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17/11/2024

To Tim Bailey,

Biodiversity Statement

This project is considered exempt from statutory biodiversity gain condition under the 'de minimis' exemption as the proposals affect less than 25sqm of non-priority habitat.

Project	Proposed Stables At 1, Hunks Walk, Kennel Lane, Witherley – Biodiversity Statement
Client	Daniel Swift
Project Code	24-057
Document Ref.	24-057-BNG-DSR-01 v1.0

1. Project Background

- 1.1 CW Ecology were commissioned by Daniel Swift to undertake a biodiversity net gain assessment of 1 Hunts Walk, Kennel Lane in relation to a planning application for the construction of a stable block.

2. Planning Policy and Legislation

- 2.1 The premise of biodiversity net gain is that developments contribute to an overall increase in biodiversity. This is underpinned by the National Planning and Policy Framework 2023 and the Environment Act 2021. Mandatory biodiversity net gain was introduced in February 2024 for large sites and April 2024 for small sites.

3. Baseline Assessment

- 3.1 A baseline habitat survey was conducted on 29th of October 2024 by Hazel Crossley, BSc, MSc (Conservation Biology), who has eight years' experience in ecological consultancy and habitat survey. Hazel has received training in the use of Biodiversity Metric 4.0.
- 3.2 Habitat data was collected using the UK Habitat classification scheme version 2.0 (UKHab Ltd, 2023). Each habitat parcel was mapped using the fine scale mapping unit. A baseline plan has been prepared based on a red line boundary and architectural drawings provided by Bailey Design Limited on the 28th of October 2024. Habitat areas were calculated in metres squared using the QGIS template (released 28/11/2023) provided by Natural England as an additional tool to support the Statutory Metric.
- 3.3 As part of the assessment, aerial imagery was screened to identify potential degradation that may have occurred prior to survey.

4. Baseline Habitats

- 4.1 No priority or irreplaceable habitats were identified within the red line boundary.
- 4.2 The survey and desk study did not indicate that activities had been carried out prior to the date of application that would have degraded the baseline habitats. The 'relevant date' for on-site pre-development biodiversity value is therefore been taken to be the date of application.
- 4.3 The site, which consists of a field with paddocks, is accessible via a stone laydown area (u1c) currently being used to store materials. The red line boundary has been limited to the extent of the proposed stable block. Vegetation within the laydown area is sparse and limited only to ruderal species such as groundsel (*Senecio vulgaris*), spear thistle (*Cirsium vulgare*), annual meadow-grass (*Poa annua*), white dead-nettle (*Lamium album*), creeping thistle (*Cirsium arvense*) and yarrow (*Achillea millefolium*).
- 4.4 To the south of the laydown area is modified grassland (g4 103) which is grazed by horses. A small area of the modified grassland (g4) occurs within the footprint of the proposed stable block. This is formed primarily of perennial rye-grass (*Lolium perenne*), Yorkshire-fog (*Holcus lanatus*), false-oat grass (*Arrhenatherum elatius*) with cock's-foot (*Dactylis glomerata*) present towards the northern boundary. Beyond the grassland the land transitions to sparsely vegetated urban land (u1f 532) with a stone stockpile which has become vegetated with cleavers (*Galium aparine*), common nettle (*Urtica dioica*), Yorkshire-fog and broad-leaved dock (*Rumex obtusifolius*).
- 4.5 A defunct hedgerow (h2a6 50) associated with a dry ditch is present along the northern boundary of the field. Woody species noted include hawthorn (*Crataegus*

monogyna), ash (*Fraxinus excelsior*), elder (*Sambucus nigra*), and blackthorn (*Prunus spinosa*) with bramble (*Rubus fruticosus* agg.) and willowherb (*Epliboium* sp.) at the base. This hedgerow is retained in the proposals and the ditch appeared dry at the time of survey and therefore unlikely to convey water for more than four months of the year.

- 4.6 The table below presents the area habitats as listed in the statutory metric and their associated areas that occur within the red line application boundary.

Habitat Type	Area (m ²)
Artificial unvegetated, unsealed surface	141
Modified grassland	19
Ruderal/ Ephemeral	1

5. Biodiversity Net Gain Assessment

- 5.1 The total area of modified grassland and ruderal/ephemeral habitat is 20sqm. Neither of these habitats are priority habitats. This site is therefore considered exempt from the statutory biodiversity gain condition under the 'de minimis' exemption which covers projects that impact habitat below a threshold of 25sqm or 5m for linear habitats.
- 5.2 Review of satellite imagery showed consistent use of the site indicating that there has not been degradation prior to survey and that the habitats identified during the survey represent the pre-development baseline.

