



Biodiversity Net Gain Assessment

Land at Glenelm and 160 Anyards Road,
Surrey

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LIABILITIES:

Whilst every effort has been made to guarantee the accuracy of this report, it should be noted that living animals and plants are capable of migration/establishing and whilst such species may not have been located during the survey duration, their presence may be found on a site at a later date.

This report provides a snap shot of the species that were present at the time of the survey only and does not consider seasonal variation. Furthermore, where access is limited or the site supports habitats which are densely vegetated only dominant species maybe recorded.

The recommendations contained within this document are based on a reasonable timeframe between the completion of the survey and the commencement of any works. If there is any delay between the commencement of works that may conflict with timeframes laid out within this document, or have the potential to allow the ingress of protected species, a suitably qualified ecologist should be consulted.

It is the duty of care of the landowner/developer to act responsibly and comply with current environmental legislation if protected species are suspected or found prior to or during works.

1.0 Introduction

- 1.1 The site lies to the in the north of Cobham, south of Portsmouth Road and the A307. The site (TQ 1077 6063) includes multiple buildings and hardstanding car parks. The site is surrounded by residential properties, with units of woodland and arable fields in the wider landscape. This report provides an initial BNG assessment for the proposed development site.
- 1.2 The Biodiversity Metric 4 is used to calculate biodiversity losses and gains for terrestrial habitats within the application area. This metric underpins the Environment Bill's provisions for mandatory biodiversity net-gain in England and defines 'measurable' net gains.
- 1.3 The extent of the site is shown in Figure 1 below. Proposals for an Outline Application for the demolition of the existing buildings and erection of 26 residential dwellings, with layout, scale, access and appearance for consideration. The proposals are shown in Figure 2.



Figure 1: Site red line boundary



Figure 2: Draft Landscape Masterplan (Allen Pyke, October 2023)

1.4 Biodiversity Net Gain (BNG) principles are aimed to support both the aspired green infrastructural proposals set to define the created landscape, and support biodiversity and habitat enhancement. BNG principles are set within the Environment Bill (2021).

2.0 Methodology

2.1 In order to identify areas for ecological enhancements, a PEA (Preliminary ecological appraisal) and a condition assessment (an assessment of the quality of the habitats present within the redline boundary) was undertaken on the 14th March 2023 by the Ecology Partnership.

2.2 The creation of areas which would support potential net-gain areas are based on the following

- Identification / classification of the on-site baseline habitats;
- Identification of habitats which are of high ecological value;
- Provision of habitat mapping;
- Identification of potential for ecological connectivity;

- Identification of areas which support landscape development;
- Linking biodiversity net gain areas, landscape features in order to identified opportunity areas which support the Nature Recovery Network aspirations;
- Recommendations for species rich, native planting.

3.0 DEFRA Metric

3.1 The Biodiversity Metric 4 is used to calculate biodiversity losses and gains for terrestrial habitats within the application area. This metric underpins the Environment Bill's provisions for mandatory biodiversity net-gain in England.

3.2 The Biodiversity Metric uses habitat as a proxy for wider biodiversity with different habitat types scoring different values according to their relative biodiversity value and dependent on the condition and location of the habitat, to calculate 'biodiversity units'.

3.3 The site has been assessed in terms of the condition assessment of the baseline during 2023, following the standard metric guidelines. For example, all grassland habitats were reviewed in terms of species composition per m² and as a whole (across the whole of the site).

3.4 The post development areas taken from a number of broad habitat types from the emerging masterplan document. As such the exact number for the BNG will alter throughout the evolution of the master plan.

3.5 It must be noted that the garden habitats had been cleared of shrubs prior to the site survey, at some stage in 2023. The habitats prior to clearance have been estimated. However, this area is garden habitat and therefore the condition is a 'default' condition in the metric.

Site Specific DEFRA Metric Calculations

3.6 The habitats currently present on site have been divided into a number of habitat types. These are shown in Table 1 and figure 3, below.

Table 1: On-site habitat breakdown – Pre-Development 0.46 ha

Habitat	Area (ha)	Condition
Developed land; sealed surface	0.29	This habitat type was used to describe hardstanding & buildings that dominated the site. Considered 'N/A-Other' condition
Vegetated Garden	0.19	This habitat was used to describe the garden on site Default 'Poor' condition
Total	0.48	



Figure 3: Existing site habitats

3.7 The habitats proposed – i.e., post development on site – have been estimated from the proposed layout (Allen Pyke Drawing no. 3139-APA-ZZ-00-LA-L-1001).

3.8 The proposed layout and associated habitats are shown in Figure 2 below. The habitats shown in the post development plans are the habitats which have been included within the DEFRA metric.



Figure 4: Proposed post development habitats

3.9 The habitat types and areas from the proposal are shown below in Table 2.

Table 2: Habitat Breakdown – Post Development 0.46 ha

Habitat type	Area (ha)	Condition
Developed land; sealed surface	0.3	This habitat includes the buildings and areas of hardstanding in the proposals. Considered 'N/A-Other' condition.
Vegetated Garden	0.1	Used to describe the new gardens and areas of grassland on the site Due to management being up to occupants of new housing, a condition assessment is not applicable Considered 'Poor' condition

Other neutral grassland	0.02	Used to describe areas of species-rich flowering lawn areas Considered ' Poor ' condition
Introduced shrub	0.06	Used to describe areas of non-native ornamental herbaceous and shrub planting. Default ' Poor ' condition
Urban Tree	0.08 <i>This area is not used in the total area as it is representative of the ecological value of the trees</i>	Used to describe the planting of 19 small trees in 'poor' condition. Considered ' Poor ' condition
Total	0.48	

3.10 The proposed development is removing the existing vegetated garden and hardstanding habitat on site and replacing it with new residential dwellings with larger areas of vegetated garden, shrub, flowering lawns, and hardstanding. Urban trees are to be planted around the site.

