



THREE SHIRES LTD
ECOLOGY, FENCING, ARBORICULTURE, INVASIVE WEEDS

Piper Hole Farm
Eastwell Road
Salford
Leicestershire
LE14 4SS

Technical Note:

Biodiversity Net Gain (BNG)

Sandy Lodge Way, Northwood

July 2024

Report for

Gavacan Homes

Main Contributors

Zachary Mason BSc (Hons) MSc Qualifying Member CIEEM

Consultant Ecologist

Technical Review and Approval by

Nigel Shelton BSc (Hons) MSc MCIEEM MIFM

Director - Ecology

Approved and Issued by

Zoe Lewis BA (Hons)

Practice Manager - Ecology

Three Shires Ltd

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1.0 BNG Statement

Three Shires Ltd, on behalf of Gavacan Homes, have produced a Defra Statutory Biodiversity Metric for the assessment of the baseline biodiversity of a Site at Sandy Lodge Way, Northwood. A 10% BNG increase is required by Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021).

The BNG baseline values for the site have been calculated using the habitat map created from the survey undertaken on 21 November 2023 (**Appendix A**) and the post development values have been calculated using the site proposal plan (**Appendix B**)

The habitats on site include:

- Other developed land
- Non-native Ornamental Hedgerow
- Vegetated Garden
- Individual trees

The baseline BNG unit value for the Site is:

- **0.28 Habitat Units**
- **0.01 Hedgerow Units**

The post development habitats consist of the same habitat types as the baseline (**Appendix C**).

The post development unit value for the Site is:

- **0.26 Habitat Units (-7.50%)**
- **0.01 Hedgerow Units (0.00%)**

Overall, the biodiversity value of the Site is considered to be very low, consisting of only urban habitats, and mostly non-native trees within an urban garden and hedge. The on-Site unit loss is 0.02 units, which is considered to be small and only consists of the loss of vegetated garden units. High value existing vegetation such as tree and mature shrubs are retained within the design and their loss has been avoided.

With the current proposals, a total of 0.05 habitat units are required to achieve 10% net gain. It is not considered feasible to achieve 10% gain on the Site due to its small size and residential gardens not being suitable for provision of BNG.

