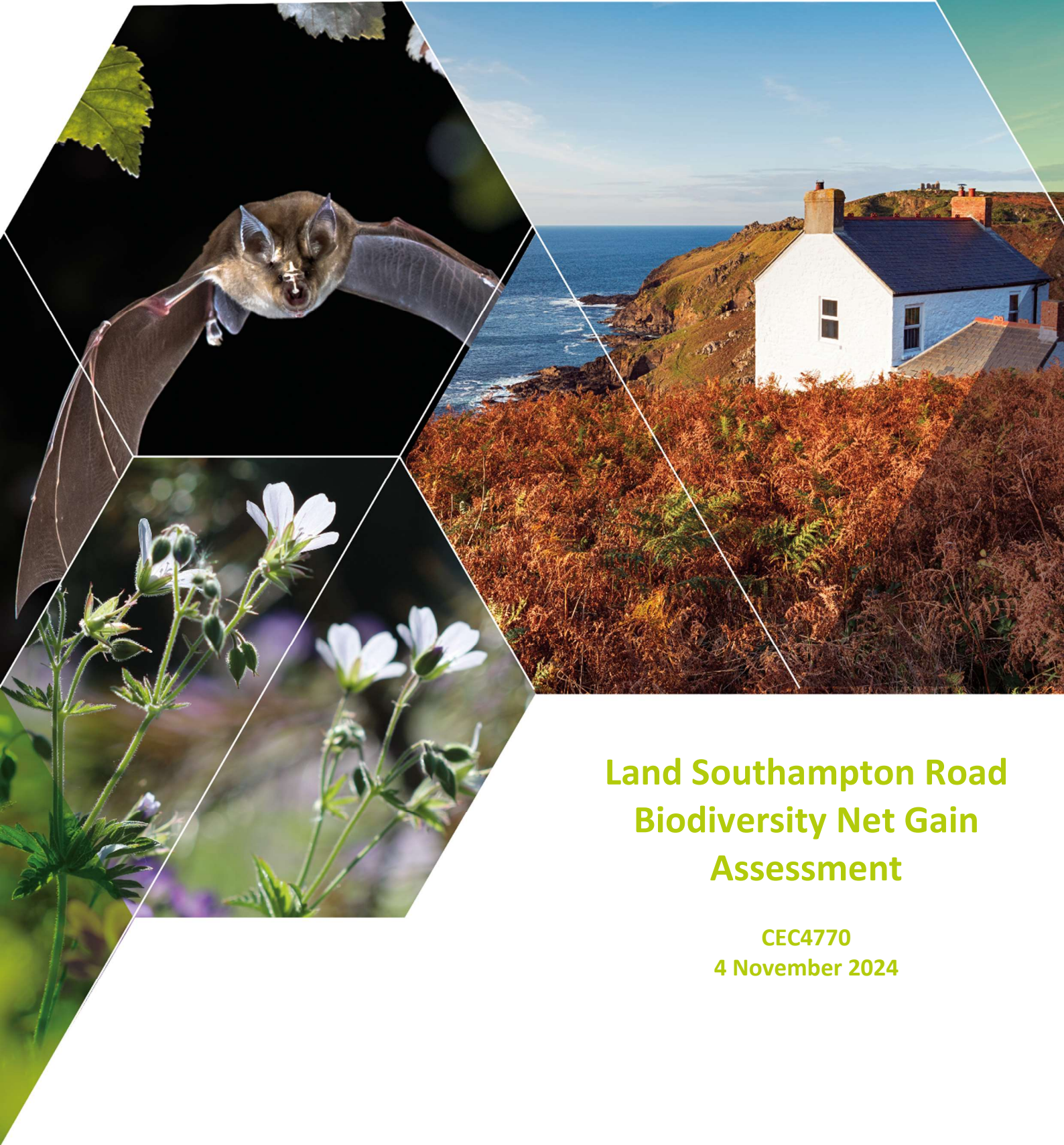


cec

cornwall
environmental
consultants LTD



Land Southampton Road Biodiversity Net Gain Assessment

CEC4770
4 November 2024

Document Control

Revision	Prepared by	Checked by	Approved by
First issue 31.07.2024	Dr Bruce Forrest BSc (Hons), MSc, PhD Senior Ecologist	Jenny Stuart BSc, MSc, MCIEEM, CEnv, CBiol, MSB Associate	Natasha Collings-Costello MEnvSci CSci MCIEEM Managing Director

Disclosure

The information, opinion and advice which we have prepared and provided is true and has been prepared and provided in accordance with the CIEEM's Code of Professional Conduct and the British Standard for Biodiversity – Code of Practice for Planning and Development (2013). We confirm that the opinions expressed are our true and professional bona fide opinions.

Contents

1. Introduction.....	7
1.1. Background	7
2. Planning Policy and Legislation	9
2.1. Planning Policy	9
2.2. Biodiversity Net Gain.....	9
3. Methodology	10
3.1. Field Survey	10
3.2. Biodiversity Net Gain.....	10
3.3. Limitations.....	10
4. Biodiversity Net Gain.....	11
4.1. Baseline Units.....	11
4.2. Summary of Proposed Change in Biodiversity Units.....	12
4.3. Habitat creation and enhancement	12
4.4. Biodiversity Net Gain Summary	13
5. Habitat creation and enhancement recommendations.....	13
5.1. Habitat creation	13
5.2. Habitat enhancement	17
6. General ecological enhancements	18
7. References.....	19
8. List of Appendices.....	20
A. Existing UKHabs Baseline Habitat Distribution	20
B. Post-Development Plan	20

List of Figures

Figure 1: Site location (® OpenStreetMap)	7
--	---

List of Tables

Table 1: Biodiversity Net Gain – Baseline.....	11
--	----

Land off Southampton Road – Biodiversity Net Gain

Ecology, Sustainability and Landscape Architecture solutions since 1992.

