



Brighter strategies
for greener projects



Client: Frasers Property
Project: Lindenwood, Chineham, Basingstoke
Report: Biodiversity Impact Assessment

QUALITY ASSURANCE

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1.0 EXECUTIVE SUMMARY

Greengage Environmental Ltd was commissioned to undertake a Biodiversity Net Gain Assessment by Fraser's Property of a site known as Lindenwood in Chineham, Basingstoke.

This document is a report of this survey and has been produced to inform a planning submission for the site which seeks the erection of terrace of commercial units within Use Classes E(g), B2 and B8, with associated car parking, servicing arrangements, hard and soft landscaping and associated infrastructure.

The assessment aimed to quantify the predicted change in ecological value of the site in light of the proposed developments to assess compliance against local and national planning policy.

The survey area extends to 1.55ha and comprises predominantly developed land; sealed surface with scattered trees, woodland (periphery only) and introduced shrub and modified grassland.

The proposed development will retain 0.09ha of modified grassland, enhance 0.048ha of modified grassland to other neutral grassland, retain 0.39ha of urban tree and 0.047ha of woodland. The proposed development will deliver 1.24ha of developed land; sealed surface and create 0.199ha of urban tree, 0.014ha of native mixed scrub, 0.033ha of introduced shrub, 0.076ha of other neutral grassland and 0.096km of native hedgerow. Additionally, 0.49ha of urban tree will be planted offsite within the wider business park.

The proposals stand to result in a net gain of 0.71 biodiversity units associated with area based habitats compared with pre-development value. This is equivalent to a total net increase of 10.20% in ecological value. Additionally, the proposals will deliver a net gain of 0.19 hedgerow units. As there are no hedgerow units predevelopment, a % net gain cannot be calculated. Trading rules have been met.

Further onsite interventions are not considered possible due to site constraints and so offsite creation is proposed on land owned by the applicant within the same business park. It is considered acceptable to include the offsite trees as medium size trees as they will be planted within open grassed areas with limited restrictions on their future growth.

Detail relating to the proposed ecological compensation and enhancement actions in relation to habitat creation and management could be provided within an Ecological Management Plan for the site which could be secured through planning condition. Should these recommendations be adhered to, the proposals stand to be compliant with legislation and current planning policy.

2.0 INTRODUCTION

Greengage Environmental Ltd was commissioned to undertake a Biodiversity Net Gain Assessment by Fraser's Property of a site known as Lindenwood in Chineham, Basingstoke.

This document is a report of this survey and has been produced to inform a planning submission for the site which seeks the erection of terrace of commercial units within Use Classes E(g), B2 and B8, with associated car parking, servicing arrangements, hard and soft landscaping and associated infrastructure.

The assessment aimed to quantify the predicted change in ecological value of the site in light of the proposed developments to assess compliance against local and national planning policy.

This BIA has been undertaken in November 2023. Any further changes to the design will impact upon the BNG score and the metric will need to be updated to reflect such changes. This also carries forward throughout the entire lifetime of the project, including after planning permission has been granted, in and throughout the construction phase. Biodiversity net gain aims to give an accurate reflection of the changes happening on site.

2.1 SITE DESCRIPTION

The survey area extends to approximately 1.55 hectares and is centred on National Grid Reference SU6501055586, OS Co-ordinates 465010, 155586.

The Site is located in the north of Chineham Business Park, which itself is located in the north west of Chineham, approximately 3.5km north east of the centre of Basingstoke, Hampshire. The site is bordered by Crockford Lane to the East, buildings associated with the wider Chineham Business Park to the South, Carpenters Wood to the west and Petty's Brook to the north. The wider area comprises the suburban area of Chineham to the east, industrial and retail dominated land to the south and woodland leading to open fields to the west and north.

The site is connected to significant greenspace through tree lines and the presence of Carpenters Wood immediately west. The site itself has limited green habitat and where present this is generally heavily managed. The exception to this would be the northern and western boundary of the site.

2.2 PROPOSED DEVELOPMENT

The proposed development proposes the erection of terrace of commercial units within Use Classes E(g), B2 and B8, with associated car parking, servicing arrangements, hard and soft landscaping and associated infrastructure.

Within the proposed plans by Harris Partnership and ASA Landscape Architects, the majority of the existing habitats on the periphery of the site will be retained and an additional 41no. trees (25 no. on site and 16no. offsite) will be planted.

