

**Burlington (formerly Whitewater Stables)
Bramshill Road
Heckfield
Hampshire
RG27 0LA**

Biodiversity Net Gain Report

Report ref.: R2906_BNG_a

Report Quality Control Information	
Author	Meghan Porter
Reviewer	Sarah Foot MCIEEM

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 **JOHN WENMAN**
ecological consultancy

1 Diesel House, Honey Hill, Wokingham, Berkshire RG40 3BL
Telephone: 0118 327 1810 Mobile: 07979 403099 E-mail: info@wenman-ecology.co.uk
www.wenman-ecology.co.uk

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Registered office: 100 New Wokingham Road, Crowthorne, Berkshire RG45 6JP where you may look at a list of members' names.

1	EXECUTIVE SUMMARY	3
2	INTRODUCTION	4
2.1	Project Background.....	4
2.2	Site Location and Context.....	4
2.3	Objectives.....	4
3	RELEVANT PLANNING POLICY	6
3.1	National Planning Policy.....	6
3.2	Local Planning Policy.....	6
4	METHODOLOGY	7
4.1	Baseline Information.....	7
4.2	Biodiversity Net Gain Approach.....	7
5	BASELINE INFORMATION	9
5.1	Important Ecological Features.....	9
5.2	On-site Baseline Habitats.....	10
5.3	Off-site Baseline Habitats.....	12
6	POST-DEVELOPMENT DESIGN	13
6.1	Proposed Site Layout.....	13
6.2	Off-site Proposed Site Layout.....	13
7	THE STATUTORY BIODIVERSITY METRIC	15
7.1	Biodiversity Net Gain Result.....	15
8	REFERENCES	16
	APPENDIX 1 – ON-SITE HABITAT MAPS (BASELINE & POST INTERVENTION)	17
	APPENDIX 2 – OFF-SITE HABITAT MAPS (BASELINE & POST INTERVENTION)	18
	APPENDIX 3 – PROPOSED SITE PLAN	19

1 EXECUTIVE SUMMARY

- 1.1.1 John Wenman Ecological Consultancy LLP was commissioned by Lucy Barney to produce a Biodiversity Net Gain (BNG) report for Burlington (formerly known as Whitewater Stables) in Heckfield, Hampshire. The BNG report was commissioned to accompany a planning application seeking consent from Hart District Council for a new residential dwelling and detached garage following the demolition of the existing buildings on site.
- 1.1.2 The application site comprises 0.27 hectares at Whitewater Stables in Heckfield, Hampshire (OS grid reference: SU 73907 60911). The baseline habitats for the site comprise w1g – Other broadleaved woodland, u1b Developed land; sealed surface, u1b5 Buildings, u1e Built linear feature and u1f - Sparsely vegetated urban land and scattered urban trees. The condition assessments for the habitats should be referred to separately '*Burlington, Heckfield – Condition Assessment Sheets (R2906_BNG_a)*'.
- 1.1.3 The proposed habitats are derived from the proposed development plan for and comprise: u 828 Urban vegetated garden; u1b Developed land, sealed surface; u1b5 Buildings; u1e Built linear features and scattered urban trees.
- 1.1.4 The Statutory Biodiversity Metric calculation tool demonstrates that a net gain in biodiversity cannot be achieved as part of the proposed redevelopment within the site boundary. There is scope for a net gain in biodiversity to be achieved using land adjacent to the site and within the ownership boundary. The '*Headline Results*' section taken from the Metric spreadsheet shows a total on-site net change of -15.67% in habitat units and -100% in hedgerow units. Using the off-site land within the ownership boundary, the metric shows a gain of 37.34% in habitat units and 26.37% in hedgerow units. The '*Burlington, Heckfield – The Statutory Biodiversity Metric Calculation Tool (R2906_BNG_a)*' document should be referred to separately for the full calculation.

2 INTRODUCTION

2.1 Project Background

2.1.1 John Wenman Ecological Consultancy LLP was commissioned by Lucy Barney to produce a Biodiversity Net Gain (BNG) report for land and buildings at Burlington (formerly known as Whitewater Stables) in Heckfield, Hampshire.

2.1.2 The BNG report was commissioned to support a planning application seeking consent from Hart District Council for a new residential dwelling and detached garage following the demolition of the existing buildings on site.

2.1.3 This report follows pre-existing reports produced by John Wenman Ecological Consultancy LLP: a Preliminary Ecological Appraisal (PEA) in August 2021 (Ref.: R2863/a) and an updated Preliminary Ecological Appraisal (PEA) in November 2023 (Ref.: R3630/a).

2.2 Site Location and Context

2.2.1 The application site comprises 0.27 hectares of land at Burlington in Heckfield, Hampshire (OS grid reference: SU 73907 60911).

2.2.2 The site consists of barns, stable blocks and a residential building surrounded by hard-standing with a long concrete and gravel driveway and concrete hardstanding around the barns. A tributary of the River Whitewater runs adjacent to the eastern boundary of the ownership site, with woodland along the eastern and southern boundaries and extensive farmland to the south and east of the site.