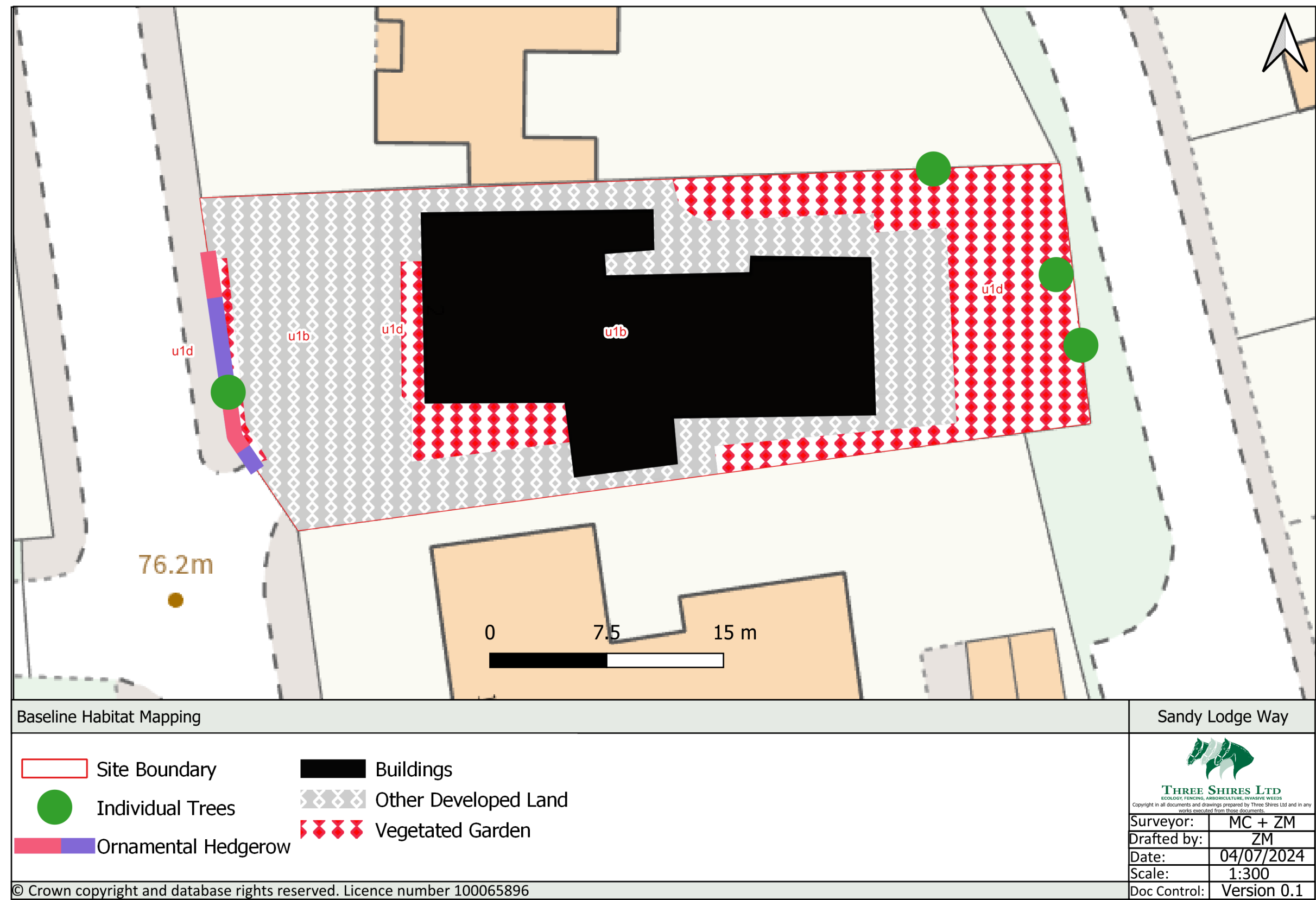
Although, as a communal area, the garden could be divided or used to deliver BNG units, with these being subject to a specific 30 year management plan, it is not considered that this is viable, due to the small size of the area.

Wherever possible, any planting on the site, whether specifically to deliver BNG or not, should be of a type which increases biodiversity and in particular maintains tree cover within the boundary. Suitable native tree (e.g. Oak, hornbeam, rowan, birch) and shrubs (e.g. hazel, hawthorn, blackthorn, buckthorn) should be selected within any landscaping plans in preference to non-native or ornamental species. High value non 'wild' species could include fruit trees such as apple, pear, cherry and plum – with a range of wider environmental benefits as well as having high interest for biodiversity (despite not delivering additional units)

