

Biodiversity Net Gain Assessment

AT

***KYNGS GOLF AND COUNTRY CLUB
STATION ROAD
MARKET BOSWORTH
CV12 0NP***



July 2024

Report Control Sheet

Project Name: Kyngs Golf and Country Club
Project Reference: CW20-1536
Report Title: Biodiversity Net Gain Report
Report Reference: CW20-1536 RPT 002
Printing Instructions: Print at A4 Portrait, Double Sided.

Rev	Date	Description	Prepared	Reviewed	Approved
1	02/07/2024	Draft sent to Client	OC	OC	PC

Swan Environmental Services Ltd disclaims any responsibility to Status Homes Limited and others in respect of any matters outside the scope of this report. This report has been prepared with reasonable skill, care and diligence within the terms of the Contract with Status Homes Limited and according to the proposed plans supplied by the client or the client's agent upon commencement of the project.

The contents of this report are valid at the time of writing. As the ecological value of a site is constantly evolving and changing, if more than twelve months have elapsed since the date of this report, further advice must be taken before reliance upon on the contents. Notwithstanding any provision of the Swan Environmental Services Ltd Terms & Conditions, Swan Environmental Services Ltd shall not be liable for any losses (howsoever incurred) arising as a result of reliance by the client or any third party on this report more than twelve months after the report date.

This report is confidential to Status Homes Limited and Swan Environmental Services Ltd accepts no responsibility of whatsoever nature to third parties to whom this report or any part thereof is made known. Any such party relies upon the report at their own risk.

CONTENTS

1 INTRODUCTION..... 4

1.1 SCOPE & PURPOSE 4

1.2. LOCATION 4

1.3. OBJECTIVES..... 4

1.4. PLANNING CONTEXT 5

2 METHODS 6

2.1 EXISTING HABITAT (BASELINE)..... 6

2.2 PLANNING LAYOUT (POST-DEVELOPMENT)..... 6

2.3 THE STATUTORY BIODIVERSITY METRIC 6

2.4 HABITAT SCORING 6

B

2.5 LIMITATIONS OF ASSESSMENT 7

3 BASELINE CONDITIONS - HABITATS..... 8

3.1. STRATEGIC SIGNIFICANCE 8

3.2. CONDITION ASSESSMENT 8

8

3.3. RETAINED AND ENHANCED HABITATS 9

3.4. LOST HABITATS 9

3.5. PRE- DEVELOPMENT HABITAT BASELINE 9

4 PROPOSED HABITAT CREATION10

4.1. ONSITE HABITAT CREATION 10

5 SUMMARY11

6 BIBLIOGRAPHY12

Appendix A – Baseline Habitat Plan

1 INTRODUCTION

1.1 SCOPE & PURPOSE

- 1.1.1. Swan Environmental Services Ltd was commissioned by Status Homes Limited to prepare a Biodiversity Net Gain (BNG) Assessment at Kyngs Golf and Country Club, Station Road, Market Bosworth, CV13 0NP. This report has been prepared to inform the proposed planning application at the site for a series of new Holiday Lodges.
- 1.1.2. The author of this report is Olivia Collington BSc (Hons), MEnvSc, CEnv. Olivia is highly experienced managing schemes and has produced many ecological reports to inform planning management plans.
- 1.1.3. This report has been written broadly following the Biodiversity Net Gain Report and Audit Templates (CIEEM, 2021).

1.2. LOCATION

- 1.2.1. Please refer to Figure 1.1 for the site location. The site is located near Station Road, Market Bosworth within a rural area.

Figure 1.1 Site Location



1.3. OBJECTIVES

- 1.3.1. The report has been produced to document the methods, results and conclusions of a BNG Assessment undertaken based on the proposed development for the site to fulfil the following:
- Ensure that the mitigation hierarchy has been applied.
 - Identify the baseline habitats present and provide a condition assessment.
 - Identify the post development habitats on site, assess the possible target condition and provide an indication of the likely importance of those habitats.
 - Calculate the overall change in biodiversity score from pre and post development.
 - Provide design recommendations to maximise potential net gain achievable.
 - Provide an indication of likely outcomes and indicative cost as required.