2.3 Objectives

2.3.1 The aim of the BNG report is to demonstrate that a quantifiable on-site net gain in biodiversity can be achieved as part of the proposed redevelopment.

The key objectives are to:

- detail the approach taken for the BNG calculation;
- describe and map the baseline habitats and important ecological features on site;
- describe and map the proposed habitats based on post-development design;

- complete the statutory biodiversity metric calculation; and
- outline the implementation of the design concepts and the long-term management to deliver BNG.

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3 RELEVANT PLANNING POLICY

3.1 National Planning Policy

3.1.1 The National Planning Policy Framework (NPPF) (December 2023) makes reference to BNG in the following ‘*Section 15. Conserving and enhancing the natural environment*’ paragraphs:

- *Paragraph 174. Planning policies and decisions should contribute and enhance the natural and local environment by: [...] d) 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 179. To protect and enhance biodiversity and geodiversity, plans should: b) promote 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.’*
- *‘Paragraph 180. When determining planning applications, local planning authorities should apply the following principles: d) development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.’*

3.1.2 Under the Environment Act 2021, all planning permissions granted in England (with a few exemptions) will have to deliver at least 10% BNG. This will come into effect for major developments from 12th February 2024 (date given at time of this report preparation).

3.2 Local Planning Policy

3.2.1 Policy NBE4 of the Hart Local Plan (Strategy and Sites) 2032 (HLP32) requires all development proposals to avoid negative impacts on existing biodiversity and provide a net gain where possible. A Technical Advice Note was published in July 2022 and advises that all new development (i.e. net new build) should deliver a net gain for biodiversity. Biodiversity net gains can be achieved by enhancing existing habitats or creating new habitats. The accepted method of determining a ‘measurable biodiversity net gain’ is through the use of the DEFRA Biodiversity Metric.

4 METHODOLOGY

4.1 Baseline Information

Desk Study

- 4.1.1 A desktop study was conducted as part of the updated PEA report (Ref.: R3630) in accordance with the good practice guidance (CIEEM 2017). The PEA requested data from the Hampshire Biodiversity Information Centre (HBIC) for designated sites and records of rare and protected species within a 1km radius of the application site. Open access resources, such as DEFRA Data Services Platform, MAGIC, Google Earth and the Local Planning Authority's (LPA) planning portal, were also consulted.

Field Survey

- 4.1.2 A site walkover was undertaken on the 28th November 2023 by Vicky Potts MCIEEM and Meghan Porter as part of the PEA report (Ref.: R3630) in accordance with the good practice guidance (CIEEM 2017). The application site was surveyed using the UK Habitat Classification (UKHab) system (UKHab Ltd 2023), as well as the immediate surrounding habitats outside the survey site and within the ownership boundary and the habitats were assigned condition in accordance with DEFRA's Statutory Biodiversity Metric.

4.2 Biodiversity Net Gain Approach

- 4.2.1 The BNG report uses DEFRA's Statutory Biodiversity Metric to calculate the losses and gains in biodiversity unit value resulting from the proposed redevelopment. The Metric has been used to guide the proposed site layout and landscaping in order to deliver an overall net gain for the project.

- 4.2.2 The key principles of the Statutory Biodiversity Metric are as follows:

- *Principle 1: This metric does not change existing biodiversity protections, statutory obligations, or policy requirements.*
The use of this metric does not override the ecological mitigation hierarchy and other requirements (such as consenting or licensing processes, for example woodlands).
- *Principle 2: This metric should be used in accordance with established good practice guidance and professional codes.*

- *Principle 3: This metric is not a complex or comprehensive ecological model and is not a substitute for expert ecological advice.*
- *Principle 4: Biodiversity units are a proxy for biodiversity and should be treated as relative values.*
- *Principle 5: This metric is designed to inform decisions in conjunction with locally relevant evidence, expert input, or guidance.*
- *Principle 6: Habitat interventions need to be realistic and deliverable within a relevant project timeframe.*
- *Principle 7: Created and enhanced habitats should seek, where practical and reasonable, to be local to any impact and deliver strategically important outcomes for nature conservation.*
- *Principle 8: The metric does not enforce a minimum habitat size ratio for compensation of losses. However, proposals should aim to:
 - maintain habitat extent (supporting more, bigger, better and more joined up ecological networks); and
 - ensure that proposed or retained habitat parcels are of sufficient size for ecological function.'*

5 BASELINE INFORMATION

5.1 Important Ecological Features

Designated Sites and Habitats

5.1.1 Nearby statutorily designated sites include Thames Basin Heaths Special Protection Area (SPA); Bramshill Site of Special Scientific Interest (SSSI) and Hazeley Heath SSSI. The proposals do not fall under any of the Impact Risk Zone (IRZ) categories so are considered highly unlikely to impact on these statutorily designated sites.

