

19 May 2023

Our ref: 213316/ARB

[REDACTED]
The Ridge (Oatlands) LLP
[REDACTED]

Dear Mr Tredwell

16 - 18 OATLANDS DRIVE, WEYBRIDGE (PLANNING REF: 2022/3796)

Thank you for forwarding the latest comments received by Elmbridge Borough Council from Surrey Wildlife Trust (SWT), dated 10 May 2023 in relation to the above site. We have now reviewed these and provided a revised Biodiversity Net Gain (BNG) Assessment, copy attached.

It is our standard practice to only include habitat areas that round up to two decimal places on the DEFRA metric (not the small sites metric), as this simplifies the calculation, and they tend to have little influence on the overall score as their size limits their value. However, as requested, we have included the area of the 'ponds' (20 m²) into the habitat baseline and edited the metric calculation accordingly. In addition, existing and proposed linear features have been added to the metric calculation.

The revised assessment has resulted in an overall net gain of 5.59% habitat units, and a net gain of 137.89% hedgerow units with the trading rules satisfied. In addition, non-tangible enhancement measures including the provision of various wildlife boxes and other features will be installed within the garden areas and integrated bat tubes will be included on the new builds.

A copy of the DEFRA Metric (excel spreadsheet) will need to be forwarded to the Council so that they can run an audit on the re-assessment completed.

I trust this additional information satisfies the comments received but please let me know if further clarification is required.

Yours sincerely

[REDACTED]

Alan Beaumont
Director of Ecology
BSc (Hons) MSc MCIEEM

Encls. BNG Assessment (Revision A)
Electronic copy of DEFRA's Metric

**16-18 Oatlands Drive
Weybridge**

Report for:
The Ridge (Oatlands) LLP
Unit 17 Duchess Court
Weybridge
Surrey
KT13 9HN

INTRODUCTION

AA Environmental Limited (AAe) has been commissioned by The Ridge (Oatlands) LLP to complete a Biodiversity Net Gain (BNG) calculation for the above site. The purpose of the assessment is to provide a comparison between the biodiversity value of the site before and after development. This revision includes amendments to existing and proposed habitats. Supporting plans have been attached for reference.

The proposals are to construct replacement flats with associated hard and soft landscaping, requiring the demolition of the two existing properties (16 and 18 Oatlands Drive) and clearance of some garden vegetation.

METHODOLOGY

Biodiversity Net Gain (Overview)

The Department of Housing, Communities and Local Government released an updated National Planning Policy Framework (NPPF) in July 2021, which encourages new developments to secure measurable 'net gains' for biodiversity. The Environment Bill gained Royal Assent in November 2021, which mandates Biodiversity Net Gain (BNG) as a condition of planning permission, meaning that all future developments in England will have to provide a 10% increase in biodiversity on site, once development is complete. As there is a transitional period until 2023 and currently, the adopted local plan does not stipulate a net gain, any 'gain' is considered acceptable.

In order to calculate BNG for a site, existing and proposed habitats are entered into DEFRA's Biodiversity Metric 3.1 and are automatically 'scored' on their relative biodiversity value and are then classified according to their condition and location, to calculate site specific 'biodiversity units'. The pre-development biodiversity unit is then compared to the proposed, post-development biodiversity unit, allowing the difference in biodiversity to be measured.

The BNG has been calculated using the existing habitat types on site and the most up-to date proposed drawings of the site (AAe's Existing Habitat Plan and Proposed Site 3rd Floor produced by Mayd Architecture). The habitat condition assessment has been based on Ratcliffe criteria, guidance criteria stipulated in the Biodiversity Metric 3.1 Technical Supplement document and professional judgement.

NET LOSS

If the development results in a biodiversity loss (N.B. once there is the mandatory 10% gain, this will need to be included within any calculations) then this becomes an 'offset requirement' and compensation will be required. At the moment there are three main options to compensate for the loss of biodiversity, as detailed below:

1. Identify an area of land off-site and enter into an agreement with the landowner to create and manage the site for nature conservation value.
2. Make a financial contribution via a Section 106 legal agreement to the Council (if they have a scheme in place) or another offsetting provider such as the Environment Bank.
3. Install a range of enhancement measures on site such as integrated bird and bat boxes and other features for wildlife (e.g. insect boxes, log piles etc.).

