



Condition 31 - Biodiversity Net Gain Assessment

Chalcroft Nurseries

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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 snapshot 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 Ecology Partnership was commissioned by Henry Adams to undertake a Biodiversity Net Gain (BNG) assessment to discharge Condition 31 (BE/81/20/OUT) for Phase 3 at Chalcroft Nurseries, Chalcraft Lane, West Bersted, PO21 5TS, hereafter referred to as the 'site' (Figure 1).

Condition 31

"Prior to the commencement of the development, details of biodiversity enhancement measures and biodiversity net gain to achieve a minimum of 10% in accordance with the requirements of the Environment Act 2021 for each phase of the development, shall be submitted to and approved by the local planning authority in writing. The development shall thereafter be carried out in accordance with these approved details."

- 1.2 The site is surrounded by arable fields to the north and west, a cemetery to the south and residential to the east. The extent of the site is shown in Figure 1 below.



Figure 1: Site red line boundary.

2.0 METHODOLOGY

- 2.1 The Statutory Biodiversity Metric was used to calculate biodiversity losses and gains for habitats within the site. The metric is included as a separate excel document (Appendix 1) and underpins the Environment Bill's provisions for mandatory BNG in England.
- 2.2 The 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**'.
- 2.3 The site was surveyed on 17th August 2023 by surveyors Eddie Selwyn BSc (Hons) MSc ACIEEM and Natasha Wilson BSc (Hons). The surveyors identified the habitats present, following the UK Habitat classification system (UKHab V2). The site was surveyed on foot and the existing habitats and land uses were recorded on an appropriately scaled map.

3.0 RESULTS

Habitat Baseline

- 3.1 The baseline habitats are shown in Table 1 and Figure 2 below.

Table 1: Habitat Breakdown – Baseline

Habitat type	Area (ha)	Condition
Developed land; sealed surface	0.5501	N/A - other
Tall forbs	0.0016	Moderate
Modified grassland	0.2571	Good
Modified grassland	0.0175	Poor
Small individual tree	0.0041	Good
Total Area (excluding trees)	0.8263	