5.1.1 The desk study data included 11 locally designated sites within a 1km radius of the application site; the closest is the River Whitewater Site of Importance for Nature Conservation (SINC) which is approximately 170 metres to the east of the site; however the proposals are of a type and size that are unlikely to affect the nearby SINC. Protection measures were recommended for the retained trees onsite, and the scattered trees and woodland within the ownership boundary and should be adhered to during the works including; Erection of Heras fencing in advance of site clearance, enclosing tree Root Protection Areas (RPAs); Prohibition of construction activities, material storage, use of vehicles, fires etc. within the fenced RPAs to prevent damage to tree roots and compaction of the soil; and Compliance with up-to-date pollution prevention guidelines and environmental protection legislation.

Protected Species

5.1.2 The application site offers low suitability commuting and foraging opportunities to bats roosting locally, particularly in comparison to the higher suitable habitats present along the site ownership. However, no evidence or potential roosting sites for bats were identified within the trees or buildings to be impacted by the works during the site walkover.

5.1.3 There was no standing water suitable for breeding amphibians within the survey site and the application site falls in a green impact risk zone for GCN. There is a pond within the ownership boundary to the west of the survey site, with suitable habitat present around the pond, but was disconnected from the survey site by managed and urban habitats. The proposals are considered highly unlikely to result in an offence regarding GCN, particularly if non-licensed avoidance measures are adopted during construction.

5.1.4 All wild birds and their nests are protected. There was evidence of roosting birds with a few of the buildings on site and therefore any removal of nesting habitat should be undertaken outside of the nesting bird season (March to August) or following a check by a suitably qualified ecologist.

5.1.5 There was no evidence of badger activity (i.e., setts trails, snuffle holes or mammal diggings) in the application site or within the wider ownership site boundary.

5.2 On-site Baseline Habitats

5.2.1 The application site comprises 0.27 hectares of urban land with scattered trees and lines of young trees amongst stable blocks, storage barns and a residential building.

5.2.2 The UK Habitat Classification (UKHab) habitats observed during the site walkover and their assigned condition are listed in **Table 1** below; a plan of the baseline habitats for the Statutory Biodiversity Metric calculation is presented in **Appendix 1** and the completed habitat condition assessment sheets are in a separate document '*Burlington, Heckfield – Statutory Biodiversity Metric Calculation Condition Assessment Sheets R2096_BNG_a*'.

Table 1. Baseline on-site habitats for the Statutory Biodiversity Metric calculation.

Habitat Type (UKHab code)	Condition	Strategic Significance	Area (ha)/ Length (km)
Other broadleaved woodland (w1g) – 33 line of trees	Poor	Moderate	42
Developed land; sealed surface (u1b)	N/A	Low	0.0962
Buildings (u1b5)	N/A	Low	0.0788
Built linear feature (u1e)	N/A	Low	0.0822
Sparsely vegetated urban land (u1f)	Poor	Low	0.0129
Urban trees	Poor	Moderate	0.1619
Total area (excluding hedgerows & individual trees)			0.27

Other broadleaved woodland (w1g) - 33 Lines of trees

5.2.3 There was a line of young trees present to the rear of the large stable block which had recently been coppiced and had some regrowth. There were also

young trees present between the small stable block and haybarn which had not been managed, with bramble also present amongst the trees. Both lines of trees were in a 'Poor' condition (refer to separate condition assessment document).

Developed land; sealed surface (u1b)

- 5.2.4** There was 0.0962 ha of developed land; sealed surface which comprised concrete pads around the buildings. A condition is not applicable to this urban habitat type.

Buildings (u1b5)

- 5.2.5** There were six buildings within the survey site boundary, including a large storage barn, large stable block, small stable block, hay barn, small storage barn and a residential building, which made up an area of 0.0788 ha. A condition is not applicable to this urban habitat type.

Built linear features (u1e)

- 5.2.6** A concrete and gravel driveway was present from the road to the north of the site, and between the buildings, making up 0.0822 ha of urban infrastructure. A condition is not applicable to this urban habitat type.

Sparsely vegetated urban land (u1f)

- 5.2.7** Between the smaller barns at the northern side of the site there was 0.0129 ha of sparsely vegetated land, comprising ephemeral species. The sparsely vegetated areas were in a 'Poor' condition (refer to separate condition assessment document).

Urban trees

- 5.2.8** There were occasional trees present around the buildings, which included a young sycamore at the south-western corner of the large storage barn and a semi-mature oak to the south of the large barn. There was a semi-mature ash and lime tree between the hay barn and small storage barn. There was a semi-mature hawthorn and a mature goat willow tree present to the north of the buildings. These trees were all assessed as being in a 'Poor' condition (refer to separate condition assessment document).

5.3 Off-site Baseline Habitats

5.3.1 The off-site land adjacent to the site boundary and within the ownership boundary, comprises 0.2045 ha of modified grassland which is currently used as a grazing paddock with a static home present in the south-eastern corner.