1.4. PLANNING CONTEXT

- 1.4.1 The Government 25-year Environment Plan states that government will “embed environmental net gain principle for development.”
- 1.4.2 National policy already sets out that planning should provide Biodiversity Net Gain (BNG) where possible. National Planning Policy Framework (NPPF) Paragraphs 174(d), 179(b) and 180(d) refer to this policy requirement and the Natural Environment Planning Practice Guidance (PPG) provides further explanation on how this should be done.
- 1.4.3 Under the Environment Act 2021, all planning permissions granted in England (with a few exemptions) will have to deliver at least 10% biodiversity net gain. BNG will be measured using Defra’s biodiversity metric and habitats will need to be secured for at least 30 years. Key points regarding BNG are listed below:
- Minimum 10% gain required calculated using Biodiversity Metric & approval of net gain plan.
 - Habitat secured for at least 30 years via obligations/ conservation covenant.
 - Habitat can be delivered on-site, off-site or via statutory biodiversity units.
 - There will be a national register for net gain delivery sites.
 - The mitigation hierarchy still applies of avoidance, mitigation, and compensation for biodiversity loss.
 - Will also apply to Nationally Significant Infrastructure Projects (NSIPs)
 - Does not apply to marine development.
 - Does not change existing legal environmental and wildlife protections.
- 1.4.4 Developers will be required to undertake an assessment (using the nationally set BNG metric tool) of the current biodiversity value of their site both prior to and post the development proposal. In the event that the value of the site post-development is less than 10% better than it was prior to development then the developer will have an obligation to provide additional off-site BNG units to achieve the mandatory 10% net gain.

2 METHODS

2.1 EXISTING HABITAT (BASELINE)

2.1.1. A Preliminary Ecological Appraisal of the site was conducted by Caitlin O'Connor, Consultant Ecologist on 15th February 2024 of the wider site, and included the proposed application area. The habitat classification following the methods were based on the standard methodology as detailed by UK HAB Methodology Version 2 (2023) to. A Habitat Plan was produced and is located within the Appendix. Please refer to the Preliminary Ecological Appraisal (PEA) for habitat descriptions.

2.2 PLANNING LAYOUT (POST-DEVELOPMENT)

2.2.1 No detailed post development layout was supplied and therefore all new habitats have been recommended to utilise the mitigation hierarchy and achieve a net gain for biodiversity on site.

2.3 THE STATUTORY BIODIVERSITY METRIC

2.3.1 The BNG calculation was undertaken utilising The Statutory Biodiversity Metric from DEFRA (see supporting Metric Tool) and the site's UK Hab map. The calculation was performed by a technically competent and experienced ecologist as detailed in British Standard BS8683 – Suitably qualified person –definition in BS8683:2020.

2.3.2 The Statutory Biodiversity Metric uses habitat features as a proxy measure for capturing the value and importance of nature. The metric takes into account the size, ecological condition, location and proximity to nearby 'connecting' features. The metric enables assessments to be made of the present and forecast future biodiversity value of a site.

2.3.3 A Small Site Statutory Biodiversity Metric could not be used to do a series of non-statutory sites being located within 500m of the site.

2.4 HABITAT SCORING

2.4.1 The Statutory Biodiversity Metric supplies reference documents and user guides in which to accurately evaluate and assess the different habitats on site. The methodology for the baseline and post development calculations are demonstrated in the following sections.

Baseline Units

2.4.2 To assess the quality of a habitat and therefore calculate the units scored The Statutory Biodiversity Metric utilises three scoring factors as detailed below.

Condition

2.4.3 The condition of a habitat is assessed utilising the Condition Sheets provided for each habitat type. These list positive indicators for each habitat and indicate how many of these indicators need to be present to meet certain thresholds of condition. These condition sheets can be found in The Statutory Biodiversity Metric habitat condition assessment sheets with instructions tool Technical (Natural England Joint Publication, 2021).

Distinctiveness

2.4.4 The distinctiveness of each habitat (area and linear) is automatically assigned by the tool, based upon national records of the occurrence and rarity of each habitat (The Statutory Biodiversity Metric).

