

**File Note: BNG at Eastlands**

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**Ref:** Biodiversity Net Gain (BNG) reporting file note

**Site address:** Hedges Farm, Worminghall Road, Oakley, HP18 9QY

**National Grid Reference:** Centred on SP 63864 11777

**Site area:** 0.3078 ha

**Recipients:** Elmtree Enterprises Ltd

**Record of activity**

➤ **Background**

Arbtech Consulting Ltd was instructed by Elmtree Enterprises Ltd to undertake a Biodiversity Net Gain (BNG) evaluation of a development on the site, subject to a planning application with Buckinghamshire Council for:

- Residential development of the site

➤ **Purpose of survey**

The National Planning Policy Framework (NPPF) makes it clear (para 180) that “Planning policies and decisions should contribute to and enhance the natural and local environment by; minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures”.

Paragraph 185 requires the promotion of “the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity”.

Proposals for net gain should be clearly recorded and reported through use of an appropriate metric such as the statutory DEFRA Biodiversity Metric. Natural England advise that any net gain should be fully secured and funded for the lifetime of the development.

Therefore, the purpose of this survey report is to provide an evaluation of the proposed plans compared to the ecological baseline, and to report any net gain (or loss) to biodiversity using the DEFRA Biodiversity Statutory Metric.

➤ **Surveyor and date of survey**

This survey report was carried out by Nicole Gullan BSc (Hons) MRSB TechArborA, Senior Ecological and Arboricultural Consultant at Arbtech Consulting Ltd. on 24<sup>th</sup> January 2024. A previous preliminary ecological appraisal and preliminary roost assessment (PEA) survey is used as the ecological baseline. This was carried out in February 2023 by Arbtech Consulting Ltd.

**Summary findings**

- The full results of the metric are included in the excel file:

***Statutory BNG Metric – Hedges Farm, HP18 9QY – v2 – 24-01-24***

This highlights that the change in biodiversity metrics is:

- +181.27% in habitat units
  - +23.22% in hedgerow units
- The results indicate a net gain of greater than 10% in both area and habitat units.

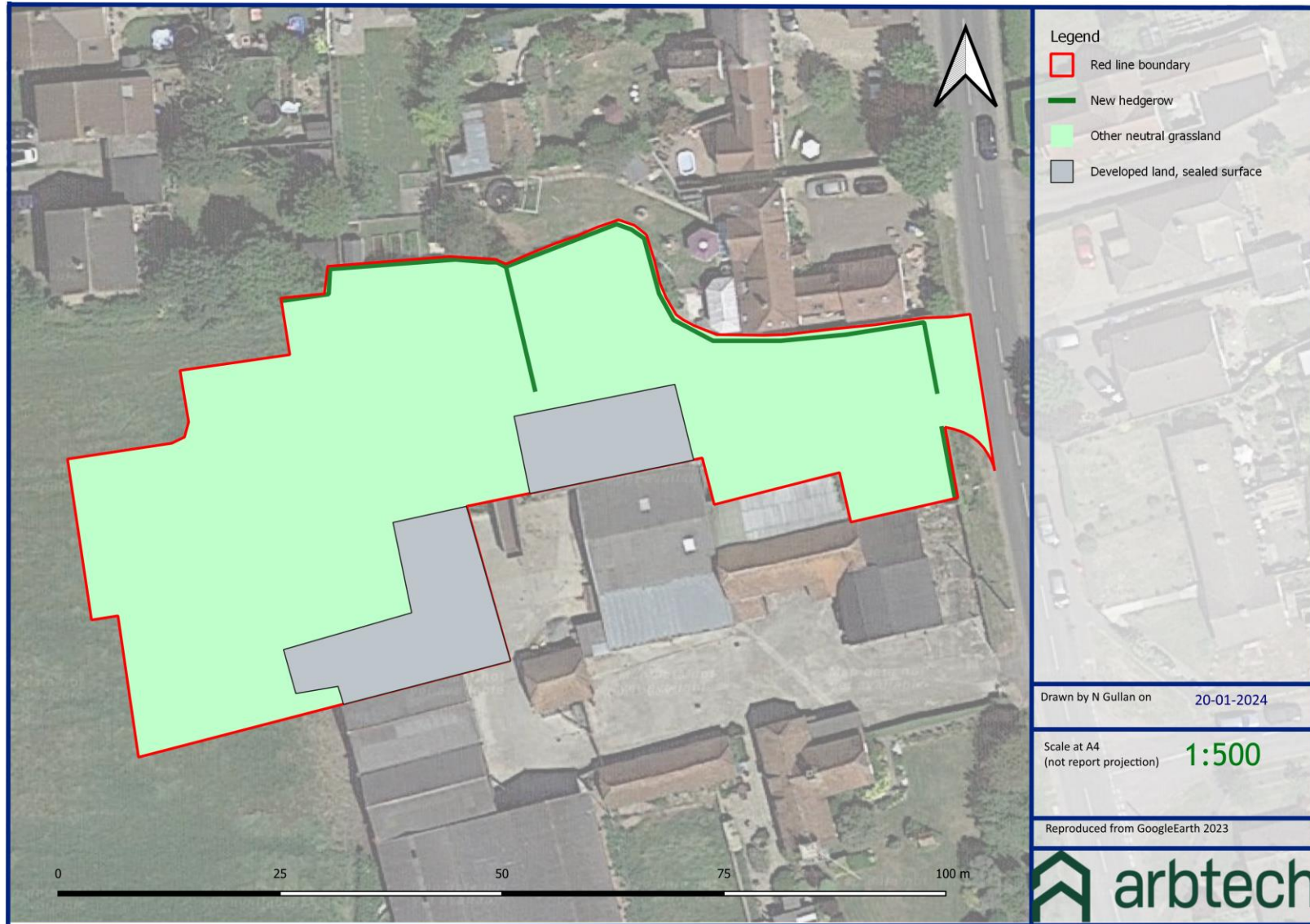
## **Discussion**

- The creation and management of the habitats on site to the appropriate condition would need to be secured for at least 30 years - linked to the application through a planning obligation in Section 106 (S106) agreement. A management and monitoring plan would also be required for this.