5.3.2 The UK Habitat Classification (UKHab) habitats observed during the site walkover and their assigned condition are listed in **Table 2** below; a plan of the baseline off-site habitats for the Statutory Biodiversity Metric calculation is presented in **Appendix 2** and the completed habitat condition assessment sheets are in a separate document '*Burlington, Heckfield – Statutory Biodiversity Metric Calculation Condition Assessment Sheets R2096_BNG_a*'.

Table 2. Baseline off-site habitats for the Statutory Biodiversity Metric calculation.

Habitat Type (UKHab code)	Condition	Strategic Significance	Area (ha)
Modified grassland (g4)	Poor	Low	0.2045
Buildings (u1b5)	N/A	Low	0.0076
Total area (excluding hedgerows & individual trees)			0.21

Modified grassland (g4)

5.3.3 There was a grazed paddock directly to the west of the driveway and to the north and west of the buildings. The grassland was in a 'Poor' condition (refer to separate condition assessment document).

Buildings (u1b5)

5.3.4 There was a static home present to the west of the driveway and to the north of the residential building which made up an area of 0.0076 ha. A condition is not applicable to this urban habitat type.

6 POST-DEVELOPMENT DESIGN

6.1 Proposed Site Layout

6.1.1 The proposed habitats are derived from the proposed site layout (refer to proposed site layout in **Appendix 3**) – see **Table 3** below. A plan of the proposed habitats for the Statutory Biodiversity Metric calculation is presented in **Appendix 1**.

Table 3. Proposed on-site habitats for the Statutory Biodiversity Metric calculation.

Habitat Type (UKHab code)	Condition	Strategic Significance	Area (ha)
Urban – vegetated garden (u 828)	N/A	Low	0.1274
Developed land; sealed surface (u1b)	N/A	Low	0.049
Built linear features (u1e)	N/A	Low	0.0924
Total area (excluding hedgerows & individual trees)			0.27

Urban – vegetated garden (u 828)

6.1.2 0.1274 ha of the urban infrastructure (i.e. concrete pads); will be replaced with vegetated garden, managed as a formal lawn with planting around the residential property and detached garage. As standard, any future formal management of garden habitats cannot be determined and therefore a condition score cannot be applied.

Developed land; sealed surface (u1b), Buildings (u1b5) & Built linear features (u1e)

6.1.3 0.0626 ha of the driveway to the north of the site will remain unchanged, with 0.0298 ha of driveway and parking area are to be created through the site and in front of the garage as part of the redevelopment. 0.049 ha of urban land will make up the new residential house, garage and surrounding hard-standing. A condition is not applicable to this urban habitat type.

6.2 Off-site Proposed Site Layout

6.2.1 The proposed off-site habitats are derived from discussions with the landowner – see **Table 4** below. A plan showing the proposed off-site habitats for the Statutory Biodiversity Metric calculation is presented in **Appendix 2**.

Table 4. Proposed off-site habitats for the Statutory Biodiversity Metric calculation.

Habitat Type (UKHab code)	Condition	Strategic Significance	Area (ha)/ Length (km)
Modified grassland (g4)	Poor	Low	0.21
Urban trees	Poor	Low	0.12
Native hedgerow (h2a)	Poor	Low	0.055
Total area (excluding hedgerows & individual trees)			0.21

Modified grassland (g4)

- 6.2.2** The static home will be removed, and the grassland will be extended creating 0.0076ha more modified grassland to the west of the driveway. The grassland will be managed in the same way as the rest of the grazed paddock and therefore result in a 'Poor' condition.

Urban trees

- 6.2.3** It is proposed that 5 native trees will be planted along the western side of the access driveway and approximately 20 further trees will be planted along the site boundary beside the existing trees, which will be planted as young saplings and expected to achieve a poor habitat condition due to the temporal risk factors.

Native hedgerow (h2a)

- 6.2.4** A 55m hedgerow comprising at least one native woody species (beech, hawthorn, hornbeam, hazel etc.) will be planted on the western side of the driveway. No management specifications are required to achieve the biodiversity net gain result which is based on poor habitat condition due to the temporal risk factors.

7 THE STATUTORY BIODIVERSITY METRIC

7.1 Biodiversity Net Gain Result

7.1.1 The Statutory Biodiversity Metric calculation tool demonstrates that a net gain in biodiversity cannot be achieved on-site as part of the proposed redevelopment. The 'Headline Results' section taken from the Metric spreadsheet shows a total on-site net change of -15.67% in habitat units and -100% in hedgerow units has been calculated for the proposed design. Using the adjacent land within the ownership boundary, a biodiversity net gain can be achieved off-site, with the 'Final Results' section showing a 37.34% gain in habitat units and a 26.37% gain in hedgerow units – **Figure 1** below.