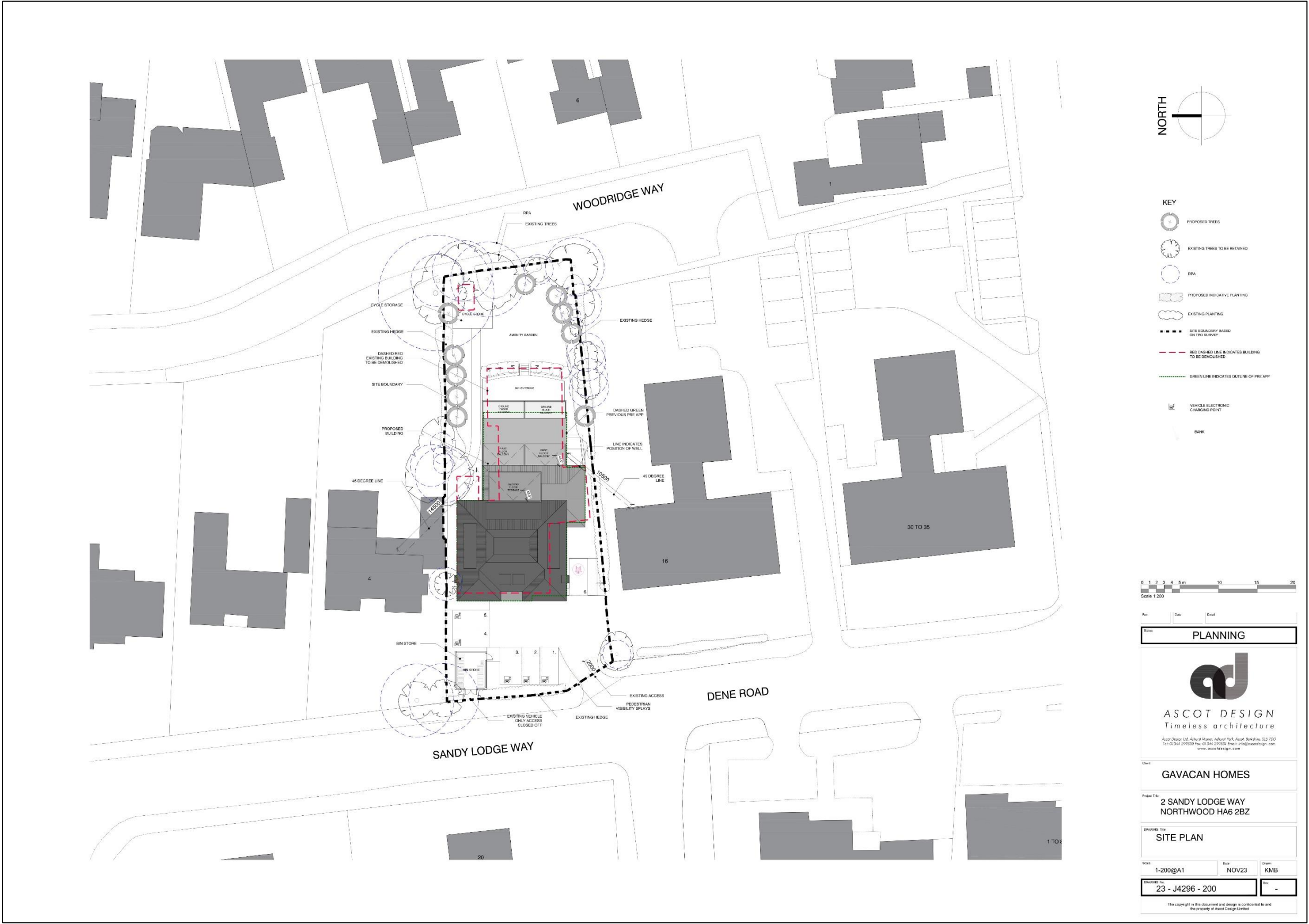
Other options include green/brown/blue roofs or green walls included within design, or even measures such as grasscrete for parking areas instead of a solid sealed surface.

If landscaping or garden areas are not to be used as communal areas and appropriately managed, the unit deficit will be required to be compensated for offsite, or purchased from an external provider.

