



Biological Impact Assessment

of

Land at The Grove
Grove House
Burbage

For

Premibuild Ltd

(07/06/2024)

2024-04(02)

DRAFT NOT FOR SUBMISSION

Report Version	Date	Author:	Quality check by:	Approved by:
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This report has been prepared in accordance with the Biodiversity Net Gain User Guidelines and is compliant with the CIEEM Code of Professional Conduct.

Introduction

The Statutory Small Site Metric released February 2024 was used to quantify the biodiversity impact of the proposed development. The site as of 2024 has been cleared and therefore this report was based on the Phase one survey from a site visit carried out by Ecolocation on the 7th of December 2018, paired with satellite imagery to provide data from the site as it was in 2020 where it may have differed.

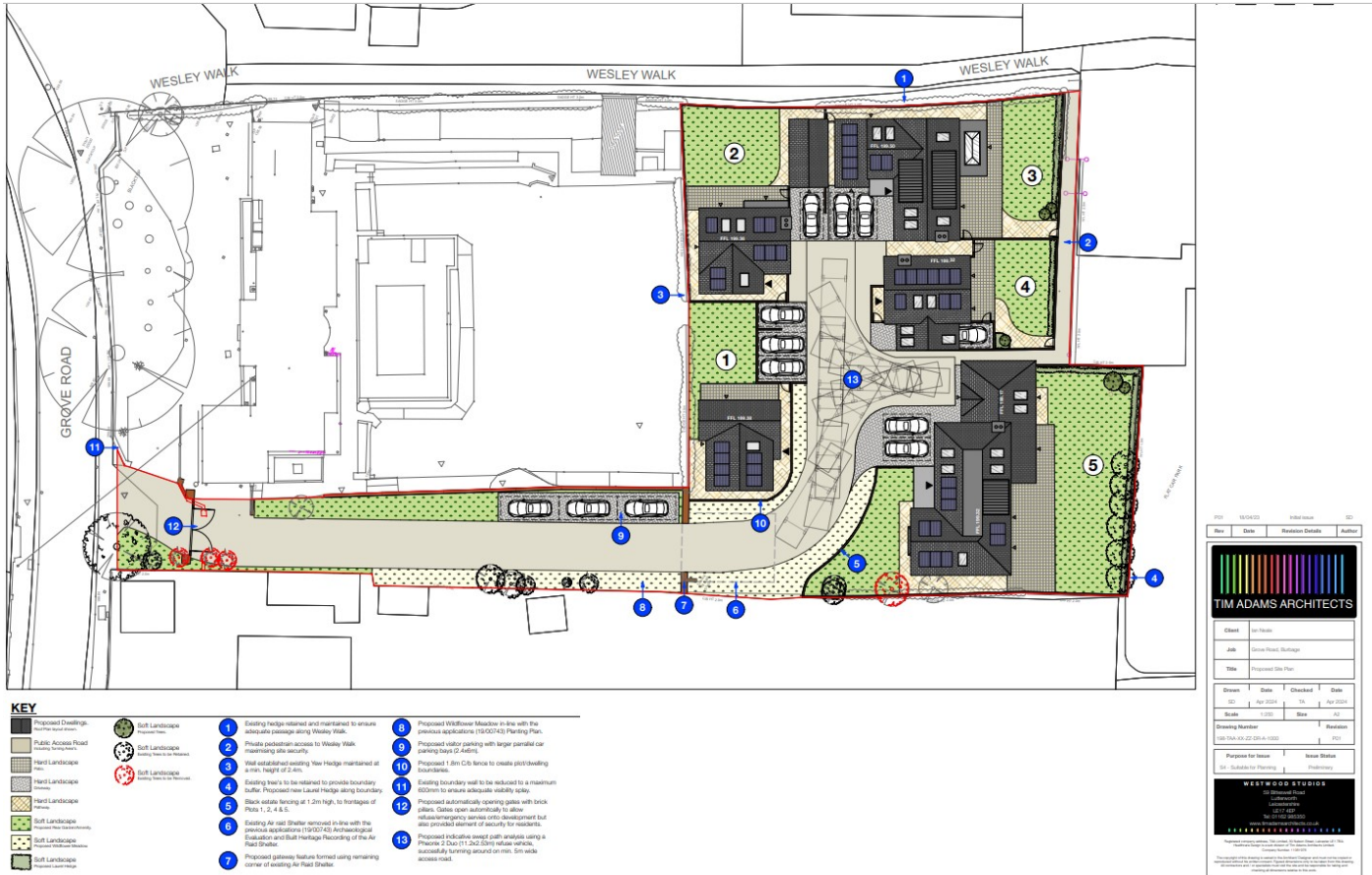


Phase One Habitat Map based on survey information 2018 and satellite imagery for 2020, blue line boundary shows land owned by the applicant outside the red-edged development zone.