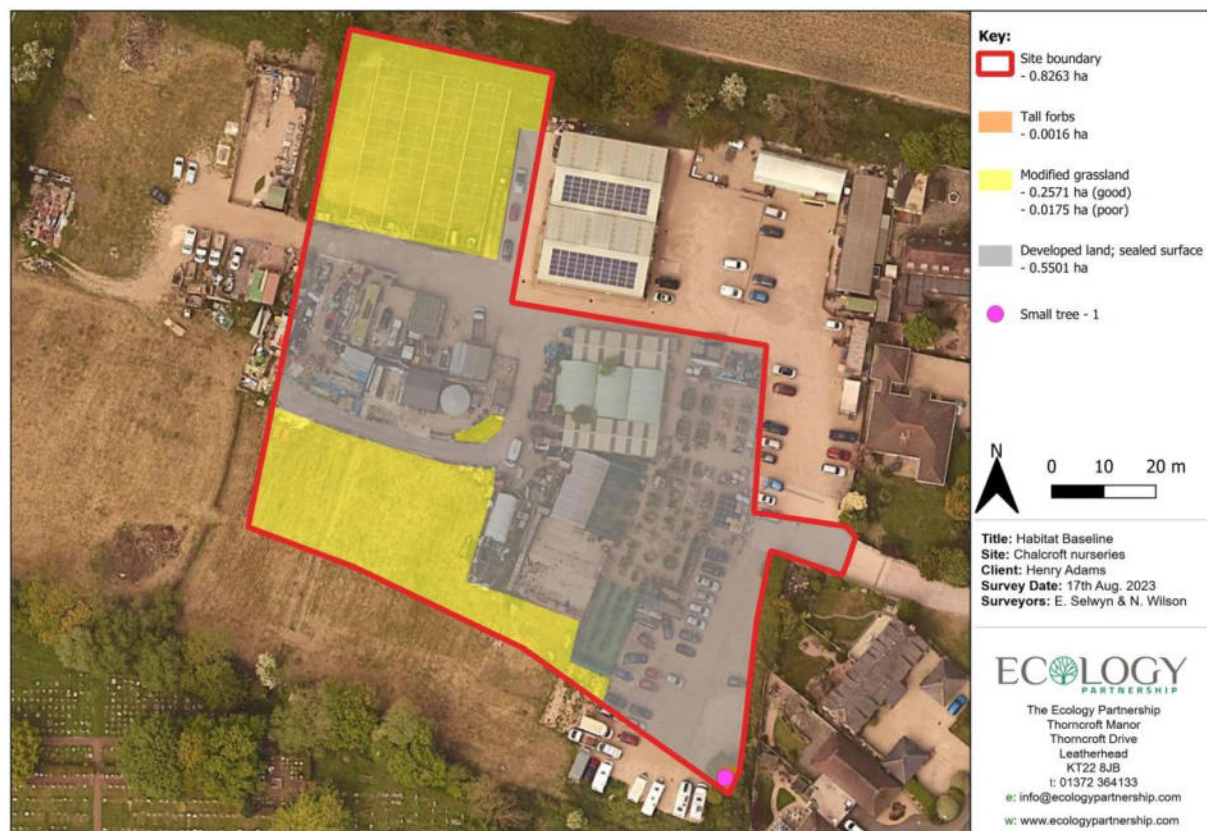


Figure 2: Baseline habitat plan.

Habitat Creation

3.2 The habitats to be created are shown below in Table 2 and Figure 3 below.

Table 2: Habitat Breakdown – Creation

Habitat type	Area (ha)	Targeted Condition
Developed land; sealed surface	0.6455	Condition 'N/A - Other'
Other neutral grassland	0.0080	Poor – Adjacent to
Other neutral grassland	0.0317	Good – Open Space
Mixed scrub	0.1226	Good
Mixed scrub	0.0161	Moderate
Retained tall forbs	0.0016	Poor
New small trees	0.1081	Moderate
Retained small tree	0.0041	Moderate
Total Area (excluding trees)	0.8263	



Figure 3: Proposed habitat plan

3.3 The development will result in a net gain of +11.46% habitat units and the trading rules have been satisfied (Figure 4).

FINAL RESULTS		
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	0.19
	Hedgerow units	0.00
	Watercourse units	0.00
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	11.46%
	Hedgerow units	0.00%
	Watercourse units	0.00%
Trading rules satisfied?	Yes ✓	

Figure 4: Headline Results

Biodiversity Enhancement Measures

- 3.1 To enhance the biodiversity of species within the local area, the proposed development will include bat and bird boxes. Boxes will be replaced if they become damaged.