Strategic Significance

2.4.5 The idea of strategic significance works at a landscape scale. It gives additional unit value to habitats that are in preferred locations for biodiversity and other environmental objectives. Strategic significance utilises published local plans and objectives to identify local priorities for targeting biodiversity and nature improvement, such as Nature Recovery Areas, local biodiversity plans, National Character Area objectives and green infrastructure strategies. The site has been considered to be within "Location ecologically desirable but not in local strategy".

Post Development Units

2.4.6 Additional factors are implemented when assessing post development habitats.

- Difficulty of Creation/Enhancement
- Temporal Risk “Time to target condition”
- Spatial Risk (when offsite mitigation is necessary)

2.5 LIMITATIONS OF ASSESSMENT

2.5.1 Whilst every effort has been made to provide a comprehensive description of the site, no investigation could ensure the complete characterisation and prediction of the natural environment. The conclusions and recommendations detailed in this report are based upon the site redline and blue line boundaries.. Should there be any changes to the site redline and blue line boundaries, this assessment should be reviewed to determine whether any amendments or additional survey work is required.

2.5.2 Habitat areas (predevelopment) have been measured using online mapping, and therefore will not be completely accurate.

2.5.3 No detailed Landscape Layout was available at the time of writing, and therefore habitats and areas used are indicative and should be revised upon the receipt of a formal Landscape Layout.

Table 2.1 Limitations Review

Limitation	Analysis
Competence of surveyor	Condition Assessment was undertaken by Caitlin O'Connor, Ecologist who holds 3 years' experience. The survey was overseen and reviewed by: Olivia Collington BSc (Hons), MEnvSc CEnv has over 10 years professional experience in ecological consultancy and holds key experience undertaking BNG assessments and providing advice on habitat creation, management and enhancements for both developers and habitat banks.
Competence of ecologist completing the metric	As above
Age of survey data	The condition assessment was undertaken in February 2024 and is therefore less than 12 months old. There is no constraint to the age of survey data and this falls within best practice guidance.
Timing of survey	The survey was undertaken in February which is a sub-optimal time of year to undertake condition assessments due to the lack of vegetation and inability to assess presence of invasive non-native species accurately. In this instance, a precautionary approach has therefore been taken and the presence of invasive non-native species assumed as a “worst case” scenario.
Departure from best practice guidance	As above – seasonal constraint of baseline assessment being completed in February 2024.

3 BASELINE CONDITIONS - HABITATS

3.1. STRATEGIC SIGNIFICANCE

3.1.1. The site is assessed as “Location Ecologically Desirable”.

3.2. CONDITION ASSESSMENT

3.2.1. The following section summarises the condition assessment based on the condition sheets present within The Statutory Biodiversity Metric.

Urban – Bare Ground

3.2.2. A total area of 0.686ha comprised of bare ground in Poor Condition. There was limited vegetation present within the bare ground area which comprised colonisation of species poor grasses to be peripheries. The habitat achieved Criteria C only “*Invasive Non native plant species cover less than 5% the total vegetated area*”.

Grassland – Modified Grassland

3.2.3. A total area of 0.722ha comprised of Modified Grassland in Poor Condition. The habitat failed to meet Essential Criteria A (“*There are 6-8 vascular plant species present per m2, including at least 2 forbs*”), therefore automatically scoring Poor condition.

Heathland and Shrub – Bramble Scrub

3.2.4. A total area of 0.077 ha of Bramble Scrub was present alongside the woodland edge. The metric automatically assigns this habitat a condition of “Condition Assessment N/A”.

Individual Trees – Rural Tree

3.2.5. A total of nine small scattered trees were present within the Modified Grassland habitat. They were assessed as small size and in Moderate Condition based on meeting Criteria A, B,D, and F.