Cornwall Environmental Consultants Ltd, Five Acres, Allet, Truro, Cornwall, TR4 9DJ

Table 2: Biodiversity Net Gain – Summary..... 13

Summary

Site and methods	
Purpose of report	To provide an assessment of the baseline and post-construction BNG and to provide recommendations that will allow the minimum 10% BNG requirement to be achieved.
Site assessed	Land off Southampton Road, Alderbury, Wiltshire SP5 3AZ
Area (ha)	4.99 ha
Location	Grid reference: SU 19031 27283 What3words: ///plod.latter.traders
Planning Authority involved	Wiltshire Council
Survey methods	UK Habitat Classification Biodiversity Net Gain Metric & Habitat Condition Assessment
Surveyor's name	Robyn Albitt ACIEEM, MArborA, Cert Arb L2 (ABC)
Date of survey	8 th May 2024
Weather on date of assessment	Overcast and warm

Results	
Biodiversity Net Gain Baseline	46.89 Habitat Units 8.14 Hedgerow Units 4.64 Watercourse units
Proposed Biodiversity Net Gain	-20.33 Habitat Units (-43.35% loss) 2.06 Hedgerow Units (+25.33% gain) 0.53 Watercourse units (+11.42% gain) The BNG analysis shows that there will be a deficit of 20.33 units. This loss cannot be met on-site, and the client intends to address this loss through the purchase of off-site units. Table 2: Biodiversity Net Gain – Summary
Enhancement Measures	Creation of other neutral grassland, vegetated gardens, modified grassland, introduced shrub, mixed scrub, sustainable urban drainage, and tree planting. Enhancement of wet woodland from poor to moderate condition, enhancement of areas of other neutral grassland to good and moderate condition.

1. Introduction

1.1. Background

- 1.1.1. Cornwall Environmental Consultants (CEC) Ltd were commissioned by Formula Land (Alderbury) Limited in May 2024 to undertake a Biodiversity Net Gain (BNG) assessment of Land off Southampton Road, Alderbury. The location of the site and survey area (both with the same red line boundary) are shown in Figure 1 below.

