farmland.	Within area formally identified in local strategy.	The arable land within the site is designated within the Solent Wader and Brent Goose Strategy.	36.56
Hardstanding	Urban – Developed land; sealed surface	0.716	N/A - Other	No condition assessment is undertaken for hardstanding.	N/A	No biodiversity value therefore, no strategic significance assessment is required.	N/A
	Total	17.8				Total	44.09

Table 2: Site Hedge Baseline

Hedgerow Number	Phase 1 Habitat Type	UKHAB Habitat Type	Length KM	Condition Assessment	Condition Assessment Notes	Strategic Significance	Strategic Significance Notes	Biodiversity Units
TN2	Species-rich intact hedgerow	Native Species Rich Hedgerow with trees - Associated with bank or ditch	0.391	Good	The hedgerow fails assessment criteria B1 due to gap between ground and canopy and C2 as ground flora species indicate nutrient enrichment. Hedgerow passes all other criteria.	Not within a local strategy.	Whilst the habitat is adjacent to a Solent Wader and Brent Goose Strategy site this is designated for overwintering birds associated with the arable farmland.	7.74
TN3	Species-rich defunct hedgerow	Line of Trees (Ecologically	0.163	Good	The hedgerow fails assessment criteria B1 due to gap between	Within area formally identified in local strategy.	The habitat is included in the Ecological Network Opportunity	2.25

Hedgerow Number	Phase 1 Habitat Type	UKHAB Habitat Type	Length KM	Condition Assessment	Condition Assessment Notes	Strategic Significance	Strategic Significance Notes	Biodiversity Units
		Valuable) - with Bank or Ditch			ground and canopy and C2 as ground flora species indicate nutrient enrichment. Hedgerow passes all other criteria.		Area returned by Hampshire Biodiversity Information Centre as part of the desk study.	
TN4	Species-rich intact hedgerow	Native Species Rich Hedgerow	0.193	Good	The hedgerow fails criteria C2 as ground flora species indicate nutrient enrichment and areas of damage area present from human activity. Hedgerow passes all other criteria.	Not within a local strategy.	Whilst the habitat is adjacent to a Solent Wader and Brent Goose Strategy site this is designated for overwintering birds associated with the arable farmland.	2.32
TN5	Species-poor defunct hedgerow	Native Hedgerow - Associated with bank or ditch	0.098	Poor	The hedgerow is generally defunct and gappy failing criteria B2. The hedgerow is also subject to enrichment and appear to have recently been heavily managed thus failing C1, C2 and D2.	Within area formally identified in local strategy.	The habitat is included In the Ecological Network Opportunity Area returned by Hampshire Biodiversity Information Centre as part of the desk study.	0.46
TN6	Species-rich intact hedgerow	Native Species Rich Hedgerow with trees	0.205	Poor	The hedgerow has disturbed ground flora and visible sings of nutrient enrichment thus failing both C1 and C2. The hedgerow is also disturbed from agricultural activities and thus fails D2.	Within area formally identified in local strategy.	The habitat is included In the Ecological Network Opportunity Area returned by Hampshire Biodiversity Information Centre as part of the desk study.	0.94

Hedgerow Number	Phase 1 Habitat Type	UKHAB Habitat Type	Length KM	Condition Assessment	Condition Assessment Notes	Strategic Significance	Strategic Significance Notes	Biodiversity Units
TN8	Treeline ⁴	Line of Trees	0.279	Poor	The tree line fails criteria C2, D1 and D2, being nutrient enriched and entirely comprising Poplar.	Not within a local strategy.	Whilst the habitat is adjacent to a Solent Wader and Brent Goose Strategy site this is designated for overwintering birds associated with the arable farmland.	0.56
		Total	1.33				Total	14.26

Table 3: Site Habitat Creation/Enhancement

UKHAB Habitat Type	Landscaping Areas	Area (ha)	Target Condition	Condition Assessment Notes ⁵	Strategic Significance	Strategic Significance Notes	Biodiversity Units
Grassland – Other Neutral Grassland	Various native seed mixes including Emorsgate EM2, EM10, EFL1, EH1 and EM8	1.95179	Moderate	The aim will be to develop moderate condition grassland in line with technical supplement assessment criteria.	Not within a local strategy.	N/A	10.93
Grassland – Other Neutral Grassland	Emorsgate EM2 (or similar) within Ecological Enhancement Area	9.3403	Moderate	The aim will be to develop moderate condition grassland in line with technical supplement assessment criteria.	Within area formally identified in local strategy.	The habitat is included in the Ecological Network Opportunity Area returned by Hampshire Biodiversity Information Centre as part of the desk study.	60.18

⁴ “Treeline” is not a Phase 1 habitat type. However, it was deemed the most appropriate description of the habitat present. This converts to “Line of Trees” in the UKHAB system.

