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ARCHITECTURAL TECHNICIAN AND ECOLOGY

**RESIDENTIAL DEVELOPMENT AT
SPRINGWELL LANE
WHETSTONE
LEICESTER**

STATUTORY BIODIVERSITY METRIC CALCULATION

(January 2024)

REPORT REF: 2356 - PHA



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Introduction.

Paul Hicking Associates were commissioned by MyPad to undertake the Statutory Biodiversity Metric Calculation for the proposed residential development at Springwell Lane, Whetstone, Leicester, in order to assess the potential impact of the site wide change of use to achieve a biodiversity net gain using the DEFRA Statutory Biodiversity Metric Auditing and accounting for biodiversity Calculation tool (January 2024).

The proposals comprise of the construction of 23no. new dwellings along with associated hard and soft landscaping. The location of the site is shown within the aerial photograph below.



Site Surveys and supporting survey effort.

2023 – a habitats survey was undertaken by Paul Hicking Associates on 21st November 2023 to establish the base-line habitats present within the development site. At the time of the survey the site comprised of a large detached bungalow with associated timber and masonry outbuildings within the grounds of a large garden containing vegetated and non-vegetated gardens with trees and introduced shrub. There are 2no. ornamental ponds located within the centre of the rear garden.

3no. large trees along the southern boundary are subject to a Tree Preservation Order (TPO) 2023 and comprises of 2no. large Atlas cedar and 1no. large Field maple trees.

A photographic record of the habitats within the development site recorded on 21st November 2023 is included within Appendix A of this report.

Existing Habitats.

Table 1: The development site comprises of the following habitats;

Habitat Type	Size ha.	Condition	Retained and Enhancement
Developed land sealed surface	0.0573	Assessment n/a	0
Unvegetated garden	0.182558	Assessment n/a	0
Vegetated garden	0.1496	Assessment n/a	0
Introduced shrub	0.1179	Assessment n/a	0
Urban trees	0.057	Moderate	0.0041
Urban trees (TPO Trees)	0.0692	Good	0.0692
Ornamental pond	0.0024	Poor	0

Total site area of 0.5097.58ha (Excluding area of individual trees) with a biodiversity unit value of 1.83.

All areas have been calculated using the current topographical survey of the site to establish a base-line area for each habitat type present.

On-site habitat baseline and creation and enhancement

The calculation is based on the area of site directly impacted by the proposed development remaining within the re-line boundary of 0.5097.58ha. The calculation is therefore aimed to provide an understanding of habitats directly by loss, retention or enhancement by the proposed development.

Table 2: Predicted habitats in-line with the current development proposals.

Habitat Type	Size ha.	Condition	Comments
Developed land sealed surface	0.268575	Assessment n/a	Footprint of proposed buildings
Unvegetated garden	0.050777	Assessment n/a	New private paths and patios
Modified grassland	0.1496	Moderate	New rear gardens
Introduced shrub	0.04639	Assessment n/a	Public side landscaping
Mixed scrub	0.024087	Moderate	New habitat
Urban trees	0.057	Moderate	10no. new trees
Urban trees (TPO Trees)	0.0692	Good	Existing trees retained

Details of the proposed landscaping are to be provided to confirm landscape design/habitat creation proposals.

Results

This section states the results of the Biodiversity Metric Calculation.

Table 3: Headline results of Biodiversity Metric Calculation;

On-site baseline	<i>Habitats Units</i>	1.83
	<i>Hedgerow Units</i>	0.03
	<i>River units</i>	0.00
On-site post-intervention (including habitat retention, creation & enhancement)	<i>Habitats Units</i>	1.65
	<i>Hedgerow Units</i>	0.03
	<i>River units</i>	0.00
On-site net %change (including habitat retention, creation & enhancement)	<i>Habitats Units</i>	-9.40%
	<i>Hedgerow Units</i>	20.63%
	<i>River units</i>	0.00%
Trading rules Satisfied?		No.

Conclusion

The Statutory Biodiversity Metric Calculation indicates at this time a potential net loss of -9.40% (-0.17) units.

The proposals outlined so far indicate a net biodiversity loss against the new proposals. As the development is unable to achieve a net gain then alternative off-site measures will be required. The

proposals should not in any way lessen or negate the potential of any new habitats to be created within the site.

Appendix A

Site record photographs taken during the site survey 21st November 2023.