In the event that compensation is required then the preference would be to enter into an agreement with the local planning authority, who may have specific initiatives in the area which will benefit local wildlife.

DEFRA's Biodiversity Metric will be the metric that underpins the Environment Bill's provisions for mandatory biodiversity net gain in England.

RESULTS

Site Description

The site is located off Oatlands Drive in Weybridge, Surrey, centred at National Grid Reference: TQ 094662 and covers approximately 0.35 of a hectare. The site comprised the existing residential properties and associated garden areas. The site is bordered by Oatlands Drive to the south-east, residential properties and associated gardens to the south-west, a construction site to the north-east, and the Engine River with deciduous woodland beyond to the north-west.

Habitats

The site comprised the existing properties with associated hardstanding and amenity garden areas, with hedgerows and a few individual trees also present. The majority of existing habitats within the site will be removed and replaced by the proposals, including the new block of flats with associated hardstanding, amenity garden, biodiverse green roofs and hedgerows.

In addition, further enhancement measures will include the provision of new roosting, nesting and sheltering opportunities for a range of species and the creation of new wildlife habitats, such as some of those recommended by the Chartered Institute of Ecology Environment and Management's recently published Biodiversity Net Gain Good Practice Guidance, and listed below:

- Nest boxes
- Bird feeders
- Bug hotels
- Hedgehog houses
- Bat boxes
- Log piles
- Communal gardens
- Pollinator nest sites
- Planting wildflowers

Details of existing and proposed habitats have been provided in Table 1.

Table 1: Habitat Areas

Existing Habitat Baseline		
Habitat	Area (ha)	Comment
Vegetated garden	0.218	
Developed land; sealed surface	0.13	
Pond (non-priority habitat)	0.002	To be retained
Urban tree*	0.0977	0.0488 to be retained
Total	0.35	
Total Biodiversity Units	1.23	
Existing Hedgerow Baseline		
Habitat	Length (km)	Comment
H1 – Native Hedgerow	0.04	
H2 – Line of Trees	0.03	To be retained
H3 – Native Hedgerow	0.02	

Total Hedgerow Units	0.36		
Proposed Habitat Creation			
Habitat	Area (ha)	Comment	
Developed land	0.15		
Vegetated garden	0.138		
Biodiverse green roof	0.06		
Urban tree*	0.118	2 medium, 11 small trees	
Total	0.35	Including retained areas	
Total Biodiversity Units	1.30		
Proposed Hedgerow Creation			
Habitat	Length (km)	Comment	
Native Hedgerow	0.09		
Native Hedgerow	0.05		
Native Hedgerow	0.04		
Native Hedgerow	0.04		
Total Hedgerow Units	0.86	Including retained hedgerow	
Results:	Unit Change	Habitat	0.07
		Hedgerow	0.50
	Percentage change	Habitat	5.59 %
		Hedgerow	137.89 %

*Urban Tree areas are not included within the total area calculation of the Defra Metric 3.1.

Biodiversity Net Gain Calculation

The assessment has resulted in an overall net gain of 0.07 habitat units, the equivalent increase of 5.59 %, and 0.50 hedgerow units, the equivalent increase of 137.89 % (a copy of the Headline Results has been attached at Appendix A). In addition, non-tangible enhancement measures such as the provision of wildlife boxes and other features, such as log piles and bug hotels, which are not factored in on the DEFRA Metric, will provide additional opportunities and benefits for local wildlife.

SUMMARY

The BNG assessment has been completed based on the existing and proposed habitats for the site (Figures 1 and 2). The proposals are to construct replacement flats with associated hard and soft landscaping, requiring the demolition of the two existing properties (16 and 18 Oatlands Drive) and clearance of some garden vegetation.