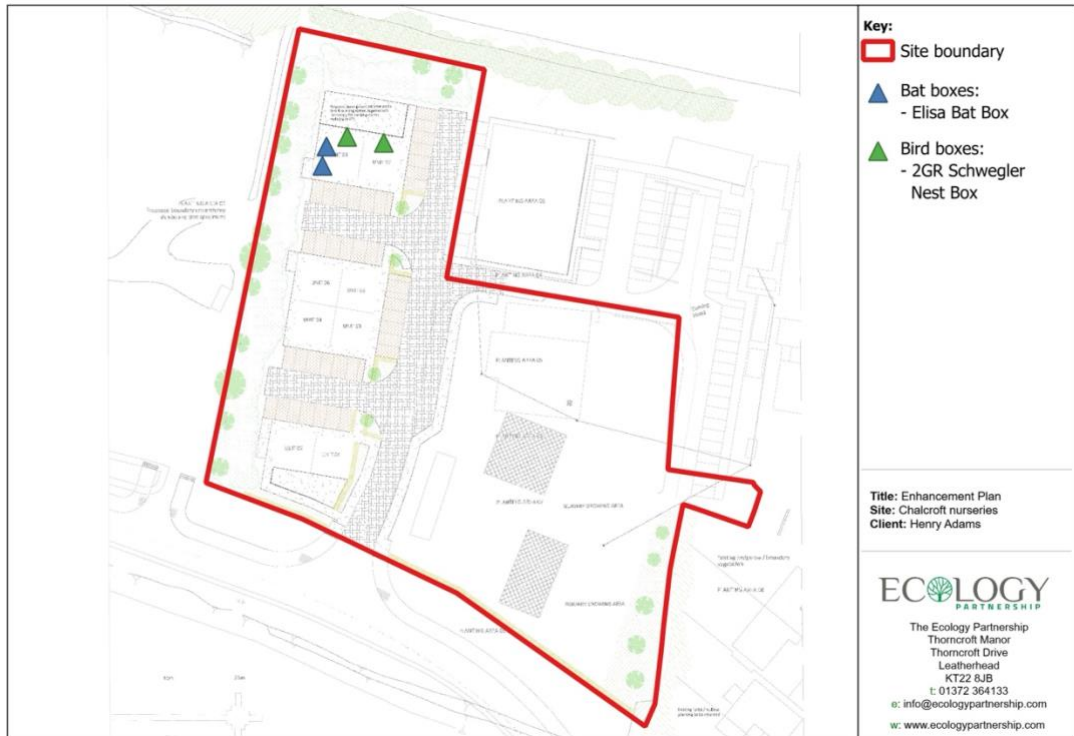


Figure 5: Bat and Bird Box Locations

- 3.2 Two 2GR Schwegler Nest Boxes (Figure 6) will be installed on the proposed building. The boxes will be a minimum of 2m off the ground and on a north aspect. The bird boxes will be cleaned once a year in January. All old nesting material will be removed and if considered necessary, boiling water will be utilised to clean the box of parasites



Figure 6: Vivara Pro Seville 28mm WoodStone Nest Box

- 3.3 Two bat boxes (Elisa Bat Box) will be hung on the buildings on the western aspect. The bat boxes will be at a minimum height of 3-4m, away from artificial light sources and with a clear horizontal approach. No cleaning or management of the bat boxes is required.

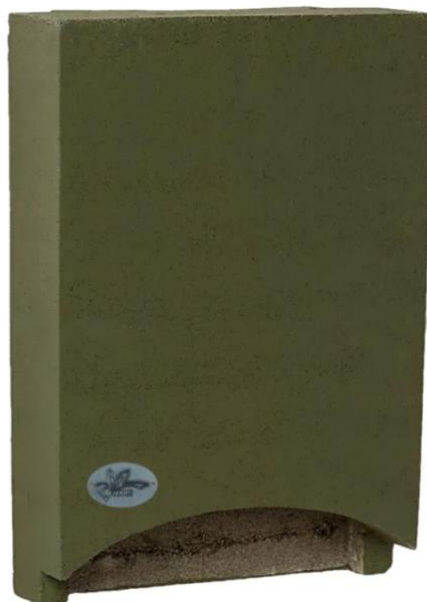


Figure 7: Schwegler 2F Universal Bat Box

Appendix 1: Statutory Biodiversity Metric

- Separate excel document.

Appendix 2: Photos

Photograph 1: Modified Grassland (good condition) – northern section.	
Photograph 2: Modified Grassland (poor condition) – southeast corner.	

Photograph 3: Modified Grassland (good condition) – southern section.	
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Appendix 3: Condition Assessment Tables

Condition Sheet: GRASSLAND Habitat Type (low distinctiveness)			
UKHab Habitat Type(s): Grassland - Modified grassland (included amenity grassland)			
Condition Assessment Criteria		Modified Grassland	Modified Grassland (southeast corner)
1	There are 6-8 vascular plant species per m present, including at least 2 forbs (this may include those listed in Footnote 1). Note - this criterion is essential for achieving Moderate or Good condition. Where the vascular plant species present are characteristic of medium, high or very high distinctiveness grassland, or there are 9 or more of these characteristic species per m ² (excluding those listed in Footnote 1), please review the full UKHab description to assess whether the grassland should instead be classified as a higher distinctiveness grassland. Where a grassland is classed as medium, high, or very high distinctiveness, please use the relevant condition sheet.	Pass	Fail
2	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for vertebrates and invertebrates to live and breed.	Fail	Fail
3	Some scattered scrub (including bramble) may be present, but scrub accounts for less than 20% of total grassland area. Note - patches of scrub with continuous (more than 90% cover should be classified as the relevant scrub habitat type.	Pass	Pass
4	Physical damage is evident in less than 5% of total grassland area. Examples of physical damage include excessive poaching, damage from machinery use or storage, erosion caused by high levels of access, or any other damaging management activities.	Pass	Fail
5	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens?	Pass	Pass
6	Cover of bracken is less than 20%.	Pass	Pass
7	There is an absence of invasive non-native plant species? (as listed on Schedule 9 of WCA*).	Pass	Pass
Condition		Good	Poor
Condition Assessment Result			
Good	Passes 6 or 7 of 7 criteria including essential criterion 1		
Moderate	Passes 4 or 5 of 7 criteria including passing essential criterion 1		
Poor	Passes 3 or fewer criteria; OR 4-6 of criteria but failing criterion 1		

