

Foreman Homes Ltd

Posbrook Lane (LPA Ref: P/19/1193/OA)

Briefing Note: Biodiversity Net Gain Assessment:

Red and Blue Line Excluding Bird Conservation Area Rev A

FPCR Environment and Design Ltd

Registered Office: Lockington Hall, Lockington, Derby DE74 2RH

Company No. 07128076. [T] 01509 672772 [F] 01509 674565 [E] mail@fpcr.co.uk [W] www.fpcr.co.uk

Offices also at Addlepool Business Centre, Clyst St George, Exeter, EX3 0NR. [T] 01392 874499

Unit 8 Dunley Hill Court, Dunley Hill Farm, Ranmore, Dorking, Surrey. RH5 6SX. [T] 01483 282523

The National Agri-Food Innovation Campus, Sand Hutton, York, YO41 1LZ. [T] 01904 406112

14th December 2021

10542/DJC/DJC

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- 1.1 This briefing note presents the Defra 3.0 Biodiversity Net Gain (BNG) calculations for Site East of Posbrook Lane (LPA Ref: P/19/1193/OA) on behalf of Foreman Homes Ltd. For the boundary areas discussed here, please see the Parameters Plan 16.092.21 (Foreman Homes Ltd). The calculations are for all red and blue line land but excluding the Bird Conservation Area (BCA). The reason the BCA has been removed is to demonstrate that the proposals can still achieve a 10% net gain even if the enhancement of the BCA is considered a separate planning obligation.
 - 1.2 The headline results (see page 2) are presented here and the full metric has also been made available. The results show that the Site has the capacity to achieve a significant net gain of 22.11% for habitats and 155.22% for hedges. This is over the current DEFRA standard of 10%.
 - 1.3 The following included figures show the baseline, proposed and retained habitats and the distinctiveness and condition values that were applied:
 - Figure 1 Habitat Baseline (10542-E-01)
 - Figure 2 Habitat Proposed (10542-E-02)
 - Figure 3 Habitat Retention (10542-E-03)
 - Figure 4 Baseline Condition Distinctiveness (10542-E-04)
 - Figure 5 Proposed Condition Distinctiveness (10542-E-05)
 - 1.4 The baseline habitat consisted almost entirely of grassland, and was classified as low distinctiveness modified grassland in moderate condition.
 - 1.5 The proposed redline habitats consist of plantation deciduous woodland, scrub, new hedge, new ditch and other neutral grassland, all of which are medium distinctiveness habitats. The latter is to be formed by stripping the current grassland and re-seeding with a species-rich meadow mix and cut twice annually.
 - 1.6 The management of the blue line grassland will be the same as that for Bird Conservation Area (see Winter Bird Mitigation Technical Note, Tetra Tech Nov 2021) through low intensity aftermath grazing and/or a hay meadow with two cuts per annum. Unlike the BCA, it will also be enhanced through re-seeding with a species-rich native meadow grassland mix to increase plant diversity.
 - 1.7 Overall, this exercise demonstrates that the proposed development, with the BCA excluded, can achieve a BNG greater than 10%, and a suitably worded condition can secure the requirement for a repeat calculation at Reserved matters following the detail design of the scheme, and through the conditioning of a Landscape and Ecological Management Plan.

1.8 The redline area contains 0.855 ha of created grassland classed as other neutral grassland (medium distinctiveness) in moderate condition. If public access were deemed required on a portion of this redline land (e.g. up to 0.3 ha) it would be unrealistic for the whole areas to achieve medium condition. To give confidence that a net gain above 10% can still be achieved if there is access or not, if the whole area was conservatively put into other neutral grassland in poor condition, the BNG for habitats score changes to a net gain of 12.19%.

Headline Results		Return to results menu	
On-site baseline	<i>Habitat units</i>	25.60	
	<i>Hedgerow units</i>	0.75	
	<i>River units</i>	0.00	
On-site post-intervention <small>(Including habitat retention, creation & enhancement)</small>	<i>Habitat units</i>	31.27	
	<i>Hedgerow units</i>	1.91	
	<i>River units</i>	0.00	
On-site net % change <small>(Including habitat retention, creation & enhancement)</small>	<i>Habitat units</i>	22.11%	
	<i>Hedgerow units</i>	155.22%	
	<i>River units</i>	0.00%	
Off-site baseline	<i>Habitat units</i>	0.00	
	<i>Hedgerow units</i>	0.00	
	<i>River units</i>	0.00	
Off-site post-intervention <small>(Including habitat retention, creation & enhancement)</small>	<i>Habitat units</i>	0.00	
	<i>Hedgerow units</i>	0.00	
	<i>River units</i>	0.00	
Total net unit change <small>(including all on-site & off-site habitat retention, creation & enhancement)</small>	<i>Habitat units</i>	5.66	
	<i>Hedgerow units</i>	1.16	
	<i>River units</i>	0.00	
Total on-site net % change plus off-site surplus <small>(including all on-site & off-site habitat retention, creation & enhancement)</small>	<i>Habitat units</i>	22.11%	
	<i>Hedgerow units</i>	155.22%	
	<i>River units</i>	0.00%	
Trading rules Satisfied?	Yes		



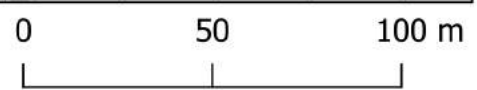
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Key

