

**ECOLOGICAL APPRAISAL AND BIODIVERSITY
NET GAIN PLAN:
PLOT 72A, STREAMER POINT ROAD, NOCTON**

**FINAL
OCTOBER 2023**

DOCUMENT CONTROL

TITLE: Ecological Appraisal and Biodiversity Net Gain Plan: Plot 72a,
Streamer Point Road, Nocton

PROJECT REF: ES143

VERSION: Final

DATE: October 2023

AUTHOR: Luke Hartley ACIEEM

PROOF READER: John Pover

APPROVED BY: Dave Hughes MCIEEM

ISSUED TO: Peter Sowerby
Peter Sowerby Homes
Harmston Hall
Church Lane
Harmston
Lincoln
LN4 9SS

This report has been prepared by ESL with all reasonable skill, care and diligence, within the terms of the contract with the Client. The report is confidential to the Client. ESL accepts no responsibility of whatever nature to third parties to whom this report may be made known. No part of this document may be reproduced without the prior written approval of ESL.

Contents	Page
1 INTRODUCTION	1
2 LOCAL PLANNING POLICY	1
2.1 LOCAL PLANNING POLICY	1
3 DESK STUDY	2
3.1 METHODS	2
3.2 RESULTS	2
3.3 ASSESSMENT	3
4 ECOLOGICAL APPRAISAL	3
4.1 METHODS	3
4.2 HABITATS AND PLANT SPECIES	4
4.3 FAUNA	5
4.4 RECOMMENDATIONS	6
5 BIODIVERSITY NET GAIN PLAN	7
5.1 METHODS	7
5.2 BASELINE CONDITIONS	7
5.3 IMPACTS OF THE PROPOSED SCHEME	7
5.4 APPLICATION OF THE MITIGATION HIERARCHY	8
5.5 SUMMARY OF HABITAT CREATION AND ENHANCEMENT MEASURES	8
5.6 BASELINE OF OFF-SITE AREAS USED FOR HABITAT CREATION AND ENHANCEMENT	8
5.7 BIODIVERSITY NET GAIN OUTCOME OF PROPOSED SCHEME	9
5.8 CONCLUSION	9
6 BIODIVERSITY NET GAIN MANAGEMENT AND MONITORING PLAN	10
6.1 MANAGEMENT OF URBAN TREE HABITATS	10
6.2 MONITORING, REVIEW AND REPORTING	12
7 REFERENCES	12
APPENDIX 1	13

EXECUTIVE SUMMARY

ESL (Ecological Services) Limited has been commissioned by Peter Sowerby Homes to undertake an Ecological Appraisal and produce a Biodiversity Net Gain Plan in order to identify any constraints and opportunities associated with a planning application for a single dwelling at Plot 72a, Streamer Point Road, Nocton.

Summary of findings:

- No sites with statutory or non-statutory designation for nature conservation will be affected by the proposed development.
- The habitats on Site are of low conservation importance.
- There is no requirement to obtain a Natural England European Protected Species Licence.
- No further habitat/botanical or protected-and-notable species surveys are required.
- All other species were scoped out of the appraisal due to the absence, low value and/or unsuitability of the habitats present on or adjacent to the Site.
- The scheme as detailed in the BNG Plan will deliver a net unit change of <0.01BU for Habitats, resulting in a net gain of 18.90%.

Summary of recommendations:

- No vegetation, stored building materials or debris suitable for use by nesting birds should be cleared between March and August inclusive unless it has been hand-searched by an experienced ecologist for active nests in advance.
- The surveys must be updated if planning has not been consented by 1 October 2024.