3.11 The headline results are shown in Figure 3 below.

FINAL RESULTS		
Total net unit change <small>(Including all on-site & off-site habitat retention, creation & enhancement)</small>	Habitat units	0.23
	Hedgerow units	0.00
	Watercourse units	0.00
Total net % change <small>(Including all on-site & off-site habitat retention, creation & enhancement)</small>	Habitat units	60.02%
	Hedgerow units	0.00%
	Watercourse units	0.00%
Trading rules satisfied?	Yes ✓	

Figure 3: Headline results

3.12 Initial calculations indicate that a **+60.02%** net gain would result from the current agreed site layout.

3.13 It should be noted the biodiversity units calculated for the site post-development do not take into consideration enhancement features added such as log piles, bird nesting boxes or bat boxes/tubes, all of which should be installed across the site. It is therefore likely the net biodiversity gain would be higher as a result of these additional measures.

5.0 Enhancements

5.1 Recommended enhancements have been outlined within the preliminary ecological appraisal (The Ecology Partnership, 2023). These include:

- Bird boxes hung on mature trees around the site
- Bat boxes on mature trees around the site
- Bee bricks integrated within new buildings
- The use of hedgehog highways and hedgehog tunnels.

6.0 Conclusions

6.1 The baseline condition of habitats on site is considered to be low, given the dominance of low value vegetated garden and hardstanding.

6.2 The current proposals are for the existing hardstanding and vegetated garden area on site to be replaced by residential homes with associated access, parking, and vegetated gardens.

6.3 Under the current proposals, the scheme would result in a **60.02%** net gain. Essential to retaining a positive net gain is the planting of 19 urban trees around the site, which should be kept within any altered proposals.

6.4 Recommended additional enhancements for the scheme have been given within this report, which are not recognised within the Defra metric. These will ensure that the proposed scheme achieves an enhanced value for biodiversity post-development, creating opportunities for wildlife on site and within the wider area.

Project Name: A-1 On-Site Habitat Baseline		Map Reference:		Area habitat summary				
Condense / Show Columns		Condense / Show Rows		Total Net Unit Change		0.23		
Main Menu		Instructions		Total Net % Change		60.02%		
				Trading Rules Satisfied		Yes ✓		
Existing area habitats				Distinctiveness	Condition	Strategic significance	Required Action to Meet Trading Rules	Ecological baseline
Ref	Broad Habitat	Habitat Type	Area (hectares)	Distinctiveness	Condition	Strategic significance	Required Action to Meet Trading Rules	Total habitat units
1	Urban	Vegetated garden	0.19	Low	Condition Assessment N/A	Area/compensation not in local strategy/ no local strategy	Same distinctiveness or better habitat required ≥	0.38
2	Urban	Developed land, sealed surface	0.29	V.Low	N/A - Other	Area/compensation not in local strategy/ no local strategy	Compensation Not Required	0.00
3								
4								
5								
Total habitat area			0.48					0.38
Site Area (Excluding area of Individual trees and Green walls)			0.48					
M² to hectares conversion tool:			Hectares	Hectares	M²			
			1	1	10000			

Retention category biodiversity value					
Area retained	Area enhanced	Baseline units retained	Baseline units enhanced	Area habitat lost	Units lost
0.01		0.02	0.00	0.18	0.36
0.01		0.00	0.00	0.28	0.00
0.02	0.00	0.02	0.00	0.46	0.36
Total area lost (excluding area of Individual trees and Green walls)				0.46	

Project Name: A-2 On-Site Habitat Creation		Map Reference:		Area habitat summary						
Condense / Show Columns		Condense / Show Rows		Total Net Unit Change		0.23				
Main Menu		Instructions		Total Net % Change		60.02%				
				Trading Rules Satisfied		Yes ✓				
				Area Check		Area Acceptable ✓				
Post development/ post intervention habitats										
Broad Habitat	Proposed habitat	Area (hectares)	Distinctiveness		Strategic significance	Temporal multiplier		Final time to target condition (years)	Final difficulty of creation	Habitat units delivered
			Distinctiveness	Condition		Standard or adjusted time to target condition	Final time to target condition (years)			
Urban	Developed land, sealed surface	0.29	V.Low	N/A - Other	Area/compensation not in local strategy/ no local strategy	Standard time to target condition applied	0	Medium	0.00	
Urban	Vegetated garden	0.09	Low	Condition Assessment N/A	Area/compensation not in local strategy/ no local strategy	Standard time to target condition applied	1	Low	0.17	
Individual trees	Urban tree	0.08	Medium	Poor	Area/compensation not in local strategy/ no local strategy	Standard time to target condition applied	10	Low	0.22	
Urban	Introduced shrub	0.06	Low	Condition Assessment N/A	Area/compensation not in local strategy/ no local strategy	Standard time to target condition applied	1	Low	0.12	
Grassland	Other neutral grassland	0.02	Medium	Poor	Area/compensation not in local strategy/ no local strategy	Standard time to target condition applied	2	Low	0.07	
Total habitat area		0.54							0.59	
Site Area (Excluding area of Individual trees and Green walls)		0.46								
M² to hectares conversion tool:		Select a unit	Hectares	M²						

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