Kind regards,

Katherine Williams
Principal Ecologist

References

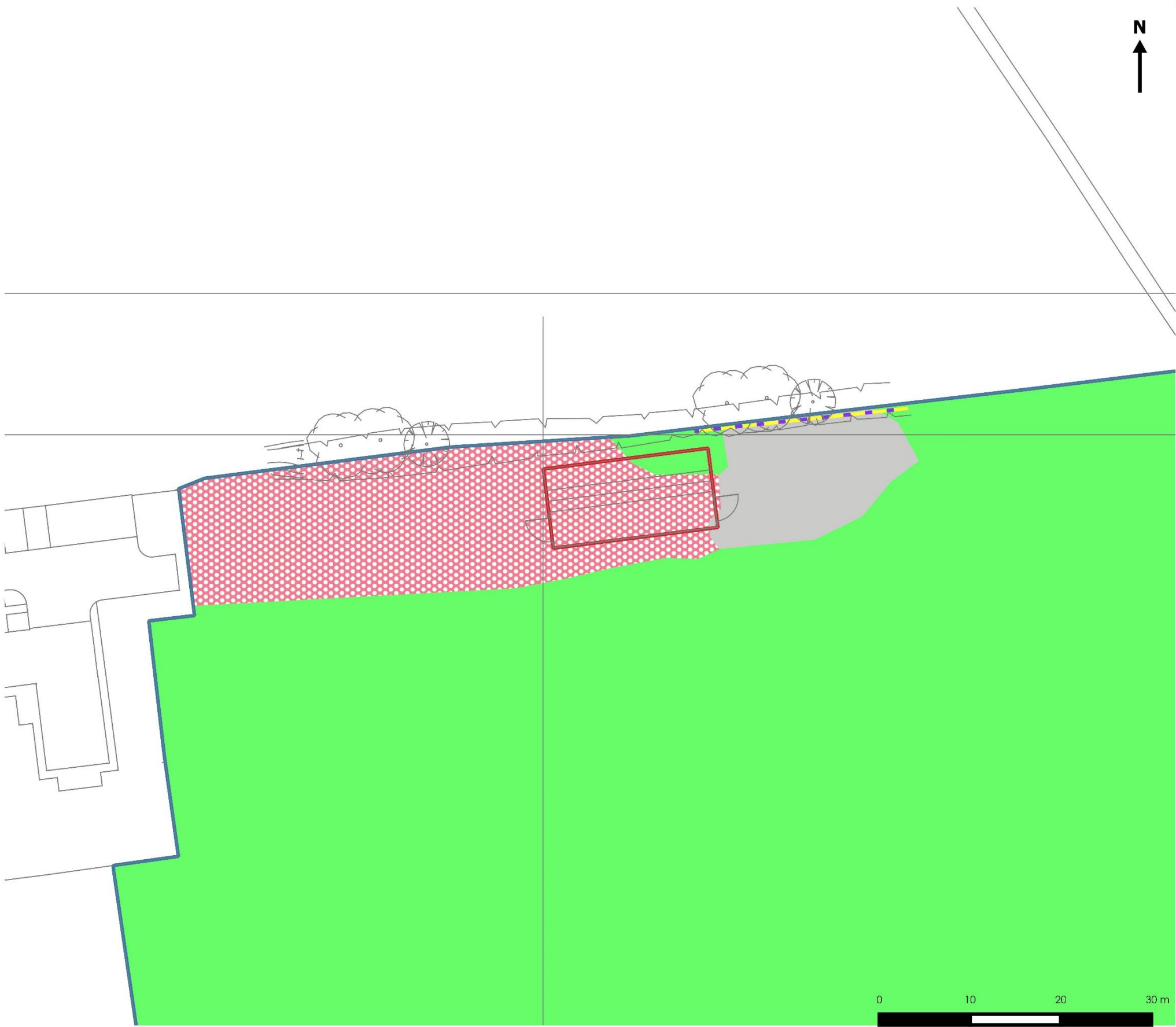
Baker, J., Hoskin, R., & Butterworth, T. (2019). Biodiversity net gain. Good practice principles for development. A practical guide. London: CIRIA.
CIEEM. (2019). Advice note of the lifespan of ecological reports and surveys.
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Appendix 1 – Supporting photographs.

	
Image 1: Existing artificial unsealed surface.	Image 2: Approximate proposed location of new stable block.
	
Image 3: Interface of artificial unsealed surface and grazed grassland.	Image 4: Material in storage.
	
Image 5: Grassland strip affected by the proposals, with start of defunct hedgerow in the background.	Image 6: Sparsely vegetated land beyond .



Image 7: Satellite image from 21st of April 2020 showing the consistent use of the area.



BASELINE HABITATS

- red line boundary
- blue line boundary
- artificial unvegetated, unsealed surface
- modified grassland
- sparsely vegetated urban land
- native hedgerow - associated with bank or ditch

Outline drawing provided by Bailey Design Limited.

DRAWING TITLE	Baseline Biodiversity Value		
DRAWING REFERENCE	BL-BNG-24-057-02		
SITE	1 Hunks Walk, Kennel Lane, Whitherley SK 29262 18555		
DRAWING DATE	16/11/24	REVISION	v1.0
DRAWN BY	HC	SCALE	1 : 400 @ A3
SURVEY DATE	29/10/24	SURVEYOR/S	KW, HC



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