- Subject Area**
- Bird Conservation Area - Not Included in Metric**
- Area Habitats**
- Developed land; sealed surface**
- Mixed scrub (created)**
- Other neutral grassland (created)**
- Other woodland; broadleaved (created)**
- Hedgerows**
- Native Hedgerow (h2NE5)**



client
Foreman Homes Ltd.

project
Land East of Posbrook Lane

drawing title
Proposed Habitats

scale @ A3
1:2000

drawn
IJ

date
13/12/2021

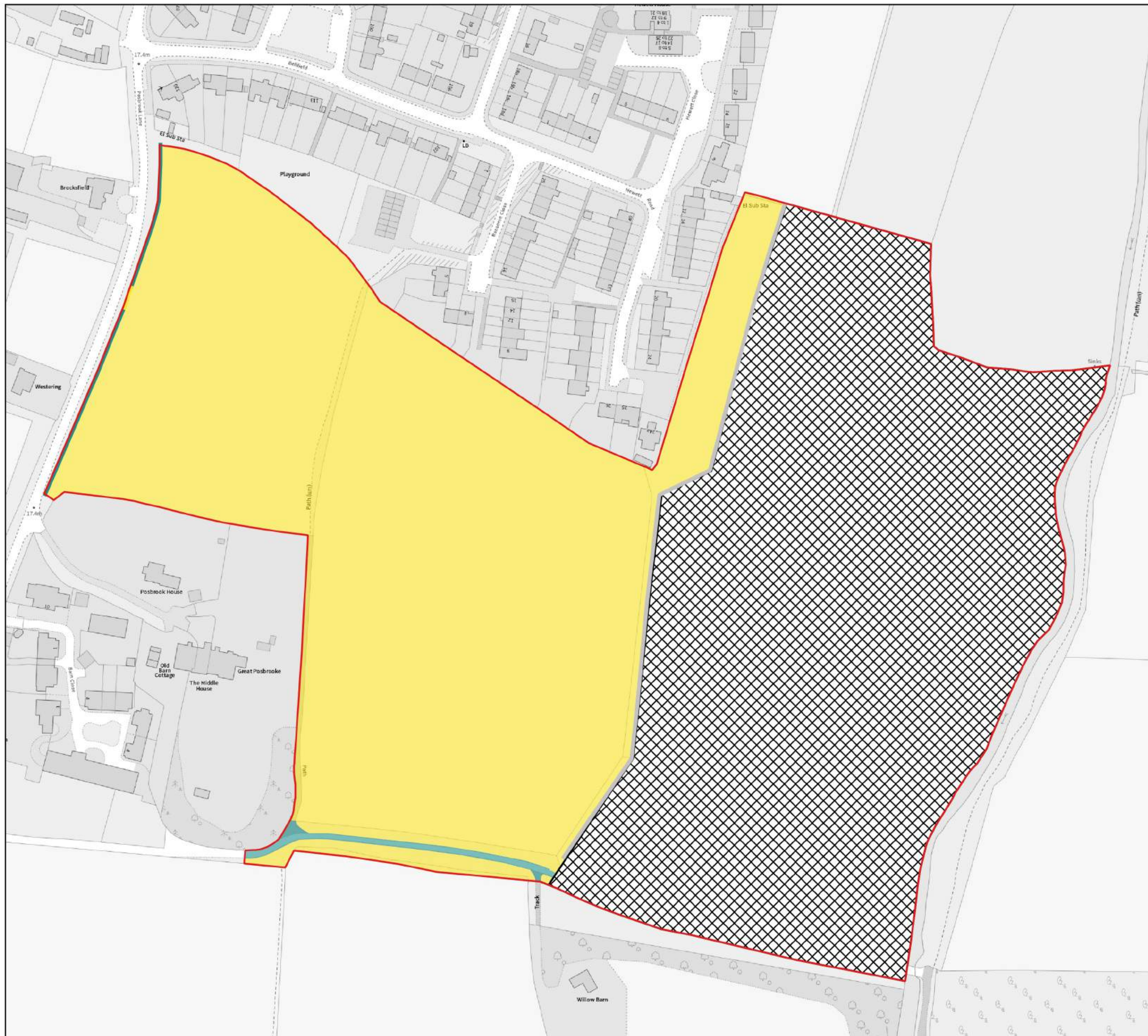
Figure 2

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Key

-  Subject Area
-  Bird Conservation Area - Not Included in Metric
- Area Habitats**
 -  Retained
 -  Lost
- Hedgerows**
 -  Created
 -  Retained
 -  Lost



client
Foreman Homes Ltd.
project
Land East of Posbrook Lane

drawing title
Habitat Retention

scale @ A3
1:2000

drawn
IJ

date
13/12/2021

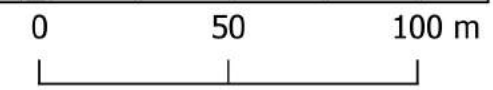
drawing / figure number
Figure 3

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Key

- Subject Area**
- Bird Conservation Area - Not Included in Metric**
- Area Habitat Condition**
- Moderate**
- N/A - Other**
- Area Habitat Distinctiveness**
- Medium**
- Low**
- V Low**
- Hedgerow Condition**
- Moderate**
- Hedgerow Distinctiveness**
- Low**



client
Foreman Homes Ltd.

project
Land East of Posbrook Lane

drawing title
Baseline Habitat Condition / Distinctiveness

scale @ A3
1:2000

drawn
IJ

base
13/12/2021

Figure 4