Summary

3.2.6. Figure 3.1 summarises the baseline habitats, condition assessment and area size.

Table 3.1 Habitat Type and Condition Assessment (pre-development)

Habitat Type	Irreplaceable habitat	Area (hectares)	Distinctiveness	Score	Condition	Score
Bare ground	No	0.686	Low	2	Poor	1
Modified grassland	No	0.767	Low	2	Poor	1
Bramble scrub	No	0.077	Medium	4	Condition Assessment N/A	1
Rural tree	No	0.0366	Medium	4	Moderate	2

Table 3.2 Hedgerow Type and Condition Assessment (pre-development)

Hedge number	Habitat type	Length (km)	Distinctiveness	Score	Condition	Score
TL1	Line of trees	0.125	Low	2	Moderate	2
TL2	Line of trees	0.032	Low	2	Good	3

3.3. RETAINED AND ENHANCED HABITATS

3.3.1. The bare ground access track is now covered with gravel and is retained in its identified location.

3.3.2. TL1 and TL2 are to be retained in their entirety.

3.4. LOST HABITATS

3.4.1. All remaining habitats are to be lost.

3.5. PRE- DEVELOPMENT HABITAT BASELINE

3.5.1. Please refer to Table 3.2 summarising the Habitat Baseline for the calculation, demonstrating habitats to be retained, enhance and/or lost.

Table 3.2 Habitat Baseline

	<i>On site Baseline</i>	<i>Retained</i>	<i>Enhanced</i>	<i>Lost</i>
<i>Habitat (Area) Units</i>	<i>3.86</i>	<i>1.51</i>	<i>-</i>	<i>2.35</i>

4 PROPOSED HABITAT CREATION

4.1. ONSITE HABITAT CREATION

Delay in Starting Habitat Creation

4.1.1. It is understood that there will be a 1-year delay in habitat creation.

4.1.2. Please refer to Table 4.1 and Table 4.2 for details of on site creation of habitats.

Table 4.1 Habitat Creation (Post Development)

Proposed habitat	Area (hectares)	Distinctiveness		Condition		Details
		Distinctiveness	Score	Condition	Score	
Developed land; sealed surface	0.47	V.Low	0	N/A - Other	0	Developable area of new holiday lodges.
Other neutral grassland	0.325	Medium	4	Moderate	2	New area of wildflower meadow to be created to the east of the site. Seed mix such as Emorsgate EM2 or EM3 could be used to create this habitat.
Mixed Scrub	0.05	Medium	4	Moderate	2	New area of Mixed Scrub planting along woodland edge to create buffer from the woodland.
Rural tree	0.1018	Medium	4	Moderate	2	Total of 25 new small trees to be planted as whips throughout.

Table 4.2 Hedgerow Creation (Post Development)

Habitat type	Length (km)	Distinctiveness	Score	Condition	Score	Details
Species-rich native hedgerow	0.02	Medium	4	Moderate	2	New species rich hedgerow to be created on site. The hedgerow will contain at least 7 different woody species.

5 SUMMARY

5.1.1. This report and the DEFRA Statutory Biodiversity Metric submitted have demonstrated that the proposed development and associated planting onsite and offsite, would create a net gain of 16.77% in habitat units. **The trading rules have also been satisfied.**