The development area red line boundary. The habitat areas recorded within this area consist of:

- 313m² of Hard standing
- 251 m² of Buildings
- 49m² of Bare ground
- 1329m² of Vegetated Garden
- 755 m² of Modified Grassland
- Six medium trees were included in the calculation
- 51 small trees were not included in the calculations as per the guidance
- Recording baseline trees within private gardens "record all medium, large and very large trees within private gardens as individual trees"

The proposed development is for the Erection of five dwellings with vehicular access and associated parking and garages. This is therefore a 'minor' planning application.



Proposed Site Plan: 198-TAA-XX-ZZ-DR-A-1000

The proposed site plan illustrates the five new residential properties, hardstanding and soft landscaping proposed. Exploration of these opportunities for maximising the BNG for the site using the DEFRA statutory metric is shown in the headline results below.

Limitations

The small trees were not counted as individual trees and any small trees planted within the new proposed residential gardens will not count towards net gain as per the small site metric guidance. The choice of species, for example the use of locally native species such as bramble (*Rubus*), blackthorn (*Prunus spinosa*) and hawthorn (*Crataegus monogyna*), will positively impact the value of the habitats.

Plan as Proposed

The development area red line boundary. The proposed habitat areas consist of:

- Developed land; sealed surface (Hardstanding) - 1485m²
- Developed land; sealed surface (Buildings)- 550m²
- Vegetated Garden - 502m²
- Introduced Shrubs - 160m²