3.0 METHODOLOGY

3.1 GOOD PRACTICE PRINCIPLES

To calculate the ecological value of the pre- and post-development site, the Natural England Metric 4.0 methodology was utilised, following good practice guidance from Natural England^{1,2}, and joint guidance from CIEEM, IEMA and CIRIA³. The good practice guidelines "provide a framework that helps improve the UK's biodiversity by contributing towards strategic priorities to conserve and enhance nature while progressing with sustainable development". This framework consists of 10 good practice principles which are outlined in Table 3.1.

Table 3.1 Good Practice Principles and Discussion

Good Practice Principle	Discussion
1. Apply the Mitigation Hierarchy	The majority of the habitat on site has been retained. This includes the modified grassland, introduced shrub and urban trees that are present on the periphery of the site. Habitats that were present within the centre of the site have already been removed and are being compensated for through onsite tree planting, where viable, and any remaining biodiversity units are secured through tree planting offsite but within the wider business park.
2. Avoid Losing Biodiversity that Cannot be Offset by Gains Elsewhere	No irreplaceable habitats are present on-site pre-development.
3. Be Inclusive and Equitable	Harris Partnership and ASA Landscape Architects have been responsive to ideas from Greengage to enhance biodiversity value on site and where such enhancements are viable.
4. Address Risks	Greengage has worked with Harris Partnership and ASA Landscape Architects to improve biodiversity value on site and mitigate risks in the original design. For example, new areas of native scrub and wildflower grassland will be created where ornamental shrub and modified grassland was proposed.
5. Make a Measurable Net Gain Contribution	The development is likely to achieve a measurable gain in biodiversity through the use of Metric 4.0. The metric calculations are subject to change regarding on design change.
6. Achieve the Best Outcomes for Biodiversity	The proposals will retain the majority of the habitat on site and most importantly the majority of the mature trees. Further trees will be planted to create new green corridors close to the woodland on site, whilst new trees will be planted offsite as well to provide new stepping stones.

Good Practice Principle	Discussion
7. Be Additional	The BNG for the proposed development, not only focuses on the site itself, but also aims to create new green corridors through the planting of additional trees. The design also aims to provide other habitat features for our wildlife including nest boxes, which improves the biodiversity value of the site further.
8. Create a Net Gain Legacy	The landscaping on site will be designed, where possible, to be climate resilient, including more drought tolerant species. The BNG on site will be managed for at least 30 years.
9. Optimise Sustainability	The landscaping retains the majority of the existing habitat on site and includes the planting of new trees both onsite and offsite. These new trees will help improve ecosystem services such as temperature regulation and air quality control, to help create a climate resilient environment.
10. Be Transparent	Frasers Property commissioned Greengage to run the BNG calculations and communicate findings in a BIA report.

3.2 BIODIVERSITY METRIC

This metric uses Biodiversity Units as a proxy for the ecological value of area or linear based habitats. The areas of each habitat parcel are measured, with each parcel assigned a ‘Distinctiveness’, ‘Condition’ and ‘Strategic Significance’ score. Distinctiveness is a default score for the habitat classification, representing its inherent ecological value, whereas condition refers to the state each parcel is in relative to predetermined set of criteria outlined in the supplementary Biodiversity Metric 4.0 guidance.

Strategic significance draws upon priorities and objectives within local plans and strategies, and is measured by providing habitats with a score from low to high as follows:

- High - "area/action formally identified within a local plan, strategy or policy";
- Medium - "location ecologically desirable but area/action not identified in local plan, strategy or policy"; and
- Low - " area/action not identified in any local plan, strategy or policy; or no local strategy in place"⁴.

For post-development habitat areas, additional multipliers are applied considering the time taken to reach maturity and difficulty of creation of the habitats, and whether the habitat creation is in a strategically beneficial location.

An assessment of the predicted change in ecological value is undertaken comparing the Biodiversity Units and assessing percentage change. Changes in broader habitat types (for example, ‘Urban’, ‘Woodland’ and ‘Grassland’ habitats) are also tracked, and trading habitats is discouraged unless specifically targeted within a local strategy. Trading down of habitats is not permitted.

3.3 BASELINE CALCULATION

To calculate pre-development Biodiversity Units, data collected during a Preliminary Ecological Appraisal (PEA) undertaken by Greengage on 12th July 2023 was assessed (doc ref: 552417MJH12Jul23FV03_PEA.pdf). Areas of each habitat type were taken from the baseline habitat map within QGIS (Appendix A). Species lists and photos are provided in Appendix B.