Burlington, Heckfield		Return to results menu			
Headline Results					
Scroll down for final results ▲					
On-site baseline	Habitat units	0.67			
	Hedgerow units	0.08			
	Watercourse units	0.00			
On-site post-intervention (Including habitat retention, creation & enhancement)	Habitat units	0.57			
	Hedgerow units	0.00			
	Watercourse units	0.00			
On-site net change (units & percentage)	Habitat units	-0.11	-15.67%		
	Hedgerow units	-0.08	-100.00%		
	Watercourse units	0.00	0.00%		
			On-site net gain is less than target set ▲		
Off-site baseline	Habitat units	0.41			
	Hedgerow units	0.00			
	Watercourse units	0.00			
Off-site post-intervention (Including habitat retention, creation & enhancement)	Habitat units	0.77			
	Hedgerow units	0.11			
	Watercourse units	0.00			
Off-site net change (units & percentage)	Habitat units	0.36	87.28%		
	Hedgerow units	0.11	N/A		
	Watercourse units	0.00	0.00%		
			Zero baseline units - % cannot be calculated		
Combined net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	0.25			
	Hedgerow units	0.02			
	Watercourse units	0.00			
FINAL RESULTS					
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	0.25			
	Hedgerow units	0.02			
	Watercourse units	0.00			
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	37.34%			
	Hedgerow units	26.37%			
	Watercourse units	0.00%			
Trading rules satisfied?	Yes ✓				
Unit Type	Target	Baseline Units	Units Required	Unit Deficit	
Habitat units	10.00%	0.67	0.74	0.00	No additional area habitat units required to meet target ✓
Hedgerow units	10.00%	0.08	0.09	0.00	No additional hedgerow units required to meet target ✓
Watercourse units	10.00%	0.00	0.00	0.00	No additional watercourse units required to meet target ✓

Figure 1. The Statutory Biodiversity Metric Final Results.

7.1.2 The 'Burlington, Heckfield - The Statutory Biodiversity Metric Calculation Tool (R2906_BNG_a)' document should be referred to separately for the full calculation.