⁵ For the purposes of this assessment the condition assessment will be secured by the Ecological Management Plan to be submitted as part of the planning application and therefore, reference should be made to this to document on how this will be achieved for this site.

UKHAB Habitat Type	Landscaping Areas	Area (ha)	Target Condition	Condition Assessment Notes ⁵	Strategic Significance	Strategic Significance Notes	Biodiversity Units
Heathland and Scrub - Mixed	Native Shrub Mix	0.3756	Moderate	The aim will be to develop moderate condition scrub in line with technical supplement assessment criteria.	Not within a local strategy.	N/A	2.70
Urban – Amenity Grassland	Amenity Grassland	0.292	Poor	The amenity grassland will be subject to regular management and is unlikely to develop any significant diversity.	Not within a local strategy.	N/A	0.56
Urban – Artificial Lake/Pond	Permanently Wet Area of Pond	0.06218	Moderate	The aim will be to develop moderate condition pond in line with technical supplement assessment criteria.	Not within a local strategy.	N/A	0.45
Urban – Introduced Shrub	Ornamental Planting	0.2064	Poor	This habitat is automatically assigned a poor condition.	Not within a local strategy.	N/A	0.40
Lakes – Temporary lakes, ponds and pools	Wader Scrapes	0.5025	Poor	This habitat will largely be maintained as a wader scrape which does not meet criteria for higher than poor condition.	Within area formally identified in local strategy.	The habitat is included In the Ecological Network Opportunity Area returned by Hampshire Biodiversity Information Centre as part of the desk study.	2.16
Woodland and forest – Other woodland; broadleaved	Retained broad-leaved woodland	0.6500	Moderate	Assumed that existing condition will be maintained through management.	Within area formally identified in local strategy.	The habitat is included In the Ecological Network Opportunity Area returned by Hampshire Biodiversity Information Centre as part of the desk study.	5.98

UKHAB Habitat Type	Landscaping Areas	Area (ha)	Target Condition	Condition Assessment Notes ⁵	Strategic Significance	Strategic Significance Notes	Biodiversity Units
Woodland and forest – Other woodland; broadleaved	Area of tall ruderal to be converted to woodland	0.4976	Moderate	This areas of existing ruderal is to be managed with new tree planting to deliver new woodland in the long-term.	Within area formally identified in local strategy.	The habitat is included In the Ecological Network Opportunity Area returned by Hampshire Biodiversity Information Centre as part of the desk study.	1.05
Gardens – Unvegetated Gardens	N/A – Rear Gardens	1.4910	N/A	This feature is automatically assigned a score of 0.	N/A	N/A	0.00
Urban – Developed Land Sealed Surface	N/A – Buildings and Hardstanding	1.82773	N/A	This feature is automatically assigned a score of 0.	N/A	N/A	0.00
	Total	17.80				Total	84.42

Table 4: Site Hedge Creation

UKHAB Habitat Type	Landscape Areas	Length KM	Target Condition	Notes	Strategic Significance	Notes	Biodiversity Units
Native Hedgerow	Native Hedgerow	1.749	Good	This will be managed to deliver a good condition hedgerow in accordance with the technical supplement assessment criteria	Not within a local strategy.	N/A	5.85
Native Hedgerow Associated with Bank or Ditch	Native Hedgerow (Ecological Enhancement Area)	0.653	Good	This will be managed to deliver a good condition hedgerow in accordance with the technical supplement assessment criteria	Within area formally identified in local strategy.	The habitat is included In the Ecological Network Opportunity Area returned by Hampshire Biodiversity Information Centre as part of the desk study.	3.37

UKHAB Habitat Type	Landscape Areas	Length KM	Target Condition	Notes	Strategic Significance	Notes	Biodiversity Units
Hedge Ornamental Non-Native	Ornamental Hedge Planting	0.621	Poor	This feature is automatically assigned a score of 0.	Not within a local strategy.	N/A	0.00
	Total	3.023				Total	9.22

4.0 CONCLUSION

The scheme is anticipated to deliver 84.42 habitat biodiversity units and 23.44 hedgerow biodiversity units. This represents a **net gain** of 40.32 habitat units and 9.18 hedgerow units which is a 91.46% and 64.40% gain respectively. Therefore, on the basis that the proposals outlined in this document are delivered, it can be concluded that the proposed development will deliver a measurable biodiversity net gain over the baseline situation.

