

ECOLOGY TECHNICAL NOTE – BIODIVERSITY NET GAIN

Guild Living @ Epsom

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- 1.1 This technical note presents the results of the Biodiversity Net Gain assessment undertaken using Natural England's Biodiversity Metric 2.0.
- 1.2 The metric is a tool to quantify net gains in biodiversity and help evidence compliance with national and local planning policies which seek habitat enhancements/gains.
- 1.3 It should be seen in the context of the ecology reporting which supports the planning application and assesses potential ecology impacts more widely.
- 1.4 Baseline scoring is based on the Preliminary Ecological Appraisal (Arup - 18 January 2021) and Tree Survey & Constraints Plan (Bartlett Consulting - 4 December 2019). On precautionary basis this includes the trees that were felled for the prior approval works (as identified in the Table 5.1 of the Arboricultural Report, Ruskins Tree Consultancy - January 2021).
- 1.5 Habitat creation scoring is based on landscape proposals (Andy Sturgeon Design – Ground Floor Masterplan 656 P_00_100_P08 and Roof Masterplan 596 P_02_105_P02).
- 1.6 On a precautionary basis it calculates all proposed on-site trees as small (as defined by Table 7.1 of Natural England's Biodiversity Metric 2.0 User Guide, July 2019).
- 1.7 The Metric calculates the proposals would deliver an 88% Biodiversity Net Gain (see Appendix for calculations).

Appendix 1: NE Biodiversity Metric Calculations

On-site baseline	<i>Habitat units</i>	2.04
	<i>Hedgerow units</i>	0.00
	<i>River units</i>	0.00
On-site post-intervention (Including habitat retention, creation, enhancement & succession)	<i>Habitat units</i>	3.84
	<i>Hedgerow units</i>	0.00
	<i>River units</i>	0.00
Off-site baseline	<i>Habitat units</i>	0.00
	<i>Hedgerow units</i>	0.00
	<i>River units</i>	0.00
Off-site post-intervention (Including habitat retention, creation, enhancement & succession)	<i>Habitat units</i>	0.00
	<i>Hedgerow units</i>	0.00
	<i>River units</i>	0.00
Total net unit change (including all on-site & off-site habitat retention/creation)	<i>Habitat units</i>	1.80
	<i>Hedgerow units</i>	0.00
	<i>River units</i>	0.00
Total net % change (including all on-site & off-site habitat creation + retained habitats)	<i>Habitat units</i>	88.39%
	<i>Hedgerow units</i>	0.00%
	<i>River units</i>	0.00%

A-1 Site Habitat Baseline

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Ref	Habitats and areas			Habitat distinctiveness		Habitat condition		Ecological connectivity			Strategic significance			Suggested action to address habitat losses	Ecological baseline Total habitat units
	Broad Habitat	Habitat type	Area (hectares)	Distinctiveness	Score	Condition	Score	Ecological connectivity	Connectivity	Connectivity multiplier	Strategic significance	Strategic significance	Strategic position multiplier		
1	Urban	Urban - Amenity grassland	0.08	Low	2	Poor	1	Low	Unconnected habitat	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness or better habitat required.	0.16
2	Urban	Urban - Introduced shrub	0.01	Low	2	Moderate	2	Low	Unconnected habitat	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness or better habitat required.	0.04
3	Heathland and shrub	Heathland and shrub - Mixed scrub	0.01	Medium	4	Moderate	2	Low	Unconnected habitat	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same or greater distinctiveness habitat required.	0.08
4	Urban	Urban - Developed land; sealed surface	1.34	V.Low	0	N/A - Other	0	Low	Unconnected habitat	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Compensation Not Required.	0.00
5	Urban	Urban - Street Tree	0.4	Low	2	Moderate	2	Low	Unconnected habitat	1	Location ecologically desirable but not in local strategy	Medium strategic significance	1.1	Same distinctiveness or better habitat required.	1.76
6															
7															
8															
9															
10															
	Total site area ha		1.44											Total Site baseline	2.04

Retention category biodiversity value								Bespoke compensation agreed for unacceptable losses
Area retained	Area enhanced	Area succession	Baseline units retained	Baseline units enhanced	Baseline units succession	Area lost	Units lost	
			0.00	0.00	0.00	0.08	0.16	
			0.00	0.00	0.00	0.01	0.04	
			0.00	0.00	0.00	0.01	0.08	
			0.00	0.00	0.00	1.34	0.00	
0.32			1.41	0.00	0.00	0.08	0.35	
0.32	0.00	0.00	1.41	0.00	0.00	1.52	0.63	

A-2 Site Habitat Creation																	
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Post development/ post intervention habitats																	
Proposed habitat	Area (hectares)	Distinctiveness	Score	Condition	Score	Ecological connectivity			Strategic significance			Temporal multiplier		Difficulty multipliers		Habitat units delivered	Assessor comments
						Ecological connectivity	Connectivity	Connectivity multiplier	Strategic significance	Strategic significance	Strategic position multiplier	Time to target condition/years	Time to target multiplier	Difficulty of creation category	Difficulty of creation multiplier		
Urban - Amenity grassland	0.05	Low	2	Poor	1	Low	Unconnected habitat	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	1	0.965	Low	1	0.10	
Urban - Introduced shrub	0.23	Low	2	Moderate	2	Low	Unconnected habitat	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	1	0.965	Low	1	0.89	Proposed planting and boundary planting
Urban - Street Tree	0.48	Low	2	Moderate	2	Low	Unconnected habitat	1	Location ecologically desirable but not in local strategy	medium strategic significance	1.1	27	0.382	Low	1	0.81	107 proposed
Urban - Extensive green roof	0.09	Medium	4	Moderate	2	Low	Unconnected habitat	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	3	0.899	Medium	0.67	0.43	Roof level - Biodiverse roof
Urban - Extensive green roof	0.03	Medium	4	Poor	1	Low	Unconnected habitat	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	1	0.965	Medium	0.67	0.08	Roof level - sedum roof
Urban - Introduced shrub	0.02	Low	2	Fairly Poor	1.5	Low	Unconnected habitat	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	1	0.965	Low	1	0.06	Planting type 1 & 2
Urban - Amenity grassland	0.03	Low	2	Poor	1	Low	Unconnected habitat	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	1	0.965	Low	1	0.06	Roof level - lawn and meadow lawn
Urban - Street Tree	0.01	Low	2	Moderate	2	Low	Unconnected habitat	1	Location ecologically desirable but not in local strategy	medium strategic significance	1.1	27	0.382	Low	1	0.02	Roof level - 25 proposed
Urban - Developed land; sealed surface	1.07	V.Low	0	N/A - Other	0	Low	Unconnected habitat	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	0	1.000	Low	1	0.00	
Totals	1.52																Total Units 2.44