ECOLOGICAL APPRAISAL AND BIODIVERSITY NET GAIN PLAN: PLOT 72A, STREAMER POINT ROAD, NOCTON

1 INTRODUCTION

- 1.1 ESL (Ecological Services) Limited (ESL) has been commissioned by Peter Sowerby Homes to undertake an Ecological Appraisal and produce a Biodiversity Net Gain Plan in order to identify any constraints and opportunities associated with a planning application for a single dwelling at Plot 72a, Streamer Point Road, Nocton (hereafter referred to as the 'Site').
- 1.2 The aim of the Ecological Appraisal is to:
- Determine any likely effects on any site designated for nature conservation.
 - Characterise the habitats and species present and determine their conservation status.
 - Assess the likelihood of any adverse ecological effects, identify the need for further information and recommend pragmatic mitigation/enhancement measures.
- 1.3 The aim of the Biodiversity Net Gain (BNG) Plan is to:
- Calculate the current biodiversity baseline value of the Site.
 - Calculate the pre-intervention scenario (the effect of the proposed scheme prior to habitat creation and enhancement measures).
 - Identify the level of habitat creation and enhancement required to achieve a 10% net gain.
 - Set out management and monitoring prescriptions to deliver the Plan.
- 1.4 A Site location map is given as Figure 1, an Ecological Constraints Plan and BNG baseline as Figure 2 and a strategy for BNG delivery (BNG post-intervention) as Figure 3. Photographs are included within the text. Species are referred to by their English names throughout, followed by scientific names where first mentioned. A schedule of all on-site BNG baseline Habitats is provided as Appendix 1 and the Defra Biodiversity Metric 4.0 Calculation Tool spreadsheet is provided as a standalone document.

2 LOCAL PLANNING POLICY

2.1 LOCAL PLANNING POLICY

The Central Lincolnshire Local Plan, adopted April 2023.

- 2.1.1 Policy S60: Protecting Biodiversity and Geodiversity outlines that:

- All development should:
 - Protect, manage, enhance and extend the ecological network of habitats, species and sites of international, national and local importance (statutory and non-statutory), including sites that meet the criteria for selection as a Local Site.

- Minimise impacts on biodiversity and features of geodiversity value.
- Deliver measurable and proportional net gains in biodiversity in accordance with Policy S61.
- Protect and enhance the aquatic environment within or adjoining the site, including water quality and habitat.

2.1.2 Policy S61: Biodiversity Opportunity and Delivering Measurable Net Gains outlines that:

- All qualifying (as defined in the Environment Act 2021) development proposals must deliver at least a 10% measurable BNG attribution to the development.
- The net gain for biodiversity should be calculated using the natural England Biodiversity Metric.

3 DESK STUDY

3.1 METHODS

3.1.1 The Natural England 'MAGIC' and 'Nature on the Map' websites were consulted to obtain information on any internationally and nationally-protected sites and for citations of any Sites of Special Scientific Interest (SSSI) or National Nature Reserves (NNR) within 5km of the Site. Information was also sought on any Local Nature Reserves (LNR) within 2km of the Site. A search was also made for any granted European Protected Species applications within 2km.

3.1.2 The National Biodiversity Network Atlas was consulted for any notable species potentially pertinent to the scheme within 2km of the Site.

3.2 RESULTS

3.2.1 The results are summarised in Tables 1 and 2 below; pre-2003 records have been screened out. For the purposes of this report, 'Important Species' are those:

- Having statutory protection.
- Listed as Species of Principal Importance as set out in Section 41 of the Natural Environment and Rural Communities Act 2006 (NERC) (formerly UK BAP species).
- Listed in the Vascular Plant Red List for England (Stroh *et al.*, 2014).
- Listed in the Lincolnshire Biodiversity Action Plan (Greater Lincolnshire Nature Partnership, Revised 2015).

TABLE 1. Sites with statutory or non-statutory protection for nature conservation within the search area.

Name, Designation and Description	Proximity to the Site
Potterhanworth Wood SSSI. Adjacent to the now drained fenland of the Witham Valley, the wood is characterised by the dominance of small-leaved lime. Historic management as coppice-with-standards, combined with the variation in soil texture and drainage, has resulted in outstanding plant and animal communities.	1.9km northeast.

TABLE 2. Important species within the search area.

Species/Group	Proximity to the Site
Two granted European Protected Species Licence applications for bat species comprising soprano pipistrelle <i>Pipistrellus pygmaeus</i> , barbastelle <i>Barbastella barbastellus</i> , brown long-eared bat <i>Plecotus auritus</i> and Natterer's <i>Myotis nattereri</i> 2011-2018.	Closest 600m southwest.

3.3 ASSESSMENT

Sites with statutory or non-statutory protection.

- 3.3.1 The closest statutory designation is 1.9km northeast of the Site and there are no LNRs within 2km. Due to its small size and the fact that it is surrounded by existing residential, the potential risk of the scheme resulting in an adverse effect on any site designated for nature conservation is considered unlikely.

Important species.

- 3.3.2 The significance of important species records germane to the scheme is discussed later in the report.

4 ECOLOGICAL APPRAISAL

4.1 METHODS

Habitat and plant species.