5.0 REFERENCES

- CIEEM, 2017. *Guidelines for Ecological Report Writing*. 2nd ed. Winchester: Chartered Institute of Ecology and Environmental Management.
- ECOSA, 2015. *Oakcroft Lane, Stubbington - Extended Phase 1 Ecological Assessment and Wintering Bird Surveys FINAL*, North Baddesley: s.n.
- ECOSA, 2015. *Oakcroft Lane, Stubbington - Phase 2 Ecological Assessment FINAL*, North Baddesley: s.n.
- ECOSA, 2015. *Oakcroft Lane, Stubbington - Wintering Bird Surveys 2014-2015 FINAL*, North Baddesley: s.n.
- ECOSA, 2016. *Oakcroft Lane, Stubbington - Wintering Bird Surveys 2015-2016 FINAL*, North Baddesley: s.n.
- ECOSA, 2020. *Oakcroft Lane, Stubbington - Ecological Management Plan FINAL Rev.1*, s.l.: s.n.
- ECOSA, 2020. *Oakcroft Lane, Stubbington - Shadow Habitats Regulation Assessment FINAL Rev.1*, s.l.: s.n.
- JNCC, 2010. *Handbook for Phase 1 Habitat Survey: A Technique for Environmental Audit*. Peterborough: Joint Nature Conservation Committee.
- Natural England, 2019. *Biodiversity Metric 2.0 Technical Supplement, Beta Edition*, s.l.: s.n.
- Natural England, 2019. *The Biodiversity Metric 2.0 - Technical Supplement (Beta Version)*, s.l.: Natural England.
- UK Habitat Classification Work Group, 2018. *UK Habitat Classification User Manual*, s.l.: s.n.
- Whitfield, D., 2017. *Solent Waders and Brent Goose Strategy Interim Project Report: Year One*, s.l.: Hampshire and Isle of Wight Wildlife Trust.

Map 1 Site Location Plan



OAKCROFT LANE, STUBBINGTON, HAMPSHIRE

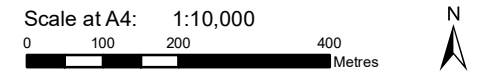
BIODIVERSITY IMPACT CALCULATOR

Map 1 - Site Location Plan

Client:	Persimmon Homes South Coast
Date:	April 2020
Status:	Final

KEY

 Site Boundary



ECOSA

Ecological Survey & Assessment
A Trinity Consultants Company

ECOSA Ltd., Ten Hogs House, Manor Farm Offices,
Flexford Road, North Baddesley, Hampshire SO52 9DF
Telephone: 02380 261065 Email: info@ecosa.co.uk
Web: www.ecosa.co.uk

Map 2 Baseline Habitats

OAKCROFT LANE, STUBBINGTON, HAMPSHIRE

BIODIVERSITY IMPACT CALCULATOR

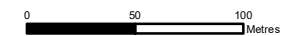
Map 2 - Baseline Habitats

Client:	Persimmon Homes South Coast
Date:	April 2020
Status:	Final

KEY

- Site Boundary (19.18ha)
- Scattered Trees (no. 32)
- × Scattered Scrub (0.136ha)
- Broadleaved Woodland (0.65ha)
- Tall Ruderal (0.403ha)
- Arable (17.275ha)
- Hardstanding (0.716ha)
- Watercourse (105m)
- Wet Ditch (717m)
- Species-rich Intact Hedgerow (789m)
- Species-rich Defunct Hedgerow (163m)
- Species-poor Defunct Hedgerow (98m)
- Treeline (279m)
- TN# Hedgerow Number