Additionally, to calculate the Biodiversity Units associated with trees on site, data tables from the BS5837 Tree Survey Report undertaken by SJ Stephens Associates in July 2023 were assessed (ref: 2125 Lindenwood tree survey). Stem diameters of each tree were used to assign each tree a rating of ‘small’, ‘medium’ or ‘large’, in line with the Natural England BNG User Guide. The rating corresponds to an area value to be used. Default distinctiveness and condition scores are given.

Distinctiveness values were automatically calculated for the site and habitat conditions were assessed both in the field, and retrospectively using site photos.

Strategic significance was assessed by reviewing the following:

- DEFRA's magic maps application⁵; and
- National Character Area Profile 130: Hampshire Downs⁶.

Aerial maps show that the site is also close, and connected, to urban green features of possible benefit to biodiversity as shown in Table 3.2. The proposed development could help enhance this green network.

Table 3.2 Distance of Site to Other Urban Greening Features

Location Name	Green Feature	Distance from Site (m)	Direction from Site
Chineham Business Park / Petty's Brook SINC	An area of woodland, scattered trees, grassland and a brook	Immediately north of the site	Immediately north of the site
Carpenter's Down Wood (East) SINC	A large expanse of woodland	Immediately west of the site	Immediately west of the site

Despite the above, the site remains dominated by relatively low value habitats with the exception of the urban trees and woodland on the periphery. Importantly the site itself is not identified within a local plan, strategy or policy as being ecologically important for the specific habitat types, albeit it borders two, and the habitats existing and proposed are not identified in local plan or strategy etc. Therefore, all habitats pre and post development have been assigned a low strategic significance.

3.4 PROPOSED DEVELOPMENT CALCULATIONS

The proposed development seeks the erection of terrace of commercial units within Use Classes E(g), B2 and B8, with associated car parking, servicing arrangements, hard and soft landscaping and associated infrastructure. Landscaping habitat types were provided by Harris Partnership and ASA Landscape Architects and then translated into the relevant UKHAB and Metric 4.0 habitats (Appendix C).

Targeted condition scores were assigned by Greengage, using the Metric 4.0 habitat condition criteria and species provided by ASA Landscape Architects, whilst considering the likely future use of each area.

The time that will elapse between site habitat clearance, and habitat re-creation is likely to be zero months. Fraser's Property have confirmed that the site hoarding will be on the site-side of the existing landscaping and that the existing landscaping will only be cleared when the proposed landscaping is to be delivered. Therefore, no time is recorded with Metric 4.0 as a temporal multiplier called 'delay in starting habitat', which is added to each post-development habitat type, and increases 'time to target condition'.

3.5 COMPETENCIES

Mike Harris has a Bachelor's degree in Environmental Biology (BSc Hons), a Natural England Great Crested Newt Licence and Dormouse Licence, is a Chartered Environmentalist (CEnv) and Full member of CIEEM. Mike has over 20 years' experience in ecological surveying and has undertaken and managed numerous ecological surveys and assessments.

Mitch Cooke has a degree in Ecology (Hons), an MSc in Environmental Assessment and Management, and is a Full member of CIEEM with over 35 years' experience in ecological survey and assessment. Mitch has set up and developed ecological and environmental teams for nearly 20 years and has undertaken and managed numerous ecological surveys and assessments. He is the Director at Greengage and manages the team.

This report was written by Mike Harris and reviewed and verified by Mitch Cooke who confirms in writing (see the QA sheet at the front of this report) that the report is in line with the following:

- Represents sound industry practice;
- Reports and recommends correctly, truthfully and objectively;
- Is appropriate given the local site conditions and scope of works proposed; and
- Avoids invalid, biased and exaggerated statements.

3.6 CONSTRAINTS

At the time of the PEA site survey (July 23) some site clearance around the car park and the buildings had already been undertaken. It is understood that this was undertaken prior to the nesting bird season starting. However, through the site visit, photos of the site pre-clearance and aerial photography, it was

possible to confidently conclude what habitats were present and their likely condition. The BNG is based upon habitats prior to site clearance.

The assessment methodology does not incorporate ecological features beyond area and linear based habitats. The potential for the site to support protected species, for example, is not captured by this assessment. As such this report should be read in conjunction with all other ecological reports for the site. The mitigation hierarchy in relation to protected and notable habitats and species must be followed. This report should accordingly be read in conjunction with the PEA and any other appropriate protected species surveys.