- 4.1.1 A Preliminary Ecological Appraisal (PEA) was undertaken on 16 October 2023 by Luke Hartley ACIEEM in accordance with best practice guidelines (JNCC, 2010, CIEEM, 2017). All habitats were characterised by identifying the dominant and typical species, which were given a UK habitat classification (UK Hab, 2020); notes were made on adjacent land use. A search was made for any invasive, non-native plant species listed on Schedule-9 of the Wildlife and Countryside Act 1981 (as amended).

Fauna.

- 4.1.2 An Ordnance Survey map and aerial imagery were used to set the Site in a local habitat context. The habitats on Site were then assessed for their potential suitability for use by a range of protected and notable species including amphibians, reptiles, birds, badgers *Meles meles*, bats and water voles *Arvicola amphibius*, as per published guidelines.

4.2 HABITATS AND PLANT SPECIES

Developed land - sealed surface (u1b).

- 4.2.1 The Site forms the corner to the intersection between Streamer Point Road and Nocton Park Road. It was used as a temporary site access road during the construction of the wider Nocton Park development and as a result, comprises made ground (either tarmac, concrete or gravel) throughout (Photograph 1).



Photograph 1. View of the Site looking north, showing the extent of remaining unvegetated made ground.

Sparsely vegetated urban land (u1f).

- 4.2.2 Vegetation growth is limited to ruderal species (Photograph 2 below). Some butterfly bush *Buddleia davidii* is present, as too are self-set sycamore *Acer pseudoplatanus* and silver birch *Betula pendula* saplings, with low growing grasses and herbs such as cock's-foot *Dactylis glomerata*, colt's-foot *Tussilago farfara*, ribwort plantain *Plantago lanceolata*, black medic *Medicago lupulina*, broad-leaved dock *Rumex obtusifolius*, common stork's-bill *Erodium cicutarium*, wall speedwell *Veronica arvensis* and white clover *Trifolium repens*.
- 4.2.3 Toward the rear northern side of the Site, old construction debris has been engulfed by bramble *Rubus fruticosus* agg. Additional tall herb species occur such as wormwood *Artemisia vulgaris*,

teasel *Dipsacus fullonum*, creeping thistle *Cirsium arvense*, common mallow *Malva sylvestris*, cow parsley *Anthriscus sylvestris*, cleavers *Galium aparine* and nettle *Urtica dioica*.



Photograph 2. Vegetation structure of low-growing ruderals.

Assessment.

- 4.2.4 None of the plant species recorded is listed above the '*Least Concern*' threat level in the British Red Data Book (Stroh *et al.*, 2014). The habitats, plant communities and individual species are both common and widespread in a local and national context.
- 4.2.5 No Schedule-9 non-native plant species were recorded.

4.3 FAUNA

Birds.

- 4.3.1 Whilst opportunities for a limited range of common and widespread nesting birds are present, as a precaution, any vegetation clearance during the nesting season (which for most species typically runs from March to August inclusive) will require the implementation of standard measures to protect any active nests.

Water voles.

- 4.3.2 A watercourse runs adjacent to the northern side of the Site (Photograph 3). The channel is approximately 0.5-1m wide with no aquatic or marginal vegetation. The banks comprise dense bramble vegetation with occasional young sycamore trees. Brick reinforcement is present along the toe of the bank adjacent to the Site, along with another layer of timber reinforcement further up the bank. The banks here are also heavily impacted by the recently-installed Nocton Park Road bridge.

- 4.3.3 No mammal burrows were recorded during the PEA, nor were any field signs found indicating the presence of water voles. Given the limited impact of the works and the sub-optimal suitability of the watercourse, no adverse effects on water voles are predicted.



Photograph 3. Watercourse adjacent to the Site, showing brick reinforcement of the bank toe and further timber reinforcement higher up the bank.

4.4 RECOMMENDATIONS

Further surveys.

- 4.4.1 There are currently no requirements for any further survey's pre-determination. Any effects can be reasonably predicted and with sufficient confidence to inform the necessary mitigation measures.
- 4.4.2 The survey must be updated if the planning permission has not been consented by 1 October 2024.

Birds.

- 4.4.3 No vegetation or stored building materials suitable for use by nesting birds must be cleared between March and August inclusive in any year unless it has been hand-searched by an experienced ecologist for active nests in advance. All active nests must be protected from damage until the young have fledged.