8 REFERENCES

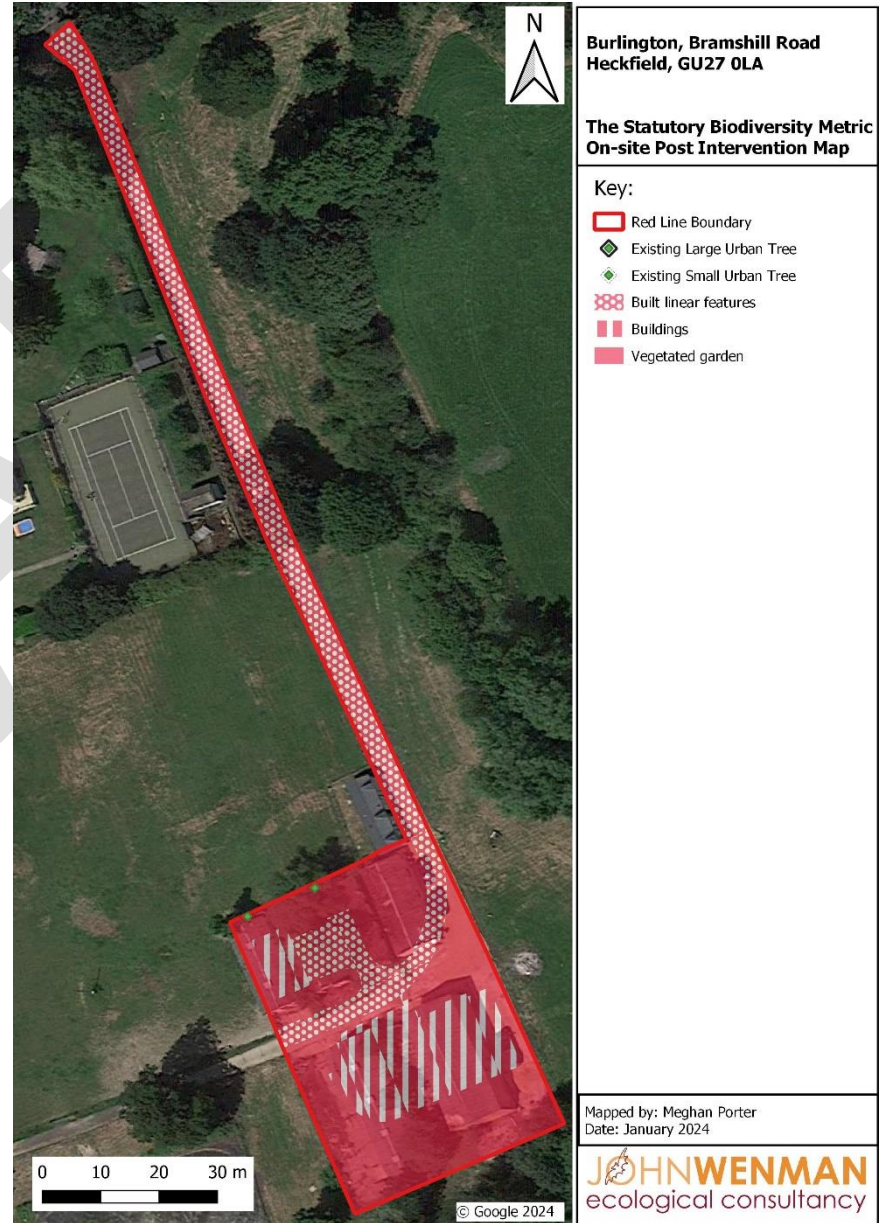
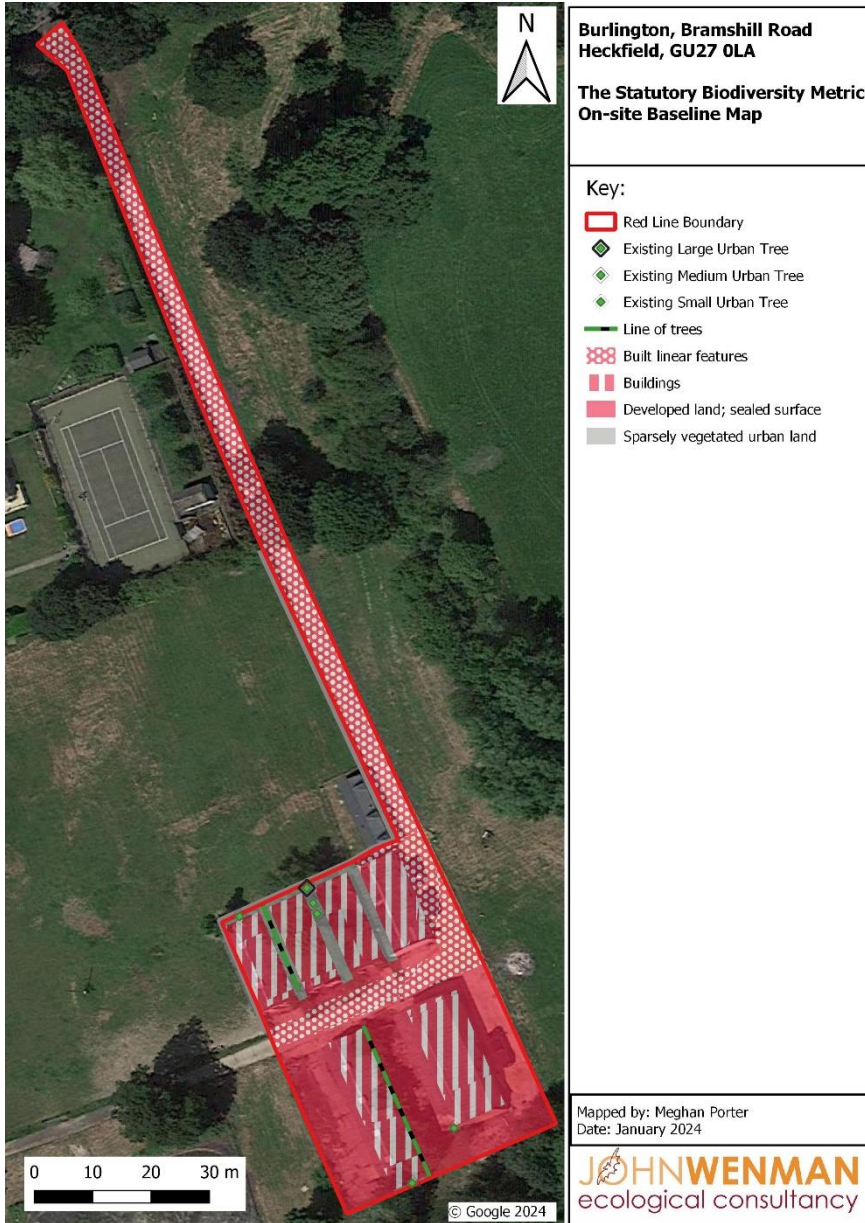
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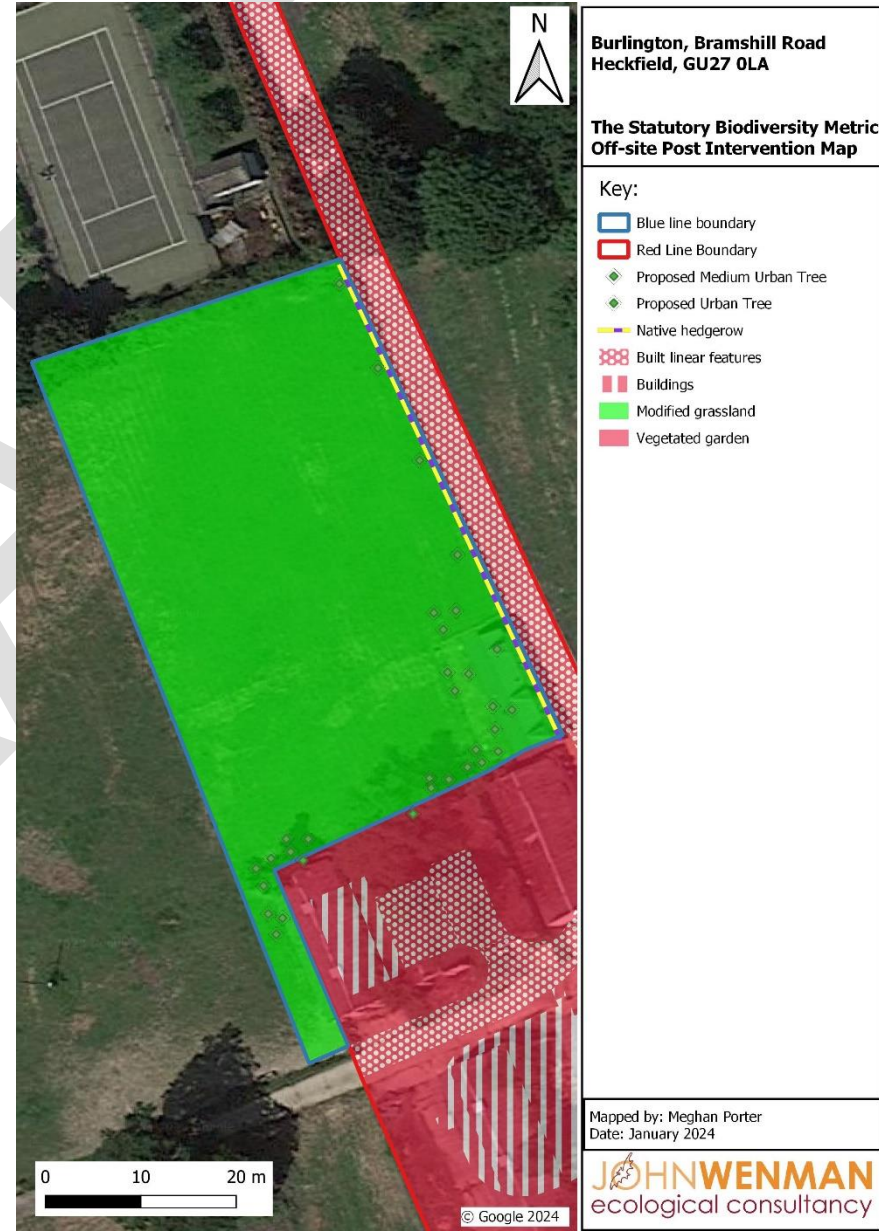