The BNG assessment at this stage is predictive in nature. To ensure delivery of BNG, requirements outlined within this report must be adhered to, and a rigorous programme of monitoring and maintenance must be implemented.

4.0 RESULTS

4.1 BASELINE CONDITIONS

The baseline biodiversity value of the site is calculated to be 6.97 biodiversity units. There were no linear, nor river habitats on site and therefore, no corresponding biodiversity units. A breakdown of this calculation is provided in Table 4.1:

Table 4.1 Baseline Biodiversity Units

Broad Habitat	Habitat Type	Area (Hectares)	Distinctiveness	Condition	Biodiversity Units
Urban	Developed land; sealed surface	0.3267	V.Low	N/A - Other	0.00
Urban	Developed land; sealed surface	0.8936	V.Low	N/A - Other	0.00
Urban	Introduced shrub	0.1373	Low	Condition Assessment N/A	0.27
Grassland	Modified grassland	0.1494	Low	Poor	0.30
Individual trees	Urban tree	0.2931	Medium	Moderate	2.34
Individual trees	Urban tree	0.399	Medium	Moderate	3.19
Woodland	Lowland Mixed Deciduous Woodland	0.0477	High	Good	0.86
*Urban trees are not included in the total site area to avoid double counting				TOTAL	6.97

In accordance with Metric 4.0 guidance, '**Developed land; sealed surface**', and '**Introduced shrub**' have no condition assessment.

'**Modified grassland**' has a condition score of poor as the habitat failed criteria 1 of the 'grassland low' Metric 4.0 condition sheet, which is essential to achieve moderate condition or above. Criteria 1 states that "there must be 6-8 species per m²" although multiple species were recorded in the grassland, the majority

of these were very occasional across the whole site with the grassland dominated by poa annua. However, scattered scrub was minimal within the grassland, there was less than 5% physical damage, bare ground was below 10%, no bracken was present and there was an absence of invasive non-native plant species.

'**Urban Trees**' were assessed and given a habitat condition of moderate (those lost to site clearance) and moderate (those remaining on the periphery of the site). The trees lost to site clearance only passed 3 criterion, those being that 70% of the trees were native, there was little impact from human activities and more than 20% of the canopy overailed vegetation below. The remaining on the periphery passed four of the six criterion failing on less than 70% of them being native and not having continuous canopy connection.

'**Lowland Mixed Deciduous Woodland**' has been given a habitat condition of 'good' because it scores 33 out of 39 on the condition assessment sheet.

4.2 PROPOSED SITE LAYOUT

Based on masterplan drawings, the proposed development is predicted to provide 7.68 biodiversity units as shown in Table 4.2.

Table 4.2 Post-Development Biodiversity Units

Broad Habitat	Habitat Type	Area (Hectares)	Distinctiveness	Condition	Biodiversity Units
RETAINED HABITATS					
Grassland	Modified grassland	0.0941	Low	Poor	0.19
Individual trees	Urban tree	0.3949	Medium	Moderate	3.16
Woodland	Lowland Mixed Deciduous Woodland	0.0477	High	Good	0.86
ENHANCED HABITATS					
Grassland	Modified grassland to Other neutral grassland	0.04798	Medium	Good	0.38
CREATED HABITATS (ONSITE)					
Individual trees	Urban tree	0.3054	Medium	Moderate	0.93
Urban	Developed land; sealed surface	1.241	V.Low	N/A - Other	0.00
Heathland and shrub	Mixed scrub	0.01444	Medium	Moderate	0.10
Urban	Introduced shrub	0.03313	Low	Condition Assessment N/A	0.06
Grassland	Other neutral grassland	0.0759	Medium	Moderate	0.51
CREATED HABITATS (OFFSITE)					
Individual trees	Urban tree	0.4886	Medium	Moderate	1.49

Broad Habitat	Habitat Type	Area (Hectares)	Distinctiveness	Condition	Biodiversity Units
*Urban trees and green walls are not included in the total site area to avoid double counting				TOTAL	7.68

In accordance with Metric 4.0 guidance, '**Developed land; sealed surface**', and '**Introduced shrub**' have no condition assessment.