5 BIODIVERSITY NET GAIN PLAN

5.1 METHODS

- 5.1.1 The habitats were condition-assessed during the PEA by the same surveyor, utilising the current Defra Biodiversity Metric 4.0 methodology (Natural England, 2023), hereafter referred to as 'the Metric'. The Metric calculation tool was used to determine the value of the Site's biodiversity in terms of Biodiversity Units (BU).
- 5.1.2 The Proposed Site Location and Block Plan (drawing no. 2709-A3-03b) has been used to model the post-intervention value of the Site and to identify all on-site opportunities to maximise biodiversity gain.

5.2 BASELINE CONDITIONS

- 5.2.1 The Site comprises two Habitat types (0.024ha) generating 0.02BU. The contribution of each Habitat type is given in Table 3 and is illustrated on Figure 2.

TABLE 3: Summary baseline of Habitats present on Site and their contributing values.

Broad Habitat Category	Habitat Type	Condition	Area (ha)	Habitat BU
Sparsely vegetated land	Ruderal/Ephemeral	Poor	0.0107	0.02
Urban	Developed land; sealed surface	N/A	0.0134	0.00
Total			0.0241	0.02

- 5.2.2 The Site is situated within or adjacent to Biodiversity Opportunity Area and Green Infrastructure Network areas and as such, all habitat parcels (except 'Urban' Habitats such as '*Vegetated gardens*') have been assigned a strategic significance of 'High', as too have those in the post-intervention scenario detailed in Section 5.7.
- 5.2.3 The Site is situated within 10m of an adjacent watercourse. However, as the Site comprises vegetation over existing made ground and considering the high levels of encroachment from the adjacent residential and the recently built road bridge over the watercourse, the scheme will not result in any further quantifiable degradation of the BU value of the watercourse and as such, it has been omitted from this Plan.

5.3 IMPACTS OF THE PROPOSED SCHEME

- 5.3.1 The scheme design will result in the loss of all '*Ruderal/Ephemeral*' Habitat on-site, as well as adjacent to the Site during works to the pavement and road. The design does however, provide opportunities for on-site habitat creation and enhancement provided by garden space provision and off-site opportunities within new road verge, as detailed in Section 5.5 below.

5.4 APPLICATION OF THE MITIGATION HIERARCHY

- 5.4.1 The Site comprises 'Very Low' and 'Low' distinctiveness habitats, thus avoiding impacts on any important biodiversity features. The scheme provides the opportunity to more than adequately compensate for loss of the habitats present.

TABLE 4: Impact of the proposed scheme and requirement to achieve 10% net gain.

BU Type	Proposed scheme impact (i.e., habitat creation/enhancement to achieve no net loss) (BU)	Habitat creation/enhancement to achieve 10% net gain (BU)
Habitat	0.02	0.022

5.5 SUMMARY OF HABITAT CREATION AND ENHANCEMENT MEASURES

- 5.5.1 Habitat creation and enhancement measures to achieve measurable net gain for each Habitat type are summarised in Table 5 below. Detailed management prescriptions to achieve the desired Habitat types and conditions are provided as part of a Biodiversity Net Gain Management and Monitoring Plan (BNGMMP) in Section 6.

TABLE 5: Summary of habitat creation and enhancement measures.

Habitat Type (Target condition)	On-site or off-site	Details of Habitat Creation and Enhancement Measure
Vegetated garden (N/A)	On-site	Alongside the developed land, the scheme will provision garden space. Its value has been captured in the Metric as vegetated garden and no specific management is required.
Developed land; sealed surface (N/A)	On-site & off-site	The primary component of the scheme design will be the built environment, comprising the house, garage, paved driveway and the road and path network. No specific management is required.
Modified grassland (Poor)	On-site & off-site	Grassed road verge will be created by the scheme. No specific BNG management is required and it has been captured as Poor condition to reflect its management as an amenity road verge.
Urban tree (Moderate)	Off-site	The road verge in front of the new dwelling provides opportunity to plant one medium sized tree.

5.6 BASELINE OF OFF-SITE AREAS USED FOR HABITAT CREATION AND ENHANCEMENT

- 5.6.1 The pavement and associated road verges adjacent to the application site boundary will be utilised for off-site habitat creation measures. Table 6 below details the baseline conditions of these off-site areas, which are illustrated on Figure 2.

TABLE 6: Summary baseline of Habitats present off-site and their contributing values.