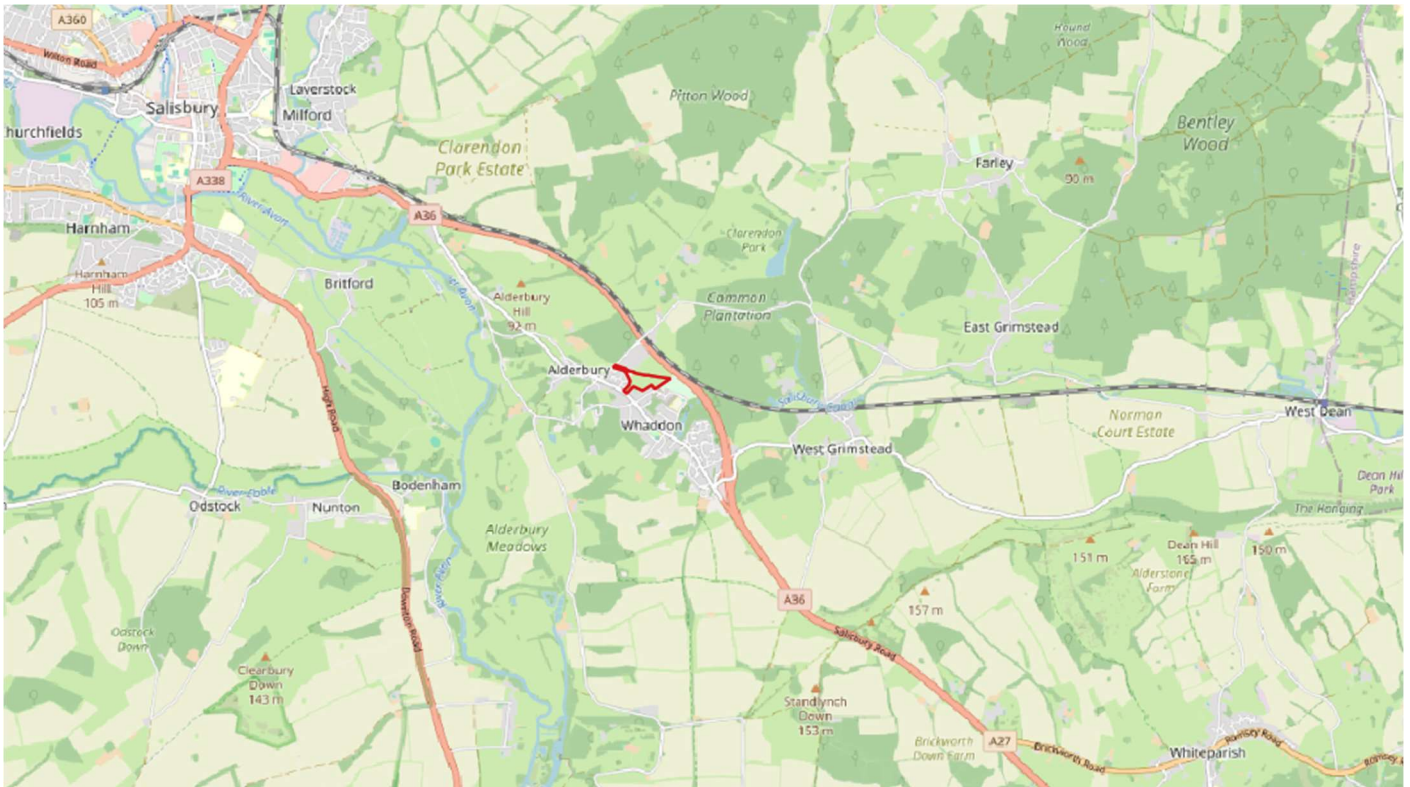


Figure 1: Site location ([©OpenStreetMap](#))

- 1.1.2. The c. 4.99 ha site is in a rural location, located c. 5 km south-east of Salisbury, and lies on the northern boundary of Alderbury. The site has housing located along the site boundaries to the south, west and north. The surrounding countryside consists of open parkland (Clarendon Park) and woodland plantation. Alderbury Football Club is located on the southeast border.
- 1.1.3. The site consists of predominantly of neutral grassland bordered to the north by a stream, with associated a line of trees and native hedgerow. There are two areas of woodland; an area of wet woodland in the central area of the site, and an area of broadleaved woodland located on the western arm of the site. There are several trees on site (including two veteran trees) and small areas of bramble scrub and mixed scrub.
- 1.1.4. The client is applying for outline planning permission with all matters reserved, apart from details of access from Southampton Road, for a residential development of up to 47 dwellings, along with associated public open space, landscaping and biodiversity enhancements, as well as a car park to serve the community allotments.

- 1.1.5. This report is in addition to the already produced Preliminary Ecological Appraisal (PEA) report written by Cotswold Wildlife Surveys in December 2022 and updated in November 2023. The purpose of this report is to address the Biodiversity Net Gain requirement for the site as a major planning application.
- 1.1.6. The purpose of this report is:
- To identify existing habitats as according to UK Habitat Classification, and assess their conditions as according to Biodiversity Net Gain (BNG) condition assessment
 - To identify the proposed UK Habitat types, their condition and their proposed Biodiversity units
 - To calculate the baseline and post-construction change in Biodiversity Units.
- 1.1.7. This report will be suitable for submission as part of a planning application in accordance with the proposals set out above.

2. Planning Policy and Legislation

2.1. Planning Policy

National Planning Policy Framework

- 2.1.1. National planning policy is set out in the National Planning Policy Framework (NPPF) (2023). Chapter 15 relates to conserving and enhancing the natural environment.
- The most relevant policies relating to planning decisions are summarised below:
 - Recognising the wider benefits of natural capital and ecosystem services
 - Minimising impacts to and providing net gains in biodiversity
 - If significant harm resulting from a development cannot be avoided, adequately mitigated or compensated for, then planning permission should be refused
 - Proposed development on land within or outside a SSSI likely to have an adverse effect on a SSSI should not normally be permitted
 - Development proposals where the primary objective is to conserve or enhance biodiversity should be permitted
 - Planning permission should be refused for development resulting in the loss of deterioration of irreplaceable habitats
 - By ensuring that new development is appropriate for its location, and that the potential sensitivity of the site is taken into account, planning decisions should limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.

2.2. Biodiversity Net Gain

- 2.2.1. All eligible planning applications are required to provide a minimum of +10% Biodiversity Net Gain under the Environment Act 2021. Biodiversity Net Gain is measured by gathering information on existing habitat types, condition, their location in relation to strategic nature networks and habitat area/ length, which is input to the Statutory Metric (DEFRA, 2024) to calculate the baseline Biodiversity Unit value of the site. Information on the proposed habitat types which are forecast to be present 30 years post-development are also input to the Metric to determine the net change in Biodiversity Units as a result of the proposed project.

3. Methodology

3.1. Field Survey

- 3.1.1. A walkover site survey was undertaken on 8th May 2024 to identify habitats as according to the UK Habitat Classification system and the MoRPh Survey: Technical Reference Manual 2022 version.
- 3.1.2. The conditions of the habitats onsite were assessed according to the BNG metric methodology. The site survey was carried out by Robyn Ablitt, from Somerset Wildlife Trust Consultancy.

3.2. Biodiversity Net Gain

- 3.2.1. BNG has been measured in accordance with BNG Statutory Metric. The Biodiversity Units of the baseline and proposed habitats are described in this report, and the completed Metric will be supplied.

3.3. Limitations

- 3.3.1. The conclusions and recommendations presented within this report are based on the current ecological features identified, and the current site boundary as shown in Figure 1. Ecological features can change over time, particularly if site management/use changes; as a guide it is recommended that this report is valid until July 2025.
- 3.3.2. This report addresses only the BNG aspects of the development and does not address any issues regarding protected species. It should be noted that two dormice were observed on site during the UK Habitat Classification Methodology site survey to inform the Biodiversity Net Gain. Surveys undertaken by Cotswold Wildlife Surveys during 2023 did not find any dormice on site, but noted there were local records and European Protected Species licence applications for dormice nearby. As a result, no specific dormouse mitigation has been designed for the site, which would ordinarily be dealt with differently within the BNG metric, since species mitigation may be counted to bring the site from a forecast loss to a breakeven point, but cannot be counted towards the 10% gain. CEC recommend that an updated Ecological Impact Assessment (EclA) is produced and species specific mitigation is designed in order to inform a future dormouse mitigation licence application.