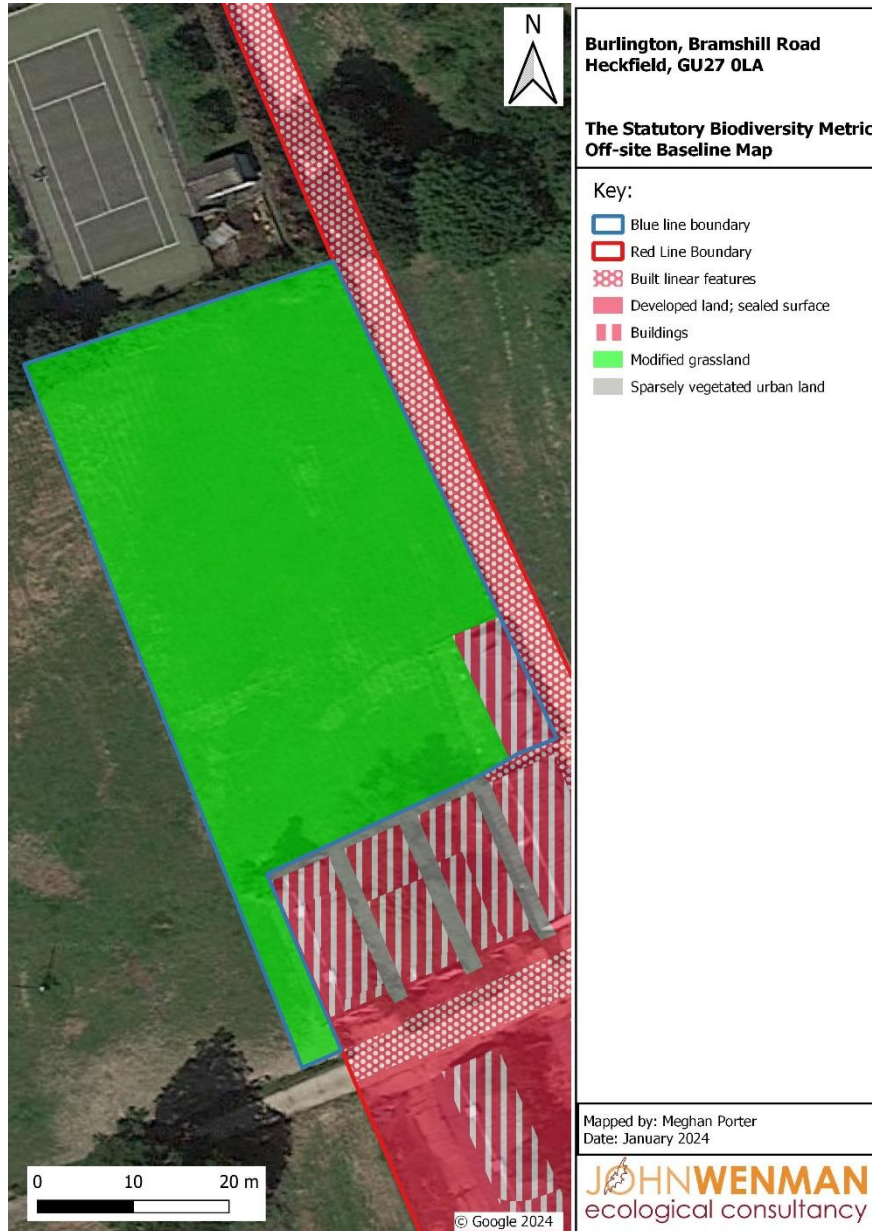
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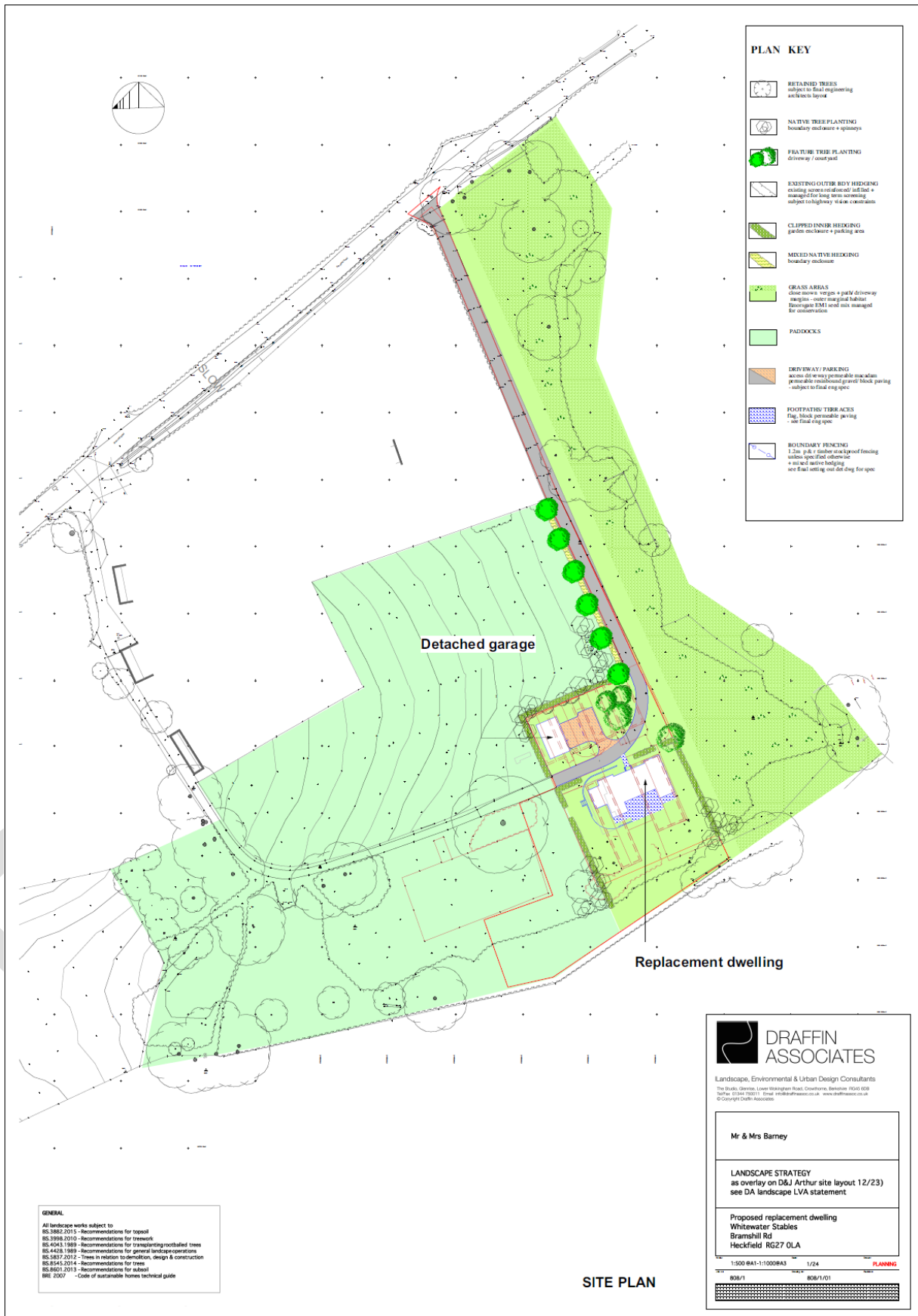
APPENDIX 1 – ON-SITE HABITAT MAPS (BASELINE & POST INTERVENTION)



APPENDIX 2 – OFF-SITE HABITAT MAPS (BASELINE & POST INTERVENTION)



APPENDIX 3 – PROPOSED SITE PLAN



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