Broad Habitat Category	Habitat Type	Condition	Area (ha)	Habitat BU
Sparsely vegetated land	Ruderal/Ephemeral	Poor	0.0075	0.01
Urban	Developed land; sealed surface	N/A	0.0036	0.00
Total			0.0109	0.02

5.7 BIODIVERSITY NET GAIN OUTCOME OF PROPOSED SCHEME

5.7.1 The target condition for each Habitat type following the habitat creation and enhancement measures presented in Table 5, together with the number of BUs each delivers, is detailed in Tables 7 and 8 below and illustrated on Figure 3.

TABLE 7: Summary post-intervention scenario of on-site Habitats and their contributing values.

Broad Habitat Category	Habitat Type	Condition	Area (ha)	Habitat BU
Grassland	Modified grassland	Poor	0.0007	0.00
Urban	Vegetated garden	N/A	0.0126	0.02
	Developed land; sealed surface	N/A	0.0108	0.00
Total			0.0241	0.03

TABLE 8: Summary post-intervention scenario of off-site Habitats and their contributing values.

Broad Habitat Category	Habitat Type	Condition	Area (ha)	Habitat BU
Grassland	Modified grassland	Poor	0.0025	0.01
Urban	Developed land; sealed surface	N/A	0.0084	0.00
Individual trees	Urban tree	Moderate	0.0041	0.01
Total			0.0109*	0.02

*Excluding the areas of Urban tree.

5.8 CONCLUSION

Biodiversity Net Gain delivered by this plan.

5.8.1 The scheme as detailed in this Plan will deliver a net unit change of <0.01BU for Habitats, resulting in a net gain of 18.90%.

6 BIODIVERSITY NET GAIN MANAGEMENT AND MONITORING PLAN

6.1 MANAGEMENT OF URBAN TREE HABITATS

Introduction.

6.1.1 This BNG Plan commits to the creation of 0.0041ha of 'Urban trees'. The BNG condition criteria for 'Individual Trees Habitat Type' that the habitat creation and management prescriptions will seek to achieve to secure at least 'Moderate' condition comprise:

- **Criterion A**, '*The tree is a native species (or at least 70% within the block are native species)*'.
- **Criterion B**, '*The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5m wide (individual trees automatically pass this criterion)*'.
- **Criterion D**, '*There is little or no evidence of an adverse impact on tree health by human activity (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age and height*'.
- **Criterion F**, '*More than 20% of the tree canopy area is oversailing vegetation beneath*'.

Proposed planting.

6.1.2 To achieve the desired area of 'Urban tree' habitat, one tree will be planted, comprising one of the selection of species below that will complement the landscaping of the Nocton Park development:

- Wild cherry *Prunus avium*.
- Bird cherry *Prunus padus*.
- Rowan *Sorbus aucuparia*.
- Silver birch *Betula pendula*.

Design requirements.

6.1.3 Appropriately-sized containerised stock should be used with a default of standard-standard (8-10cm girth), selected-standard (10-12cm girth) or heavy-standard (12-14cm girth), depending on site characteristics.

6.1.4 An appropriate support system (e.g., a stake fitted low on the stem) will be used. A single, angled, low stake is preferred or a double-stake and low bridge (for low stakes, the tie should be 1/3rd the way between ground level and the lowest branch). If a guard is to be installed, an upright stake with a high attachment may be used.

Outline prescriptions for establishment.

OP1.1. Planting will be undertaken in mid-autumn to late winter (October to March) within one year of a start of development and will not be undertaken during a period of very cold or windy weather or when the ground is frozen or waterlogged.

OP1.2. The turf from the planting pit should be lifted and disposed of prior to digging the pit. Do not put the turves in the pit as this can lead to voids forming in the pit or undesirable settling. Soil ameliorants should be avoided unless a specific issue has been identified.

OP1.3. A planting pit appropriate to the stock size should be prepared in advanced. Generally, the pit will be the size of the container plus a minimum of 75mm to all sides. In all cases, the root flare will be set at the ground level surrounding the pit.

OP1.4. If necessary, the sides of the pit will be de-glazed (scarified) to ensure there is no barrier to root propagation as the tree matures. No organic material will be added to the pit (especially underneath the tree) or to the backfill; soil conditions in the planting pit will match those surrounding it as much as possible to avoid creating favoured conditions within the pit.

OP1.5. A mulch island will be laid covering the entirety of the planting pit to a depth of between 80mm and 100mm. Care will be taken to ensure the mulch is kept 100mm from the stem.

Outline prescriptions for management and aftercare.