4. Biodiversity Net Gain

4.1. Baseline Units

- 4.1.1. The existing habitats have been identified according to the UK Habitat Classification V2.01, 2023, as is required to complete the BNG Statutory Metric. See Appendix A for the map of these baseline habitats.
- 4.1.2. The BNG baseline calculations are shown separately in the Biodiversity Metric. In summary, the site has been calculated to consist of 46.89 Habitat Units, 8.14 Hedgerow Units, and 4.64 Watercourse Units. see baseline results in Table 1 below.

Table 1: Biodiversity Net Gain – Baseline

Habitat type	UK Habitat Classification	Condition	Area (ha)	Length (km)	Habitat/ Hedgerow Units (2dp)
Habitat areas	Artificial unvegetated, unsealed surface	N/a	0.01	-	0
	Bramble scrub	N/a	0.01	-	0.05
	Developed land; sealed surface	N/a	0.03	-	0
	Mixed Scrub	Poor	0.03	-	0.13
	Modified Grassland	Good	0.09	-	0.56
	Other neutral grassland	Good	1.32	-	15.88
	Other neutral grassland	Moderate	2.44	-	19.55
	Other neutral grassland	Poor	0.40	-	1.62
	Other broadleaved woodland	Good	0.54	-	7.40
	Rural tree	Good	0.19	-	0.39
	Rural tree	Moderate	0.08	-	0.68
	Wet woodland	Poor	0.11	-	0.64
Total (2dp) (Including tree canopy)			5.26	-	46.89
Total (2dp) (excluding tree canopy)			4.99		
Habitat lengths	Ecologically valuable line of trees	Moderate	-	0.215	1.72
	Line of trees	Moderate	-	0.142	0.568
	Native hedgerow	Good	-	0.075	0.45
	Native hedgerow with trees	Good	-	0.424	5.088
	Native hedgerow with trees	Moderate	-	0.039	0.312
Total (2dp)				0.90	8.14
Habitat lengths	Other rivers and streams	Moderate	-	0.399	4.64
Total (2dp)				0.40	4.64

4.1.3. The BNG assessment for habitats excludes the BNG value of two trees these are labelled as T12 and T13 in the habitat plan presented in Appendix A. These are two large veteran oak trees, and these are classed as irreplaceable habitat, and no habitat units were generated by the metric. If these trees were to be impacted by the proposal bespoke compensation would be required.

4.1.4. It is understood that these veteran trees will be retained within the development.

4.2. Summary of Proposed Change in Biodiversity Units

4.2.1. The proposal will result in the loss of 3.45 ha of the baseline habitat. This loss will be countered by the creation of new habitats and the retention (1.47 ha) and enhancement of 0.34 ha baseline habitat.

4.2.2. The proposal will result in the loss of 20 m of hedgerow habitat. This will be countered through the creation of 1.07 km of new hedgerows. The loss 20 m of results in a trading error in the BNG metric although the overall gain for hedgerows is positive.

4.2.3. The proposal will retain all watercourses with all but 0.03 km being subject to enhancement measures.

4.2.4. These changes are detailed in the following sections.

4.3. Habitat creation and enhancement

4.3.1. The proposed site layout and habitat distribution is shown in Appendix B.

4.3.2. The northern boundary of the site is formed by H7 (native hedgerow with trees) and H8 (ecologically important line of trees). These features will be retained along with T12 and T13 (the two veteran trees). These habitats form a line on the northern edge of the site along with the water course on the site (S1 and S2).

4.3.3. S1 will be retained whilst S2 will be enhanced through the removal of encroaching riparian vegetation. Whilst not resulting in a condition change this enhancement will give rise to a gain of 0.53 Units (11.42%).

4.3.1. The majority of habitats on the site will be lost to the development with areas of developed land and artificial unvegetated surfaces being created. These have no value in terms of BNG units.

4.3.2. The area of broadleaved woodland to the west of the site will be retained and will remain unchanged.

4.3.3. 0.09 ha (c.81%) of wet woodland in the centre of the site will be retained and enhanced from poor to moderate condition. The remaining 0.02 ha will be lost to vegetated garden.

4.3.4. 0.04 ha (100%) of the bramble scrub and 0.03 ha (100%) mixed scrub will be lost to the development. 0.1 ha of mixed scrub will be created

4.3.5. There are a number of trees on site T2 (English oak), T4 (ash) and T5 (hawthorn) will be retained. T56 and T57 will be retained but as they will be located within residential gardens they have been counted as lost. T12 and T13 (veteran oak trees) will be retained. These changes represent a loss of 0.03 ha (11%) of canopy.

4.3.6. The loss of canopy will be countered through the planting of 185 rural trees providing 0.75 ha of canopy. 97% of these have a target condition of moderate and 3% poor. These trees will be a mixture of native and non-native trees.

4.3.7. Approximately 0.09 ha (100%) modified grassland will be lost to the development.

4.3.8. 4.17 ha of other neutral grassland habitat is present.

- The development will lead to a loss of c. 1 ha (75.67%) of good condition habitat with 0.322 Ha (24.33%) retained.
- C 1.9 ha (78.41%) of moderate condition habitat will be lost, 0.18 ha (7.45%) will be enhanced to good condition and 0.345 ha (14.13 %) will be retained.
- C. 0.337 ha (83.35%) poor condition habitat will be lost, and 0.067 ha (16.65%) will be enhanced to good or moderate condition.