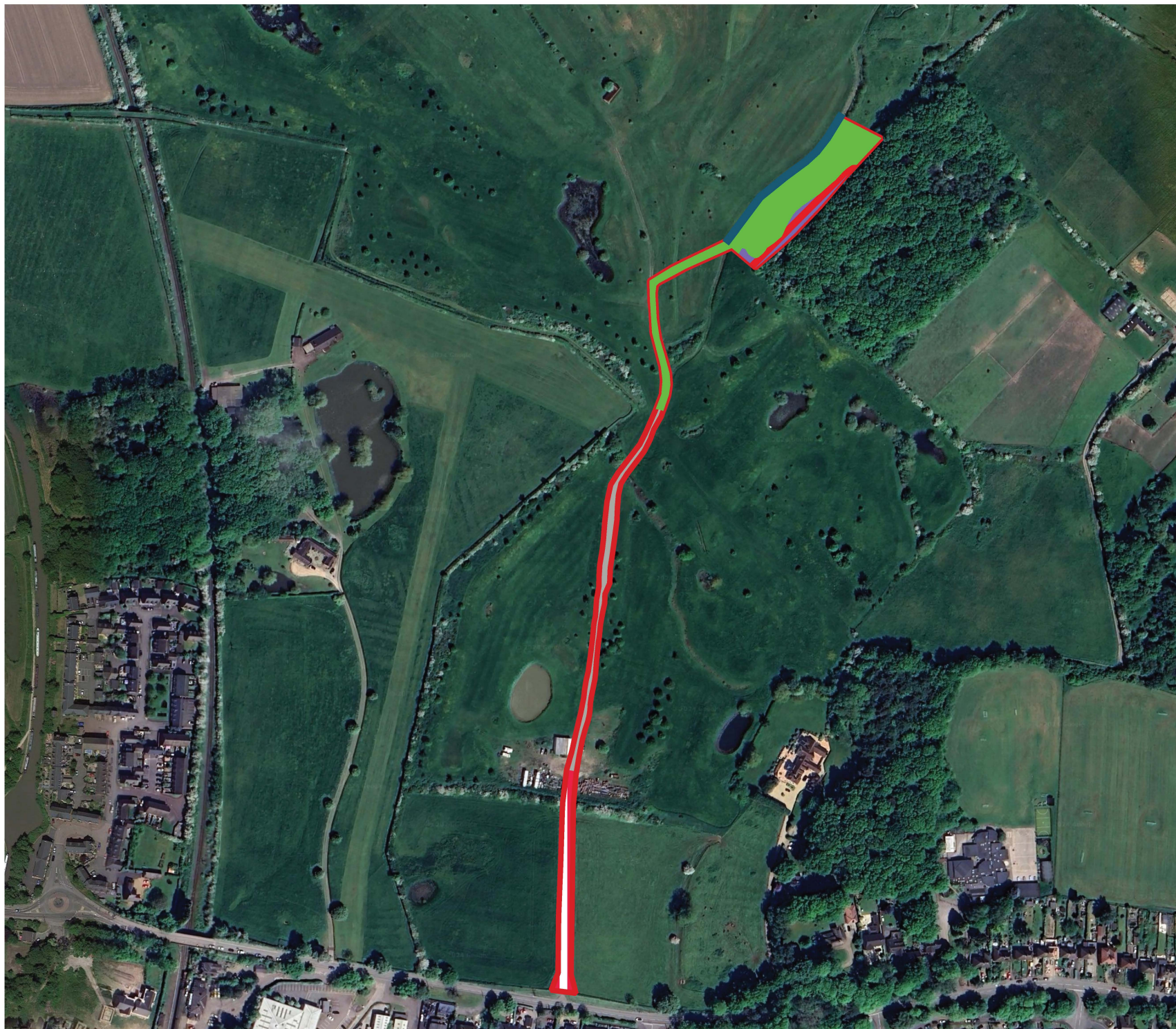
Figure 5.1 On site net %

FINAL RESULTS		
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	<i>Habitat units</i>	0.65
	<i>Hedgerow units</i>	0.14
	<i>Watercourse units</i>	0.00
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	<i>Habitat units</i>	16.77%
	<i>Hedgerow units</i>	18.67%
	<i>Watercourse units</i>	0.00%
Trading rules satisfied?	Yes ✓	

5.1.2. A 30 Year Habitat Management and Monitoring Plan (HMMP) will be required as part of the BNG assessment, to demonstrate how the targeted conditions of post development habitats are to be met. The HMMP will detail full management prescriptions, focussing on the retained trees within the site, for the 30-year period required as best practice for biodiversity net gain.

6 BIBLIOGRAPHY

- CIEEM (2021) Biodiversity Net Gain Report and Audit Templates.
- DEFRA (2023) The Statutory Biodiversity Metric: Auditing and Accounting for Biodiversity
- DEFRA (2023) The Statutory Biodiversity Metric: Auditing and Accounting for Biodiversity. Condition Assessment Sheets (Excel Format)
- Natural England (2019). Lake Naturalness Assessment Guidance



Kyngs Golf and Country Club -
UKHab
Date: 15.03.2024

-  Modified Grassland
-  Bareground
-  Developed Land
Sealed Surface
-  Bramble Scrub
-  Line of Trees
-  Red Line Boundary

Scale: 1:6500

Drawn By: CW

Checked By: CO

Approved By: PC



Client: Statue Homes Limited

Site: Kyngs Golf and Country Club Station Road
Market Bosworth Nuneaton Leicestershire CV13 0NP

Project Number: 20-1536

Rev: 1.0

© Swan Environmental Services

THIS PAGE HAS BEEN LEFT INTENTIONALLY BLANK