OP1.6. The planting will be undisturbed for a minimum of two full growing seasons. Regular maintenance visits will be required during the growing season.

OP1.7. During any times of exceptionally dry weather within the first two years of planting, management must ensure that the tree is well-watered.

OP1.8. The mulch island should be topped up and any weeds present hand-pulled or treated with a topical herbicide. The surrounding soil will be checked for capping; if found, this will be corrected by gently breaking-up the surface.

OP1.9. Any support system should be adjusted to avoid compression/abrasion damage to the tree (this should also be done after any severe weather events).

OP1.10. After two full growing seasons, any support systems will be evaluated and removed if deemed appropriate. Formative or corrective pruning can be undertaken if required. All work will comply with BS 3998.

OP1.11. Planting will be inspected in late-summer (September) and if the tree has died, it will be replanted in the following planting window, that being mid-autumn to late-winter (October to March). This will be undertaken yearly until the tree has fully established.

6.2 MONITORING, REVIEW AND REPORTING

6.2.1 Monitoring surveys comprising a site walkover by a suitably qualified ecologist will be undertaken in early- to late-summer (June to September) in years 2, 7, 15 and 30; the results will be set out in a concise report to be submitted to the Local Planning Authority. The report will include:

- A description of the management carried out since the last report.
- An assessment on progress towards the targets.
- Recommendations for changes to management or additional management if suitable progress is not being made towards the targets.

7 REFERENCES

CIEEM, 2017. Guidelines for Preliminary Ecological Appraisal, 2nd edition. Chartered Institute of Ecology and Environmental Management, Winchester.

CIEEM, 2021. Biodiversity Net Gain Report & Audit Templates. Version 1. Chartered Institute of Ecology and Environmental Management, Winchester.

Dean, M., Strachan, R., Gow, D., & Andrews, R. 2016. The Water Vole Mitigation Handbook (The Mammal Society Guidance Series). Eds. Fiona Matthews & Paul Chanin. The Mammal Society, London.

Joint Nature Conservation Committee, 2010. Handbook for Phase 1 Habitat Survey - A Technique for Environmental Audit. JNCC.

Natural England Joint Publication, 2023. The Biodiversity Metric 4.0. User Guide. Publication number: JP039.

Stroh P A, Leach S J, August T A, Walker K J, Pearman D A, Rumsey F J, Harrower C A, Fay M F, Martin J P, Pankhurst T, Preston C D & Taylor I, 2014. A Vascular Plant Red List for England. Botanical Society of Britain and Ireland, Bristol.

The Central Lincolnshire Local Plan, adopted April 2023.