Condition Sheet: URBAN - NON PRIORITY Habitat Type		
UKHab Habitat Type(s): Sparsely vegetated land - Ruderal/ephemeral and Tall forbs; Urban – Allotments/Bioswale/Cemeteries and churchyards/Open mosaic habitats on previously developed land(OMH)/Rain garden/SUDs/bare ground/all green walls and roofs		
Condition Assessment Criteria		Tall Forbs
A	Vegetation structure is varied, providing opportunities for vertebrates and invertebrates to live, eat and breed. A single structural habitat component or vegetation type does not account for more than 80% of the total habitat area.	Fail
B	The habitat parcel contains different plant species that are beneficial for wildlife, for example flowering species providing nectar sources for a range of invertebrates at different times of year.	Pass
C	Invasive non-native plant species (listed on Schedule 9 of WCA ¹) and others which are to the detriment of native wildlife (using professional judgement) ² cover less than 5% of the total vegetated area ³ . Note - to achieve Good condition, this criterion must be satisfied by a complete absence of invasive non-native species (rather than <5% cover).	Pass
Condition		Moderate
Condition Assessment Result		
Good	Passes 3 of 3 core criteria; AND Meets the requirements for good condition within criteria 2 and 3	
Moderate	Passes 2 of 3 core criteria; OR Passes 3 of 3 core criteria but does not meet the requirements for good condition within criteria 2 and 3	
Poor	Passes 0 or 1 of 3 core criteria	
Footnote 1 – Wildlife and Countryside Act 1981 (as amended).		
Footnote 2 – Sources of information about detrimental non-native species can be found on the GB Non-native Species Secretariat (GBNNS) website:		
Home » NNSS (nonnativespecies.org)		
And Natural England Access to Evidence page should also be checked for up-to-date information:		
Horizon-scanning for invasive non-native plants in Great Britain - NECR053 (naturalengland.org.uk)		
For criterion C – For green roof habitat types only – buddleia <i>Buddleja davidii</i> should be assessed alongside Schedule 9 species. This species impairs the health of the local ecosystem and reduces the biodiversity potential of the roof. It is also a sign that a roof has not been planted and seeded correctly in subsequent years.		

Footnote 3 – Assess this for each distinct habitat parcel. If the distribution of invasive non-native species varies across the habitat, split into parcels accordingly, applying a buffer zone around the invasive non-native species with a size relative to its risk of spread into adjacent habitat, using professional judgement.

Footnote 4 – Use professional judgement. Sources of information about non-native species that are not detrimental to native wildlife can be found on the GBNNSS website:

[Alternative plants » NNSS \(nonnativespecies.org\)](https://nonnativespecies.org/)

Condition Sheet: INDIVIDUAL TREES Habitat Type

UKHab Habitat Type(s): Urban tree: Covers the following topographical formations most commonly found in urban areas¹:

Individual Trees (urban or rural): Young trees over 75mm in diameter at breast height whose canopies are not touching.

Urban Perimeter / Linear Blocks and Groups (description applied to the urban environment only):

Groups or stands of trees (size requirement as defined above) within and around the perimeter of urban land. This includes those along urban streets, highways, railways and canals, and also former field boundary trees incorporated into developments. Canopies must overlap continuously. Groups of urban trees that don't match the descriptions for woodland may be assessed within this category.

Condition Assessment Criteria		Small Tree
A	The tree is a native species (or at least 70% within the block are native species).	Pass
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	Pass
C	The tree is mature (or more than 50% within the block are mature) ¹ .	Fail
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain > 75% of expected canopy for their age range and height.	Pass
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	Pass
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Pass
Condition		Good
Condition Assessment Result		
Good	Passes 5 or 6 criteria	
Moderate	Passes 3 or 4 criteria	

Poor	Passes 2 or fewer criteria
Footnote 1 - See gov.uk standing advice on ancient and veteran trees. Available from: Keepers of time: ancient and native woodland and trees policy in England (publishing.service.gov.uk) and: Ancient woodland, ancient trees and veteran trees: advice for making planning decisions - GOV.UK (www.gov.uk) Footnote 2 - Enhancement of this habitat type is only possible by improving the habitat so that it meets all Criteria B, D and F. It is not possible or appropriate to enhance individual tree/s through meeting just one or two of those Criteria, nor by meeting Criteria A, C or E.	

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