4.3.9. 1.29 ha of vegetated garden will be created.

4.3.10. Other habitats to be created in the southern section include 0.07 ha of sustainable drainage system and 0.01 ha introduced shrub.

4.3.11. 0.5 km of native hedgerows will be planted in open spaces. 0.55 km non-native ornamental hedge will be planted on garden boundaries.

4.4. Biodiversity Net Gain Summary

4.4.1. With the above measures in place the overall gains are presented in Table 2.

4.4.2. The BNG analysis shows that there will be a deficit of 20.33 units. This loss cannot be met on-site, and the client intends to address this loss through the purchase of off-site units. Table 2: Biodiversity Net Gain – Summary

Table 2: Biodiversity Net Gain – Summary

On site baseline	Habitat units	46.89
	Hedgerow units	8.14
	Watercourse units	4.64
On site post-intervention	Habitat units	26.57
	Hedgerow units	10.20
	Watercourse units	5.17
Total net unit change	Habitat units	-20.33
	Hedgerow units	2.06
	Watercourse units	0.53
Total net % change	Habitat units	-43.35%
	Hedgerow units	+25.33%
	Watercourse units	+11.42%

5. Habitat creation and enhancement recommendations

5.1. Habitat creation

5.1.1. Please refer to the following site plans for a detailed account of the landscape features and to Appendix

B of this report which details the distribution of the UK Habitats:

- BEA-22-125-01-P08 Southampton Road Soft Landscape Strategy
- BEA-22-125-02-P08 Southampton Road Soft Landscape Strategy
- BEA-22-125-03-P08 Southampton Road Soft Landscape Strategy
- BEA-22-125-04-P08 Southampton Road Soft Landscape Strategy

Neutral Grassland areas

- 5.1.2. Across the site areas of other neutral grassland will be created. These areas include wildflower meadow areas and wildflower wetland areas.
- 5.1.3. The Wildflower meadow areas, which are assigned as other neutral grassland as according to UKHab, will be sown with Emorsgate EL1 Flowering Lawn Mix. A Habitat Monitoring and Management Plan will be required providing the specific details for this area. See below for species composition:

Wild Flowers 20%

- 1.00% *Achillea millefolium* – Yarrow
- 1.00% *Anthyllis vulneraria* – Kidney Vetch
- 0.40% *Betonica officinalis* – Betony
- 1.50% *Centurea nigra* – Common Knapweed
- 0.40% *Galium album* – Hedge Bedstraw
- 1.50% *Galium verum* – Lady's Bedstraw
- 0.40% *Knautia arvensis* – Field Scabious
- 0.50% *Leontodon Hispidus* – Rough Hawkbit
- 1.00% *Leucanthemum vulgare* -Oxeye Daisy
- 0.40% *Plantago lanceolata* – Ribwort Plantain
- 2.00% *Plantago media* – Hoary Plantain
- 2.00% *Primula veris* – Cowslip
- 0.40% *Prunella vulgaris* - Selfheal
- 0.40% *Ranunculus acris* – Meadow Buttercup
- 1.60% *Ranunculus bulbosus* – Bulbous Buttercup
- 4.00% *Trifolium repens* – White Clover (Ag)

Grasses 80%

- 8.00% *Agrostis cappilaris* – Common Bent (Ag)
- 28.00% *Cynosurus cristatus* – Crested Dogstail (Ag)
- 24.00% *Festuca rubra* – Red Fescue (Ag)
- 4.0 *Phleum bertolonii* – Smaller Cat's-tail (Ag)
- 16.00% *Poa pratensis* – Smooth-stalked Meadow Grass

- 5.1.4. Wildflower wetland areas are proposed for the area surrounding the SUDS Feature in the central area of

the site. It is recommended that Emorsgate EM8 Meadow Mixture for wetlands will be sown. A Biodiversity Monitoring and Management plan will be required providing the specific details for this area. See below for species composition:

Wild Flowers 20%

- 2.00% *Achillea millefolium* – Yarrow
- 0.60% *Agrimonia eupatoria* – Agrimony
- 3.60% *Centaurea nigra* – Common Knapweed
- 1.00% *Filipendula ulmaria* – Meadowsweet
- 2.00% *Galium verum* – Lady's Bedstraw
- 0.20% *Geum rivale* – Water Avens
- 0.50% *Lathyrus pratensis* – Meadow Vetchling
- 0.10% *Leontodon hispidus* – Rough Hawkbit
- 1.20% *Leucanthemum vulgare* – Oxeye Daisy (Moon Daisy)
- 0.10% *Lotus corniculatus* – Birdsfoot Trefoil
- 0.40% *Lotus pedunculatus* – Greater Birdsfoot Trefoil
- 3.20% *Plantago lanceolata* – Ribwort Plantain
- 0.20% *Primula veris* – Cowslip
- 0.10% *Prunella vulgaris* – Selfheal
- 0.40% *Ranunculus acris* – Meadow Buttercup
- 1.40% *Rhinanthus minor* – Yellow Rattle
- 1.20% *Rumex acetosa* – Common Sorrel
- 1.00% *Sanguisorba officinalis* – Great Burnet
- 0.30% *Silene flos-cuculi* – Ragged Robin
- 0.10% *Succisa pratensis* – Devil's-bit Scabious
- 0.40% *Vicia cracca* – Tufted Vetch