## **Design statement**

- This report contains recommendations on measures for achieving BNG. These recommendations do not constitute a design for BNG. In submitting these recommendations, Arbtech Consulting has no Design Liability associated with these recommendations for BNG. The strategy sets out the criteria which the landscape team can use to design the creation and management of the site.

Appendix 1: Existing Habitat Plan (Arbtech, January 2024)



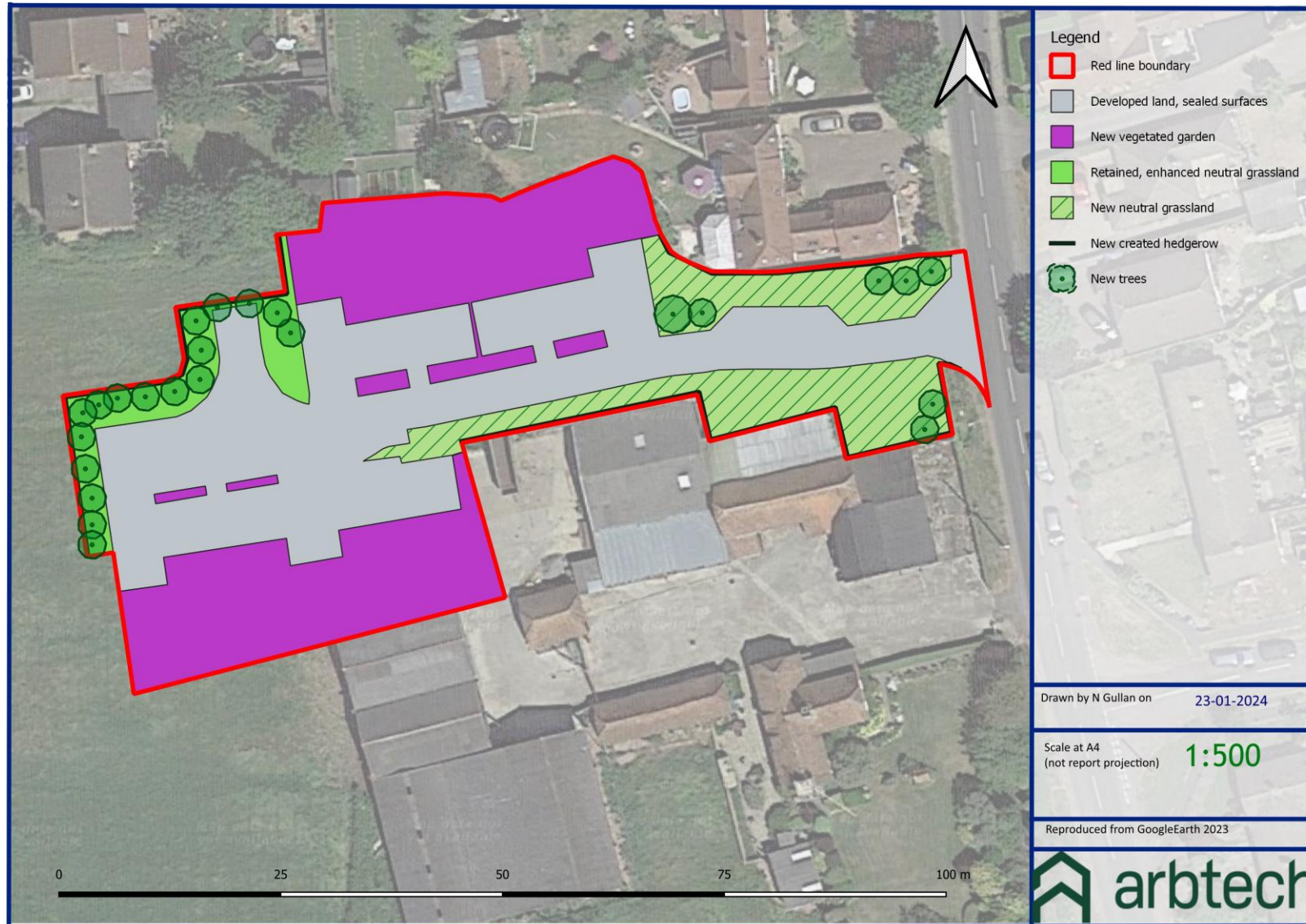
Appendix 2: Proposed Site Plan (Kyle Seeley Associates, January 2024)

ILLUSTRATIVE LAYOUT



Rev. NOTES DATE  
 KYLE SEELEY ASSOCIATES  
 HEDGES FARM  
 HEDGES FARM WORMINGHALL ROAD, OAKLEY HP18 9QY  
 PROPOSED SITE PLAN  
 002

Appendix 3: Proposed Habitat Plan (Arbtech, January 2024)



**BACK PAGE**

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