'**Modified grassland**' has a condition score of poor as the habitat failed criteria 1 of the 'grassland low' Metric 4.0 condition sheet, which is essential to achieve moderate condition or above. Criteria 1 states that "there must be 6-8 species per m²" although multiple species were recorded in the grassland, the majority of these were very occasional across the whole site with the grassland dominated by poa annua. However, scattered scrub was minimal within the grassland, there was less than 5% physical damage, bare ground was below 10%, no bracken was present and there was an absence of invasive non-native plant species.

'**Urban Trees**' were assessed and given a habitat condition of moderate (those lost to site clearance) and moderate (those remaining on the periphery of the site). The trees lost to site clearance only passed 3 criterion, those being that 70% of the trees were native, there was little impact from human activities and more than 20% of the canopy oversailed vegetation below. The remaining on the periphery passed four of the six criterion failing on less than 7-% of them being native and not having continuous canopy connection.

'**Lowland Mixed Deciduous Woodland**' has been given a habitat condition of 'good' because it scores 33 out of 39 on the condition assessment sheet.

'**Other neutral grassland**' This been assigned a condition of good. This habitat will be enhanced from the existing modified grassland and also created elsewhere on site. The new Other neutral grassland has been assigned good condition because it will meet all the condition criteria.

'**Mixed scrub**' has been assigned a condition of moderate as it will meet all criteria with the exception of having rides and glades.

5.0 EVALUATION AND DISCUSSION

Under these proposals, and in the absence of additional enhancement measures and habitat creation, the development stands to result in a net gain of 0.71 biodiversity units associated with area-based habitats from pre-development levels. This corresponds to a total net increase of 10.20% in ecological value. All trading rules have been satisfied.

The proposals are therefore in compliance with local and national planning policy (see Appendix E). Whilst not applicable to this development proposal, it is noted that the proposals will also comply with the emerging BNG Mandate which seeks a 10% uplift in biodiversity units then additional habitat creation/enhancement will be required.

Further onsite interventions are not considered possible due to site constraints and so offsite creation is proposed on land owned by the applicant within the same business park. It is considered acceptable to include the offsite trees as medium size trees as they will be planted within open grassed areas with limited restrictions on their future growth.

As referenced to in the PEA report, further qualitative ecological enhancement should also be targeted on site through the provision of bird boxes and bat boxes, to help protect nationally and locally important species.

Details on habitat enhancement and management to ensure delivery of BNG should be outlined in an Ecological Management Plan (EMP) and detailed landscaping plans, which could be secured through planning condition.

The EMP should provide description of how habitats are to be created and managed for a period of at least 30 years.

6.0 SUMMARY & CONCLUSION

Greengage was commissioned by Frasers Property to undertake a Biodiversity Impact Assessment at a site known as Lindenwood in Chineham, Basingstoke in order to assess the change in ecological value of the site in light of the proposed development.

This report demonstrates that the development proposals will result in a net gain of 0.71 biodiversity units should existing plans be adhered to, equivalent to a 10.20% increase in ecological value and is in compliance with local and national policy. Whilst not applicable to this development proposal, it is noted that the proposals will also comply with emerging BNG mandate. All trading rules are satisfied.

This BIA has been undertaken in November 2023. Any further changes to the design will impact upon the BNG score and the metric will need to be updated to reflect such changes. This also carries forward throughout the entire lifetime of the project, including after planning permission has been granted, in and throughout the construction phase. Habitat condition criteria in Section 4.2 must also be adhered to. Any changes must be reflected in the biodiversity metric.

Qualitative ecological enhancement should also be targeted on site through the provision of bird boxes and bat boxes to help protect nationally and locally important species.

Details on any habitat creation and its ongoing management should be agreed with the Local Planning Authority and described in an EMP (secured by planning condition) for the site. The EMP must provide description of how habitats are to be created, managed and maintained for a period of at least 30 years.