Grasses 80%

- 4.00% *Agrostis capillaris* – Common Bent (w)
- 4.00% *Anthoxanthum odoratum* – Sweet Vernal-grass (w)
- 1.60% *Carex divulsa subsp. divulsa* – Grey Sedge (w)
- 34.40% *Cynosurus cristatus* – Crested Dogstail
- 1.60% *Deschampsia cespitosa* – Tufted Hair-grass (w)
- 20.00% *Festuca rubra* – Red Fescue
- 4.00% *Hordeum secalinum* – Meadow Barley (w)
- 8.00% *Poa trivialis* – Rough-stalked Meadow-grass
- 2.40% *Schedonorus arundinaceus* – Tall Fescue

Modified grassland

5.1.5. Amenity grassland areas and gardens could be sown with Emorsgate EG1 General Purpose Meadow

Mixture. A Biodiversity Monitoring and Management plan will be required providing the specific details for this area. See below for species composition:

- 10.00% *Agrostis capillaris* – Common Bent
- 35.00% *Cynosurus cristatus* – Crested Dogstail
- 30.00% *Festuca rubra* – Red Fescue
- 5.00% *Phleum bertolonii* – Smaller Cat's-tail
- 20.00% *Poa pratensis* – Smooth-stalked Meadow-grass

Pond and attenuation pond

- 5.1.6. In the central area of the site a pond area to be treated as an attenuation pond will be created and this will have areas of marginal aquatic vegetation. It is recommended that Emorsgate EP1 Pond Edge Mixture will be sown. A Biodiversity Monitoring and Management plan will be required providing the specific details for this area. See below for species composition:

Wild Flowers 20%

- 1.00% *Angelica sylvestris* – Wild Angelica
- 1.00% *Carex divulsa ssp divulsa* – Grey Sedge
- 2.40% *Centurea nigra* – Common Knapweed
- 0.80% *Cruciata laevipes* – Crosswort
- 0.60% *Dipsacus fullonum* – Wild teasel
- 0.10% *Eupatorium cannabinum* – Hemp Agrimony
- 1.70% *Filipendula ulmaria* – Meadowsweet
- 1.00% *Galium album* – Hedge Bedstraw
- 0.60% *Geum rivale* – Water Avens
- 0.20% *Geranium pyrenaicum* – Hedgerow Crane's-bill
- 4.00% *Iris pseudacorus* – Yellow Iris
- 0.80% *Lathyrus pratensis* – Meadow Vetchling
- 0.50% *Lythrum salicaria* – Purple Loosestrife
- 0.20% *Lycopus europaeus* – Gypsywort
- 0.20% *Oenanthe pimpinelloides* – Corky-fruited Water-dropwort
- 0.60% *Plantago lanceolata* – Ribwort Plantain
- 0.20% *Prunella vulgaris* – Selfheal
- 1.00% *Ranunculus acris* – Meadow Buttercup
- 2.80% *Silene dioica* – Red Champion
- 0.70% *Silene flos-cuculi* – Ragged Robin

Grasses 80%

- 4.00% *Agrostis capillaris* – Common Bent (w)
- 4.00% *Anthoxanthum odoratum* – Sweet Vernal-grass (w)
- 1.60% *Carex divulsa subsp. divulsa* – Grey Sedge (w)
- 34.40% *Cynosurus cristatus* – Crested Dogstail

- 1.60% *Deschampsia cespitosa* – Tufted Hair-grass (w)
- 20.00% *Festuca rubra* – Red Fescue
- 4.00% *Hordeum secalinum* – Meadow Barley (w)
- 8.00% *Poa trivialis* – Rough-stalked Meadow-grass
- 2.40% *Schedonorus arundinaceus* – Tall Fescue

Mixed scrub/ornamental shrub

- 5.1.7. Areas of mixed scrub are proposed for the central region of the southern part of the site. Mixed native scrub comprising: hawthorn, traveller's joy, European gorse, dog rose and common honeysuckle.
- 5.1.8. Ornamental deciduous and evergreen shrubs and herbaceous ground cover planting will take place at various points around the site. In addition, new native pollinator plants should also be planted in amenity areas to attract invertebrates which will in turn attract other species which prey upon them. Examples of suitable species can be found in the RHS 'Perfect for Pollinators' plant list, which is freely available online.
- 5.1.9. A Habitat Monitoring and Management Plan will be required providing the specific details for this area.

Rural trees

- 5.1.10. Plans include the planting 185 trees around the site these trees will consist of a mixture of silver birch, field maple, rowan, cherry, whitebeam and amelanchier.
- 5.1.11. A number of proposed focal trees will be planted including liquidamber, Amelanchier, Betula utilis and jacquemontii.
- 5.1.12. A Habitat Monitoring and Management Plan will be required providing the specific details for these trees.

Hedgerows

- 5.1.13. New hedgerows will be created. These consists of native hedgerow created in open spaces and non-native ornamental hedges forming boundaries between the gardens and the public realm.
- 5.1.14. The native species will include species such as field maple, hornbeam, hazel, ash, grey willow, hawthorn, dogwood and oak.
- 5.1.15. A Habitat Monitoring and Management Plan will be required providing the specific details for these habitats.

5.2. Habitat enhancement

Neutral and modified grassland

- 5.2.1. The retained areas of neutral grassland will be enhanced, and these areas will again require monitoring and management and may require additional seeding with Emorsgate EL1 to achieve the required species density and composition.
- 5.2.2. A Habitat Monitoring and Management Plan will be required providing the specific details for this area.