Scale at A4: 1:3,500

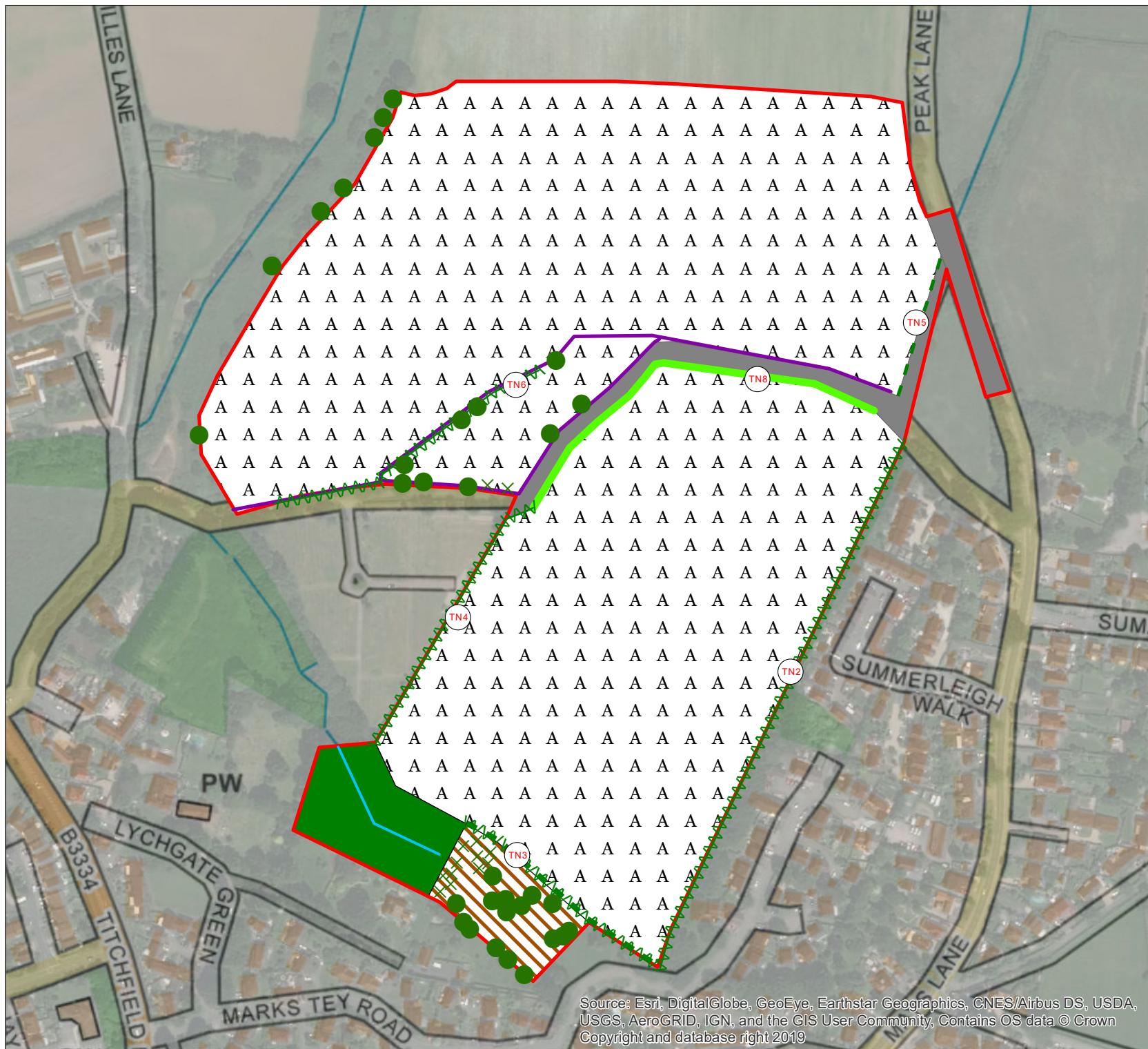


ECOSA

Ecological Survey & Assessment
A Trinity Consultants Company

ECOSA Ltd., Ten Hogs House, Manor Farm Offices,
Flexford Road, North Baddesley, Hampshire SO52 9DF
Telephone: 02380 261065 Email: info@ecosa.co.uk
Web: www.ecosa.co.uk

© This map is the copyright of Ecological Survey & Assessment Ltd.
Any unauthorised reproduction or usage by any person is prohibited.



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community, Contains OS data © Crown Copyright and database right 2019

Appendix 1 Site Proposals Plan



F	16.09.20	Planning Officer comments incorporated	br	db
E	22.04.20	Byways and/or amended	br	db
D	25.02.20	see planning cover note	br	db
C	05.11.19	see planning cover note	br	db
B	20.09.19	see planning cover note	br	db
A	22.07.19	see planning cover note dated 23 July	br	db