APPENDIX A SITE PLAN AND HABITAT MAP

LINDENWOOD

Red Line Boundary



HABITATS

Habitats

Developed land; sealed surface

Introduced shrub

Modified grassland

Other woodland; broadleaved

Building

Urban trees

Title: Appendix A - UK Hab Plan

Drawn by: DP

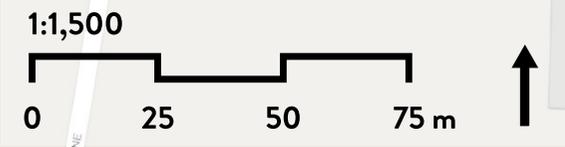
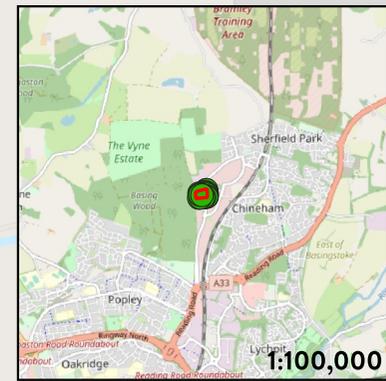
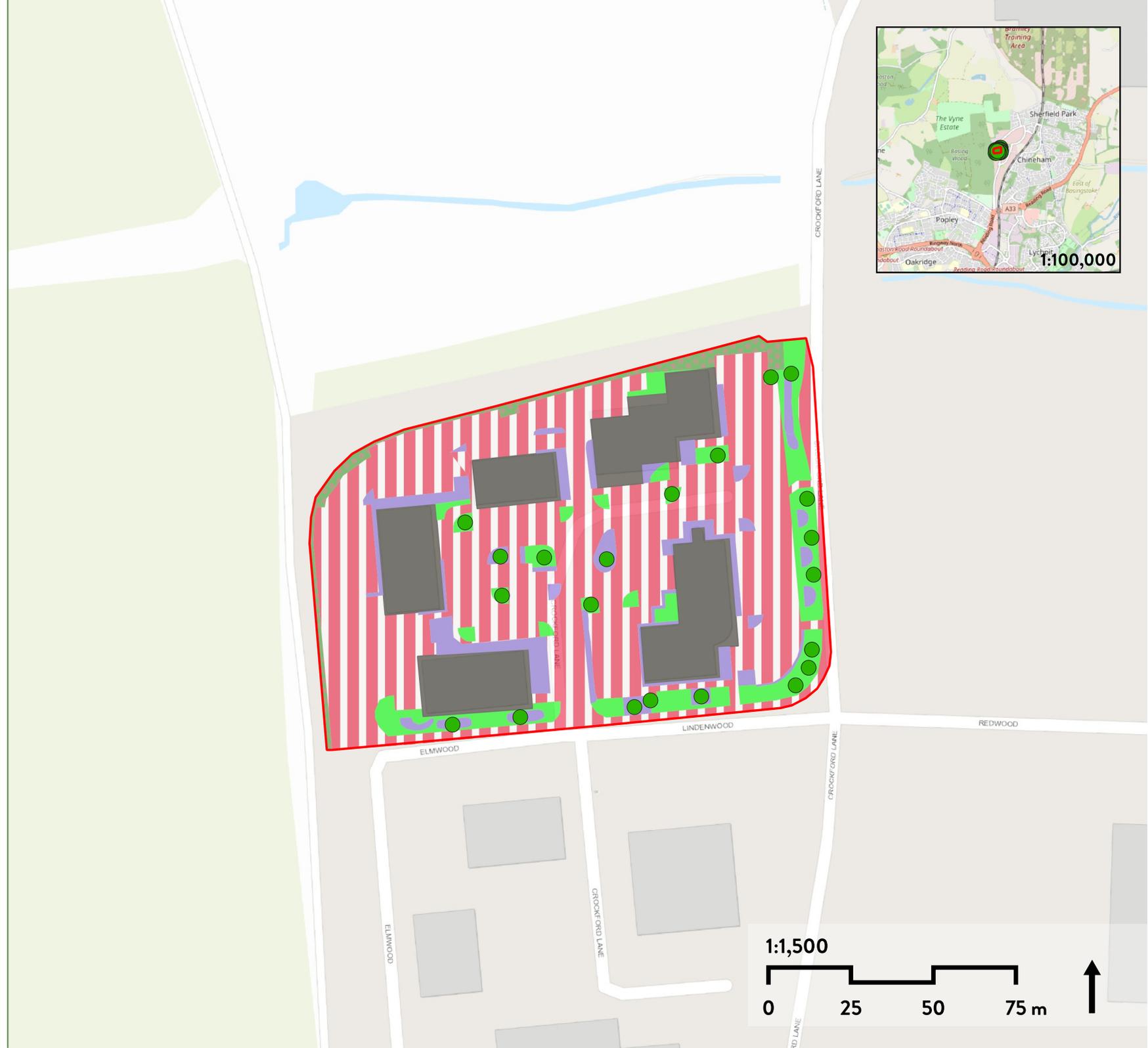
Date: 25/07/2023