Wet woodland

- 5.2.3. The wet woodland will be enhanced from poor to moderate condition through supplementary planting and new management regime. Additional planting should consist of enhancing the existing species diversity.
- 5.2.4. A Habitat Monitoring and Management Plan will be required providing the specific details for this area.

6. General ecological enhancements

6.1.1. Whilst not contributing towards BNG a number of general enhancements have been proposed. These include bird boxes, bat boxes, insect boxes and hedgehog homes to be situated in the locations detailed in the landscape plans:

- BEA-22-125-01-P08 Southampton Road Soft Landscape Strategy
- BEA-22-125-02-P08 Southampton Road Soft Landscape Strategy
- BEA-22-125-03-P08 Southampton Road Soft Landscape Strategy
- BEA-22-125-04-P08 Southampton Road Soft Landscape Strategy

6.1.2. In addition to these it is recommended that at least one bird/ bat box should be installed per 'unit'. At least 75% of bat and bird boxes must be provided built into the dwellings themselves as tree-mounted boxes have a limited life span. One of each of the following boxes/bricks should be installed on each of the new properties; locations are as follows:

- Bat boxes should be installed on south, south-east and south-westerly aspects, to face the sun, at least 2m above ground level;
- Bird boxes should be installed between northern and eastern aspects, avoiding direct sunlight, at least 2m above ground level; and
- Bee bricks should be installed on southern aspects, at least 1m above ground level with no upward height limit, close to areas of vegetation but not shaded by them.

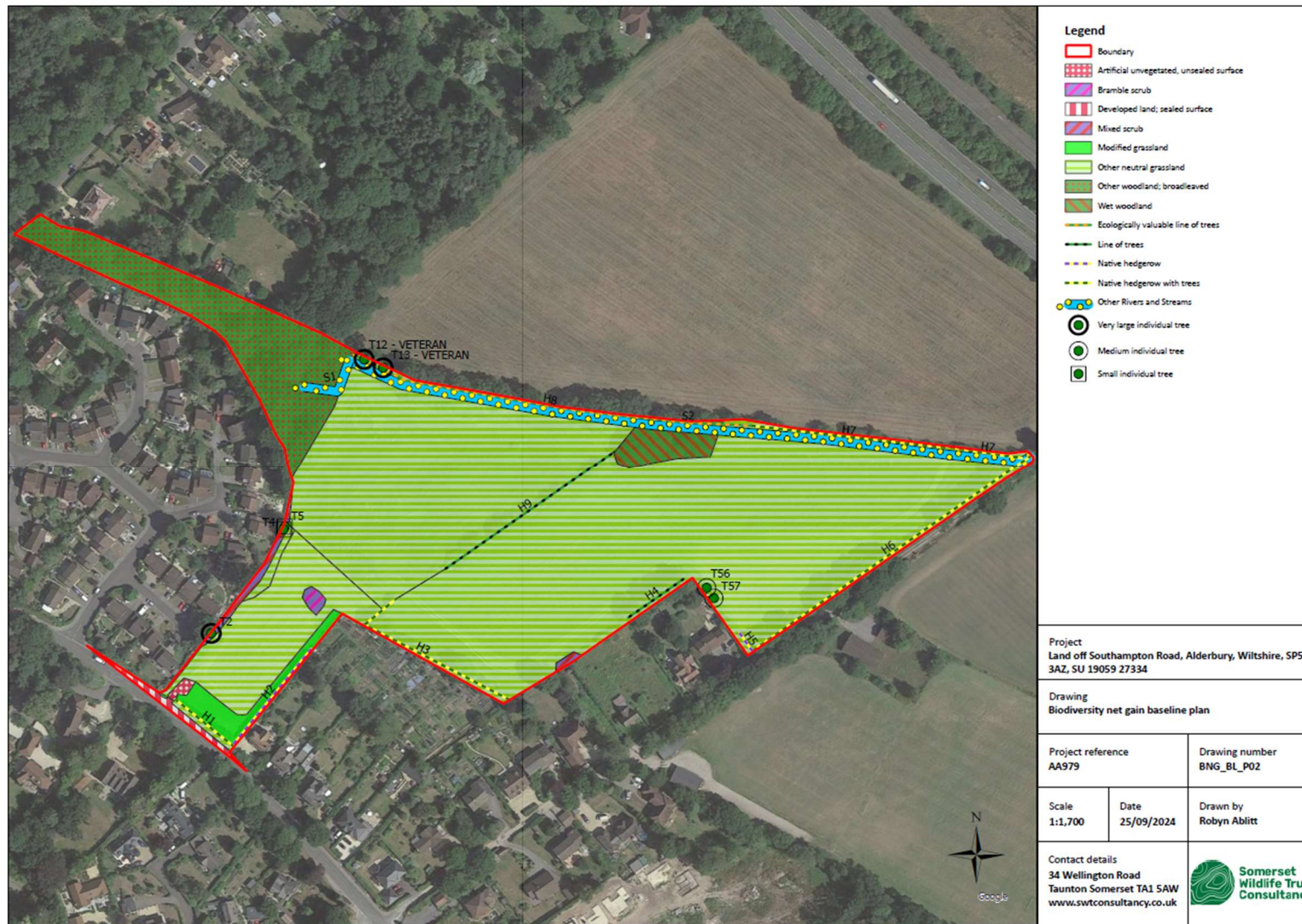
7. References

- British Standards Institute (BSI) (2013) Biodiversity – Code of Practice for Planning and Development BS42020:2013.
- CIEEM (2017) Guidelines for Ecological Report Writing. Available from: <https://www.cieem.net/guidelines-for-ecological-report-writing> [last accessed 3rd December 2021]
- DEFRA (2024) The Statutory Biodiversity Metric (User guide)
- HM Government (1981, as amended) The Wildlife and Countryside Act 1981 (as amended). HMSO, London.
- UKHab (2023) The UK Habitat Classification (v2.0)