Rev	Date	Revision Details	Dr	Ch
-----	------	------------------	----	----



Job Title
Oakcroft Lane, Stubbington

Drawing Title
Site Layout

Job No	Drawing No	Rev
220	A-02-015-SL	F
Drawn	Checked	Date
BR	DB	March '19





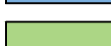

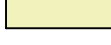

Scale
1:1000 @ A1 / 1:2000 @ A3



Status
PLANNING

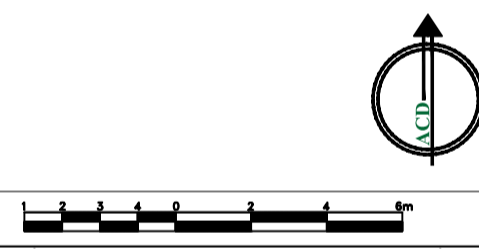
Persimmon Homes. No dimensions to be stated from drawing except for the purpose of Planning Applications. The contractor should check all dimensions on site. It is the contractor's responsibility to ensure compliance with Building Regulations. No charge should be copied or modified without permission from Persimmon Homes.

Appendix 2 Post-Development Habitat Plan

UKHAB Habitat Type	Landscaping Areas
 Grassland –Other Neutral Grassland	Various native seed mixes including Emorsgate EM2, EM10, EFL1, EH1 and EM8
 Grassland –Other Neutral Grassland	Emorsgate EM2 (or similar) within Ecological Enhancement Area
 Heathland and Scrub - Mixed	Native Shrub Mix
 Urban – Amenity Grassland	Amenity Grassland
 Urban – Artificial Lake/Pond	Permanently Wet Area of Pond
 Urban – Introduced Shrub	Ornamental Planting
 Lakes – Temporary lakes, ponds and pools	Wader Scrapes
 Woodland and forest – Other woodland; broadleaved	Retained broad-leaved woodland

SPECIFICATION
All works generally, to comply with the written Soft Landscape Specification.

NOTES:
DO NOT SCALE FROM DRAWING
NOT FOR CONSTRUCTION, FOR PLANNING PURPOSES ONLY



Rev	Date	Details	Drawn



HEAD OFFICE
Rodbourne Rail Business Centre, Grange Lane,
Malmesbury, SN16 0ES
Tel: 01666 825646

Courtyard House, Mill Lane, Codalming, GU7 1EY
Tel: 01483 425714

Suite 6, Crescent House, Yonge Close, Eastleigh, SO50 9SX
Tel: 02382 026500

email: mail@acdenv.co.uk
www.acdenvironmental.co.uk

Persimmon Homes

scheme: Oakcroft Lane
Stubbington
client: Persimmon Homes
drawing: Habitat Plan
date: September 2020
scale: NTS
drawing no: PERSC22805 15 Sheet 1
drawn: JM checked: DKM

Copyright of ACD Environmental Ltd. All rights described in Chapter IV of the Copyright, Designs and Patents Act 1988 have been generally asserted. 2011. Copyright of this plan remains with ACD until all fees have been paid in full.

UKHAB Habitat Type	Landscaping Areas
Grassland - Other Neutral Grassland	Various native seed mixes including Emorsgate EM2, EM10, EFL1, EHT and EMB
Grassland - Other Neutral Grassland	Emorsgate EM2 (or similar) within Ecological Enhancement Area
Healthland and Scrub - Mixed	Native Shrub Mix
Urban - Amenity Grassland	Amenity Grassland
Urban - Artificial Lake/Pond	Permanently Wet Area of Pond
Urban - Introduced Shrub	Ornamental Planting
Lakes - Temporary lakes, ponds and pools	Wader Scrapes
Woodland and forest - Other woodland; broadleaved	Retained broad-leaved woodland



SPECIFICATION
All works generally, to comply with the written Soft Landscaping Specification.

NOTES:
DO NOT SCALE FROM DRAWING
NOT FOR CONSTRUCTION. FOR PLANNING PURPOSES ONLY



Rev	Date	Details	Drawn

ACD ENVIRONMENTAL
 HEAD OFFICE
 21st Business Centre, Change Lane,
 Harlow, Essex, SS16 5JG
 Tel: 01276 525046
 Courtyard House, 4611 Ave, Colindale, CL7 9TY
 Tel: 02081 425764
 Suite 6, Crescent House, Vinger Close, Eastleigh, SO50 9SX
 Tel: 02352 020202
 email: mail@acdenviro.co.uk
 www.acdenviro.co.uk

Persimmon Homes
 scheme: Oakcroft Lane Stubbington
 client: Persimmon Homes
 drawing: Habitat Plan
 date: September 2020
 scale: NTS
 drawing no: PERSC22805 15 Sheet 2
 drawn: JM checked: DKM

Copyright of ACD Environmental Ltd. All rights reserved. No part of this publication may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of ACD Environmental Ltd.