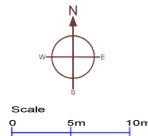
Reviewed by: MH

Date: 25/07/2023

Project number: 552417

Sources: ESRI World Topo, Natural England, OSM





Key

- Category U
- Category A
- Category B
- Category C
- Crown spread: retained trees
- Trees For Removal
- Root Protection Area
- Construction Exclusion Zone

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JOB TITLE
 LINDENWOOD

DRAWING TITLE
 TREE CONSTRAINTS PLAN

DRAWING NUMBER
 2125-01

REVISIONS

SCALE 1:300 at A1	DATE JUL 23	DRAWN BY cf
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BS 5837: TREE CATEGORY GUIDE
 Category U: Unsuitable for retention, trees with less than 10 years life expectancy.
 Category A: high quality trees, able to make a substantial contribution for at least 40 years, normally retained unless there is an over-riding reason for removal and appropriate mitigation.
 Category B: moderate quality trees, able to make a significant contribution for at least 20 years, normally retained.
 Category B/C: an intermediate category between categories B and C (not specifically described in BS5837). Trees, which should be retained wherever possible, providing retention does not significantly constrain the layout.
 Category C: low quality, in adequate condition to remain for at least 10 years, or young trees <150mm stem diameter. Trees which can be removed to allow the desired layout or new planting.

BS5837 Shade Area - area in which shading of living accommodation may affect sustainability of trees. Keep living accommodation out of these areas. Note: Tree shade areas have not been shown on the plan the proposed development is for commercial premises.

Construction Exclusion Zone - area in which no excavation or changes in levels should be permitted. Limited hard surfacing, (covering up to 20% of the Root Protection Area) may be possible if No-Dig construction is used.

APPENDIX B SPECIES LISTS AND PHOTOS

B.1 BASELINE

Modified Grassland

Figure B.1 Modified grassland with introduced shrub and scattered trees



Common Name	Scientific Name
Annual meadow grass	<i>Poa annua</i>
Creeping buttercup	<i>Ranunculus repens</i>
Common bent	<i>Agrostis capillaris</i>
Ribwort plantain	<i>Plantago lanceolata</i>
Daisy	<i>Bellis perennis</i>
Ground ivy	<i>Glechoma hederacea</i>

Developed land; sealed surface

Figure B.2 An example of developed land; sealed surface on site with modified grassland and introduced shrub also shown



Scattered Trees

Figure B.3 Example of scattered trees in the centre of the site (photo taken prior to site clearance on site and provided by ASA Landscape Architects)



Introduced Shrub

Figure B.4 Example of introduced shrub on site



Common Name	Scientific Name
Viburnum sp.	Viburnum sp.
Lavender	Lavandula sp.
Laurel	Laurus sp.
Snowberry	Symphoricarpos sp.
Box	Buxus sempervirens

Lowland Mixed Deciduous Woodland

Figure B.5 Scattered Trees and woodland along the northern boundary of the site



Common Name	Scientific Name
Oak	<i>Quercus robur</i>
Ash	<i>Fraxinus excelsior</i>
Birch	<i>Betula pendula</i>
Lime	<i>Tilia x europaea</i>
Beech	<i>Fagus sylvatica</i>
Hazel	<i>Corylus avellana</i>
Hawthorn	<i>Crataegus monogyna</i>

APPENDIX C LANDSCAPE PLAN



KEY

- Native shrub mix 144.4 m2
- Species rich lawn turf 479.8m2
- Species rich wildflower turf 508 m2
- Woodland native wildflower mix 251.5m2
- Native single species hedge 96.1 lm
- Ornamental Perennials, grasses and bulbs 288.6 m2
- Ornamental shrubs 44 m2
- Existing tree
- Existing Vegetation
- Removed tree
- Proposed tree
- Proposed small tree offsite
- Proposed medium tree offsite

PRECEDENTS



Do not scale from the drawing, use figured dimensions only.
Levels and dimensions to be checked on site prior to commencement of work.
All discrepancies to be reported to the landscape architect immediately.