8. List of Appendices

- A. Existing UKHabs Baseline Habitat Distribution
- B. Post-Development Plan

A. Existing UKHabs Baseline Habitat Distribution



Land off Southampton Road – Biodiversity Net Gain

Ecology, Sustainability and Landscape Architecture solutions since 1992.

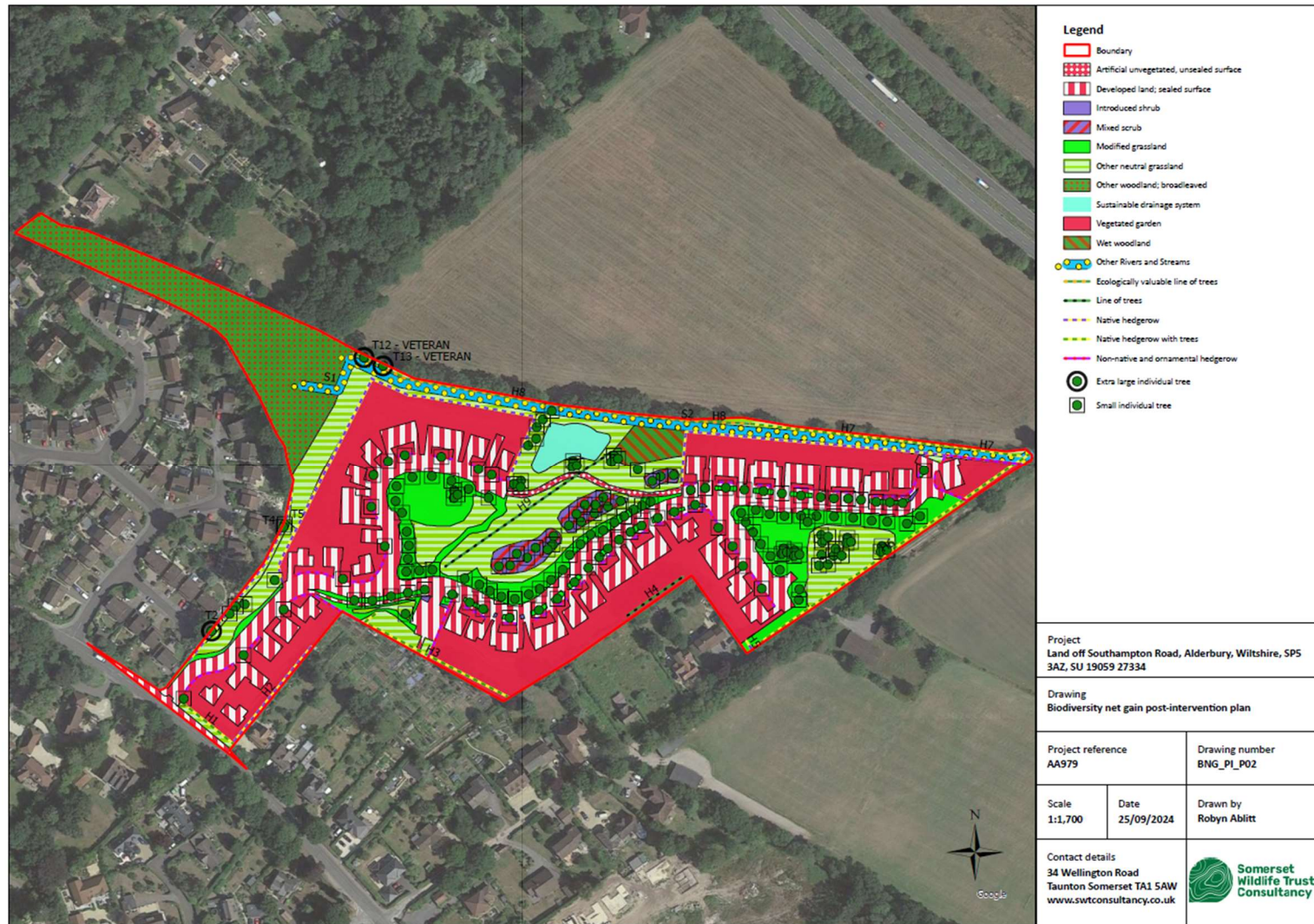
Cornwall Environmental Consultants Ltd, Five Acres, Allet, Truro, Cornwall, TR4 9DJ

B. Post-Development Plan

Land off Southampton Road – Biodiversity Net Gain

Ecology, Sustainability and Landscape Architecture solutions since 1992.

Cornwall Environmental Consultants Ltd, Five Acres, Allet, Truro, Cornwall, TR4 9DJ



Land off Southampton Road – Biodiversity Net Gain

Ecology, Sustainability and Landscape Architecture solutions since 1992.

Cornwall Environmental Consultants Ltd, Five Acres, Allet, Truro, Cornwall, TR4 9DJ