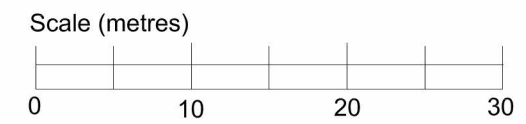
The assessment completed demonstrates that the scheme will achieve a biodiversity net gain due to creating biodiverse green roofs, and new tree and hedgerow planting. There are opportunities to introduce a range of new habitats along with non-tangible benefits, such as the provision of wildlife boxes and other features, and if designed sensitively and managed appropriately will result in an overall ecological benefit in comparison to the existing onsite conditions.

Author:
Alan Beaumont
MSc BSc (Hons) MCIEEM
Director of Ecology
E alan.beaumont@aae-ltd.co.uk


Office:
AA Environmental Ltd
Units 4-8
Cholswell Court
Shippon
Oxon OX13 6HX

Company No. 8474322
E info@aae-ltd.co.uk
T 01235 536042
F 01235 523849

Figures



UK HABS KEY

-  Site Boundary*
-  Vegetated Garden
-  Developed Land/Sealed Surface
-  Pond (non-priority habitat) *
-  Hedgerow*

* Indicative location

Notes

Existing Habitats (ha)	
Vegetated Garden	0.218
Developed Land;Sealed Surface	0.13
Pond (non-priority habitat)	0.002
Urban Trees	0.0977

Total Area* **0.35**
*Excluding trees

Existing Hedgerows (km)	
H1 - Native Hedgerow	0.04
H2 - Line of Trees	0.03
H3 - Native Hedgerow	0.02

A	Habitat area alterations and hedgerows added.	KC	19.05.23
		ARB	

Project
 213316
 16-18 Oatlands Drive
 Weybridge

Title
 Existing Habitats Plan



AA Environmental Ltd
 Units 4-8
 Cholswell Court
 Shippon Abingdon
 Oxon OX13 6HX
 T:(01235) 536042
 F:(01235) 523849
 info@aae-ltd.co.uk
 www.aae-ltd.co.uk

Scale	Date	14.12.22	Drg. No.	Rev.
As shown	Drawn	KC	Chkd.	ARB
			Figure 1	



Proposed Habitat Areas (ha)	
Developed land; sealed surface	0.15
Vegetated garden	0.138
Biodiverse green roof	0.06
Urban Tree	0.118
Proposed Hedgerow Lengths (km)	
x4 Native Hedgerows	0.22 (total)

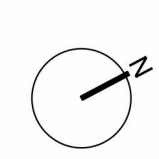
Consented development at 8-14 Outlands Drive
(ref 2020/3223)

0m 2m 20m

Please note that these drawings are for planning purposes only. This document has been prepared for the sole use of the client. All dimensions should be checked on site. The client should be aware of their duties under the CDM regulations

Drawing : Proposed Site 3rd Floor
 Drawing No. : MA212 255
 Revision : P3

Scale : 1:200 @ A1 / 1:400 @ A3
 Date : May 2022



**16-18 Outlands Drive,
 Weybridge, Surrey
 KT13 9JL**



MAYD ARCHITECTURE
 22 Beacon Close
 Wrecclesham
 Farnham
 Surrey
 GU10 4PA
 Tel : 07776 168635

Appendix A
Headline Results

Return to
results menu

On-site baseline	<i>Habitat units</i>	1.23
	<i>Hedgerow units</i>	0.36
	<i>River units</i>	0.00
On-site post-intervention <small>(including habitat retention, creation & enhancement)</small>	<i>Habitat units</i>	1.30
	<i>Hedgerow units</i>	0.86
	<i>River units</i>	0.00
On-site net % change <small>(including habitat retention, creation & enhancement)</small>	<i>Habitat units</i>	5.59%
	<i>Hedgerow units</i>	137.89%
	<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>	0.07
	<i>Hedgerow units</i>	0.50
	<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>	5.59%
	<i>Hedgerow units</i>	137.89%
	<i>River units</i>	0.00%
Trading rules Satisfied?	Yes ✓	