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D02 Amendments for BNG		Revision description		No.	By	Date
		See Landscapes Differently 68 Innovation Drive, Milton Park, Abingdon, Oxfordshire, OX14 4RQ Office: 01235 832 800 www.asalandscapearchitects.co.uk				11/12/23
Status						
Concept						
Project						
Lindenwood						
Description						
Landscape Proposals						
Scale(s)		1:500 @ A3		Date		05/11/2023
Drawn By		EH		Checked By		CP
Drg. No.		ASA-712-DR-401		Rev.		Draft D02

APPENDIX D LANDSCAPE TO UKHAB/METRIC 4.0 TRANSLATION

Landscaping Habitat	UKHAB	Metric 4.0
Native tree	u11	Urban tree
Buildings and hardstanding	u1b and u1b5	Developed land; sealed surface
Native shrub mix	h3h	Mixed scrub
Species rich wildflower area	g3c	Other neutral grassland
Species rich grass	g3c	Other neutral grassland
Ornamental shrubs, grass and perennial planting	u1160	Introduced shrub

APPENDIX E LEGISLATION AND POLICY

E.1 LEGISLATION

The Environment Act, 2021⁷

The Environment Act, 2021 will mandate the requirement for new development in England to deliver a minimum 10% biodiversity net gain (BNG), as measured by the agreed metric (the current relevant version being the Statutory Metric), secured through planning condition as standard (as per schedule 14 of the Act). Approach to the delivery of BNG must follow the mitigation hierarchy, with avoidance of impact and on-site compensation/gains prioritised, ahead of the use of offsite biodiversity unit offsets, or the purchase of biodiversity credits.

The Act introduces the condition that no development may begin unless a biodiversity net gain plan has been submitted and approved by the local planning authority (LPA).

The Act also amends requirements of the NERC Act, 2006, adding the need to not just conserve, but enhance biodiversity through planning projects. Furthermore, it introduces the need for the LPA to have regard to relevant local nature recovery strategies and relevant species/protected site conservation strategies, when making their decision.

Under the Act, the enhancements must be maintained for at least 30 years.

At the time of writing the above is not in force and is expected to apply to planning applications submitted from January 2024 onwards.

E.2 POLICY

National

National Planning Policy Framework (NPPF)

The National Planning Policy Framework (NPPF) 2021⁸ sets out the Government's planning policies for England, including how plans and decisions are expected to apply a presumption in favour of sustainable development. Chapter 15 of the NPPF focuses on conservation and enhancement of the natural environment, stating plans should 'identify and pursue opportunities for securing measurable net gains for biodiversity'.

It goes on to state: 'if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused'. Alongside this, it acknowledges that planning should be refused where irreplaceable habitats such as ancient woodland are lost..

Local

Basingstoke and Deane Local Plan (2011 - 2029) adopted May 2016

Policy EM4 – Biodiversity, Geodiversity and Nature Conservation

1. Development proposals will only be permitted if significant harm to biodiversity and/ or geodiversity resulting from a development can be avoided or, if that is not possible, adequately mitigated and where it can be clearly demonstrated that:

- a) There will be no adverse impact on the conservation status of key species; and
- b) There will be no adverse impact on the integrity of designated and proposed European designated sites; and
- c) There will be no harm to nationally designated sites; and
- d) There will be no harm to locally designated sites including Sites of Importance for Nature Conservation (SINCs) and Local Nature Reserves (LNRs); and
- e) There will be no loss or deterioration of a key habitat type, including irreplaceable habitats; and
- f) There will be no harm to the integrity of linkages between designated sites and key habitats.

The weight given to the protection of nature conservation interests will depend on the national or local significance and any designation or protection applying to the site, habitat or species concerned.

2. Where development proposals do not comply with the above they will only be permitted if it has been clearly demonstrated that there is an overriding public need for the proposal which outweighs the need to safeguard biodiversity and/ or geodiversity and there is no satisfactory alternative with less or no harmful impacts. In such cases, as a last resort, compensatory measures will be secured to ensure no net loss of biodiversity and, where possible, provide a net gain.

3. Applications for development must include adequate and proportionate information to enable a proper assessment of the implications for biodiversity and geodiversity.

4. In order to secure opportunities for biodiversity improvement, relevant development proposals will be required to include proportionate measures to contribute, where possible, to a net gain in biodiversity, through creation, restoration, enhancement and management of habitats and features including measures that help to link key habitats.

Approaches to secure improvements could be achieved through:

- a) A focus on identified Biodiversity Opportunity Areas and Biodiversity Priority Areas as identified in the councils Green Infrastructure Strategy (and subsequent updates) where appropriate; and through
- b) On-site and/ or off-site provision linked to new development in accordance with the council's adopted green space standards.

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- ⁷ GOV.UK. (2021). *Environment Act 2021*. Available at: <https://www.legislation.gov.uk/ukpga/2021/30/contents/enacted>
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