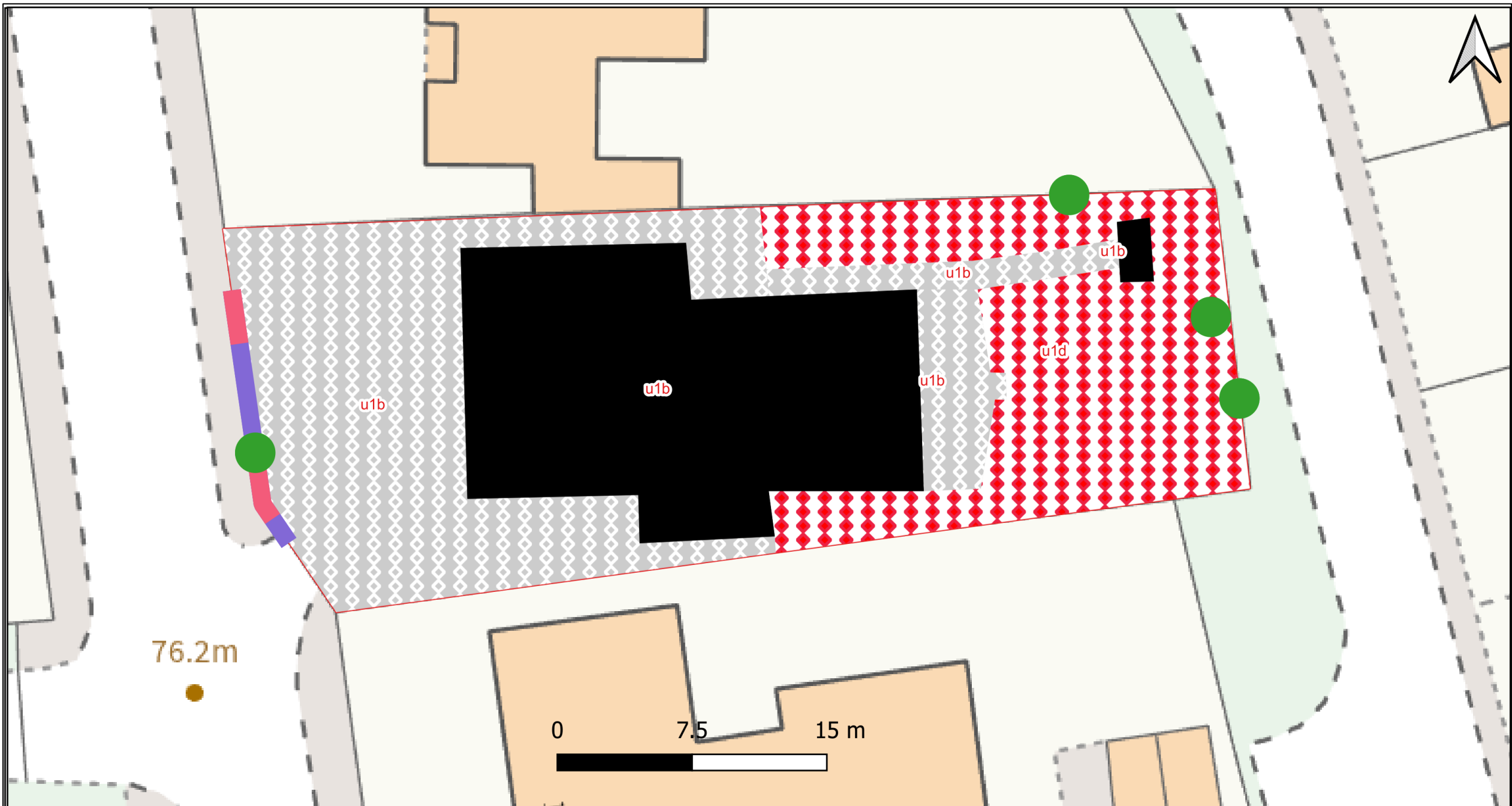
Appendix A Pre-Development Habitats




Appendix B Development Proposals



Appendix C Post-Development Habitats



Post-Development Habitat Mapping		Sandy Lodge Way											
<div><div><div><div></div></div><div>Site Boundary</div></div><div><div><div></div></div><div>Individual Trees</div></div><div><div><div></div></div><div>Ornamental Hedgerow</div></div><div><div><div></div></div><div>Buildings</div></div><div><div><div></div></div><div>Other Developed Land</div></div><div><div><div></div></div><div>Vegetated Garden</div></div></div>		<div><div><p>THREE SHIRES LTD ECOLOGY, FENCING, ARBORICULTURE, INVASIVE WEEDS Copyright in all documents and drawings prepared by Three Shires Ltd and in any works executed from those documents.</p></div><table><tr><td>Surveyor:</td><td>MC + ZM</td></tr><tr><td>Drafted by:</td><td>ZM</td></tr><tr><td>Date:</td><td>15/07/2024</td></tr><tr><td>Scale:</td><td>1:300</td></tr><tr><td>Doc Control:</td><td>Version 0.1</td></tr></table></div>		Surveyor:	MC + ZM	Drafted by:	ZM	Date:	15/07/2024	Scale:	1:300	Doc Control:	Version 0.1
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