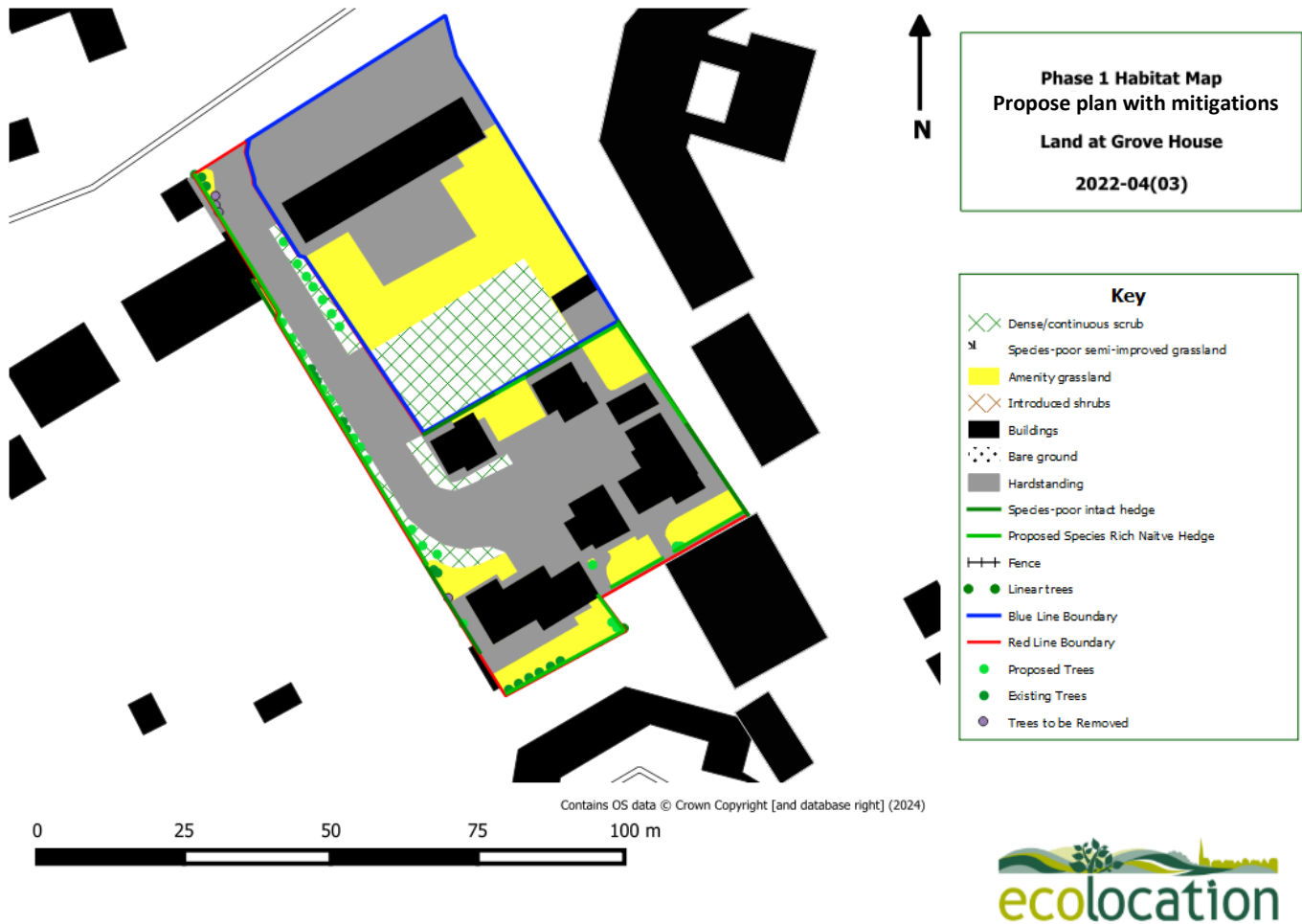
The proposed site plan

Headline results BIA 2024-04(02) As Proposed

Site Name		The Grove	
Sheet Name		Headline Results	
Headline Results			
Headline		BNG Targets Not Met ▲	
Trading Rules		Trading Rules Not Satisfied ▲	
Next steps		Scheme alterations or offsite units required	
Baseline Units	Habitat units	3.6199	
	Hedgerow units	0.6680	
	Watercourse units	Zero Units Baseline	
Post-development Units	Habitat units	3.0480	
	Hedgerow units	0.5665	
	Watercourse units	0.0000	
Total net unit change	Habitat units	-0.5720 ▲	
	Hedgerow units	-0.1015 ▲	
	Watercourse units	0.0000	
Total net % change	Habitat units	-15.80% ▲	
	Hedgerow units	-15.19% ▲	
	Watercourse units	% target not appropriate	
Habitats units required to meet target		0.9339	
Hedgerow units required to meet target		0.1683	
Watercourse units required to meet target		0.0000	

2024-04(02) headline results as proposed

The proposed plan would result, in the absence of mitigation, in a net loss of -15.80% based on the Phase 1 survey from a site visit carried out by Ecolocation on the 7th of December 2018, paired with satellite imagery to provide data from the site as it appeared in 2020. The impact on hedgerows would result in a net loss of -15.19%,

Post Development Proposed Mitigation Plan**Phase 1 plan with proposed mitigations****Assumptions**

The assessment was conducted based on the following assumptions:

- Native species will be used.
- The blue line boundary was primarily vegetated garden.
- Additional species rich native hedgerows will be planted at the west, south and east boundaries.

Recommendations

The following are recommended in order to attain a net biodiversity gain:

- Developed land; sealed surface (Hardstanding) - 1485m²
- Developed land; sealed surface (Buildings)- 550m²
- Mixed Scrub - 807m²
- Vegetated Garden - 778m²
- Twenty Small trees planted outside of residential garden and 5 medium trees within residential gardens
- Gappy hedge infilled with native species mix at 225mm centres in 2no., staggered rows, 225mm apart.
- The species mix should include at least native six native species such as Common Dogwood (*Cornus sanguinea*), Hawthorn, Blackthorn, Dog rose (*Rosa canina*), Gorse (*Ulex europaeus*) and Guelder rose (*Viburnum opulus*), field maple (*acer campestre*) and common hazel (*Corylus avellana*).

Headline results BIA 2024-04(02) Post Development

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Site Name		The Grove	
Sheet Name		Headline Results	
Headline Results			
Headline		BNG Targets Not Met ▲	
Trading Rules		Trading Rules Satisfied ✓	
Next steps		Scheme alterations or offsite units required	
Baseline Units	Habitat units	3.7245	
	Hedgerow units	0.6680	
	Watercourse units	Zero Units Baseline	
Post-development Units	Habitat units	3.9067	
	Hedgerow units	1.2963	
	Watercourse units	0.0000	
Total net unit change	Habitat units	0.1821	▲
	Hedgerow units	0.6283	✓
	Watercourse units	0.0000	
Total net % change	Habitat units	4.89%	▲
	Hedgerow units	94.05%	✓
	Watercourse units	% target not appropriate	
Habitats units required to meet target		0.1903	
Hedgerow units required to meet target		0.0000	
Watercourse units required to meet target		0.0000	

2024-04(02) headline results with mitigation

The proposed plan will result in a net gain of 4.89%. The proposed hedgerows will result in a net gain 94.05%.

Conclusion

The proposed development when mitigated using the stated recommendations does not meet the 10% BNG. Therefore offsite units are required in order to conform to the applicable NPPF requirements and the Environment Act 2021.