Appendix 3 Existing Habitat Calculation

Oakcroft Lane, Stubbington
A-1 Site Habitat Baseline

Condense / Show Columns

Condense / Show Rows

Main Menu

Instructions

Ref	Habitats and areas			Habitat distinctiveness	Habitat condition	Ecological connectivity	Strategic significance	Suggested action to address habitat losses	Ecological baseline Total habitat units
	Broad Habitat	Habitat type	Area (hectares)	Distinctiveness	Condition	Ecological connectivity	Strategic significance		
1	Woodland and forest	Woodland and forest - Other woodland; broadleaved	0.65	Medium	Moderate	Low	Within area formally identified in local strategy	Same broad habitat or a higher distinctiveness habitat required	5.98
2	Sparsely vegetated land	Sparsely vegetated land - Ruderal/Ephemeral	0.403	Low	Poor	Low	Within area formally identified in local strategy	Same distinctiveness or better habitat required	0.93
3	Cropland	Cropland - Non-cereal crops	15.895	Low	N/A - Agricultural	Low	Within area formally identified in local strategy	Same distinctiveness or better habitat required	36.56
4	Urban	Urban - Developed land; sealed surface	0.716	V.Low	N/A - Other	N/A	Area/compensation not in local strategy/ no local strategy	Compensation Not Required	0.00
5	Heathland and shrub	Heathland and shrub - Mixed scrub	0.136	Medium	Poor	Low	Within area formally identified in local strategy	Same broad habitat or a higher distinctiveness habitat required	0.63
6									
7									
8									
9									
Total site area ha			17.80					Total Site baseline	44.09

Retention category biodiversity value							
Area retained	Area enhanced	Area succession	Baseline units retained	Baseline units enhanced	Baseline units succession	Area lost	Units lost
0.65			5.98	0.00	0.00	0.00	0.00
0			0.00	0.00	0.00	0.40	0.93
0			0.00	0.00	0.00	15.90	36.56
0			0.00	0.00	0.00	0.72	0.00
0			0.00	0.00	0.00	0.14	0.63
0.65	0.00	0.00	5.98	0.00	0.00	17.15	38.11

Oakcroft Lane, Stubbington
B-1 Site Hedge Baseline

Condense / Show Columns Condense / Show Rows

Main Menu Instructions

Baseline ref	UK Habitats - existing habitats			Habitat distinctiveness		Habitat condition		Ecological connectivity			Strategic significance			Suggested action to address habitat losses	Ecological baseline Total hedgerow units	Retention category biodiversity value					
	Hedge number	Hedgerow type	length KM	Distinctiveness	Score	Condition	Score	Ecological connectivity	Connectivity	Connectivity multiplier	Strategic significance	Strategic significance	Strategic position multiplier			Length retained	Length enhanced	Units retained	Units enhanced	Length lost	Units lost
1	TN2	Native Species Rich Hedgerow with trees - Associated with bank or ditch	0.391	High	6	Good	3	Medium	Moderately connected habitat	1.1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Like for like	7.7418	0.391		7.7418	0	0	0
2	TN3	Line of Trees (Ecologically Valuable) - with Bank or Ditch	0.163	Medium	4	Good	3	Low	Unconnected habitat	1	Within area formally identified in local strategy	High strategic significance	1.15	Like for like or better	2.2494	0.163		2.2494	0	0	0
3	TN4	Native Species Rich Hedgerow	0.193	Medium	4	Good	3	Low	Unconnected habitat	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Like for like or better	2.316	0.193		2.316	0	0	0
4	TN5	Native Hedgerow - Associated with bank or ditch	0.098	Medium	4	Poor	1	Low	Unconnected habitat	1	Within area formally identified in local strategy	High strategic significance	1.15	Like for like or better	0.4508	0.098		0.4508	0	0	0
5	TN6	Native Species Rich Hedgerow with trees	0.205	Medium	4	Poor	1	Low	Unconnected habitat	1	Within area formally identified in local strategy	High strategic significance	1.15	Like for like or better	0.943	0.205		0.943	0	0	0
6	TN8	Line of Trees	0.279	Low	2	Poor	1	Low	Unconnected habitat	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness band or better	0.558	0.259		0.518	0	0.02	0.04
7																					
8																					
9																					
10																					
11																					
		Total Site length/KM	1.31											Total Site baseline	14.26	1.31	0.00	14.22	0.00	0.02	0.04

Appendix 4 Proposed Habitat Calculation