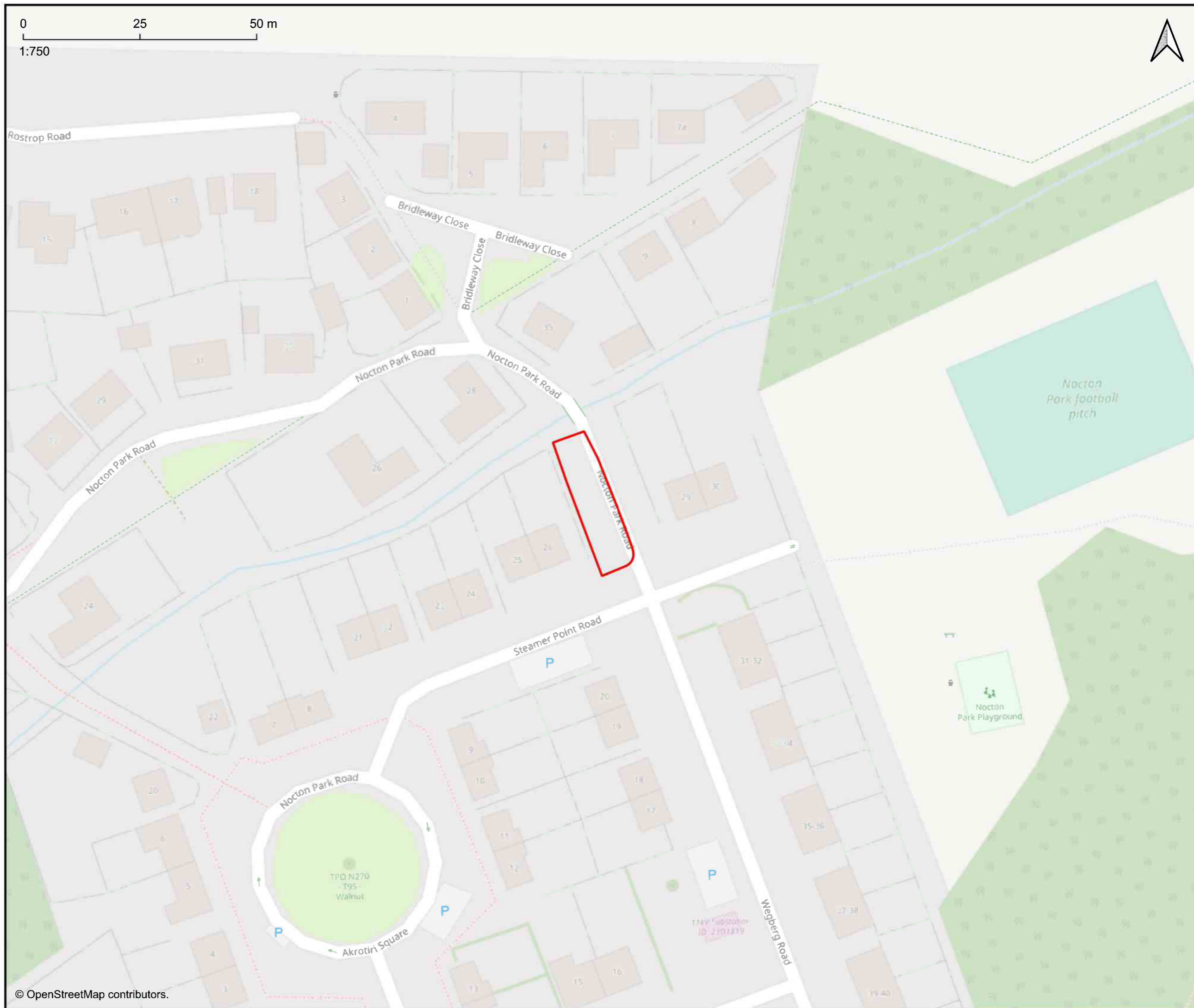
UKHab Ltd, 2023. UK Habitat Classification Version 2.0. www.ukhab.org.

Wigginton M J, 1999. British Red Data Books. 1 Vascular Plants. 3rd edition. JNCC, Peterborough.

KEY

 Site boundary

0 25 50 m
1:750



SITE NAME:
**Plot 72a, Streamer Point Road,
Nocton.**








DRAWING TITLE:
Site location plan.

Figure 1
Dwg no.: ES143-L232-001 Date: Oct 2023



© OpenStreetMap contributors.

KEY

-  Site boundary
-  Off-site area for habitat creation
-  Fence
-  u1d - Suburban mosaic of developed and natural surface
-  r2b - Other rivers and streams
-  u1f - Sparsely vegetated urban land (Ruderal/Ephemeral)
-  u1b - Developed land; sealed surface

0 5 10 m
1:200



SITE NAME:
**Plot 72a, Streamer Point Road,
Nocton.**

DRAWING TITLE:
**Ecological constraints plan and
biodiversity net gain baseline.**

Figure 2
Dwg no.: ES143-L232-002 Date: Oct 2023



KEY

-  Site boundary
-  Off-site area for habitat creation
-  Modified grassland
-  Developed land; sealed surface (Buildings)
-  Developed land; sealed surface
-  Urban tree
-  Vegetated garden

0 5 10 m
1:200



SITE NAME:
**Plot 72a, Streamer Point Road,
Nocton.**

DRAWING TITLE:
**Biodiversity net gain
post-intervention.**

Figure 3
Dwg no.: ES143-L232-003 Date: Oct 2023



APPENDIX 1

SCHEDULE OF ON-SITE BNG BASELINE HABITATS

Parcel No.	Habitat Type (Condition)	Area (ha)	BU	Criteria met	Description
1	Ruderal/Ephemeral (Poor)	0.006	0.01	1 of 3: C	Lacks non-native invasive species or those detrimental to wildlife, but covers too small of an area to provide sufficient desirable structural or floral diversity.
2	Ruderal/Ephemeral (Poor)	0.0047	0.01	1 of 3: C	Lacks non-native invasive species or those detrimental to wildlife, but covers too small of an area to provide sufficient desirable structural or floral diversity.
3	Developed land; sealed surface (N/A)	0.0134	0.00	N/A	N/A