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## Biodiversity Net Gain Statement - NMA: Proposed Great Wolf Lodge, Chesterton, Bicester

### Technical Note

**Project:** 21.0056 **Ref:** BMD.21.0056.RPE/TN.806.Biodiversity Net Gain Statement

**Subject:** Biodiversity Net Gain **Date:** December 2021

**Status:** PLANNING **Rev:** -

**Originated**  
JP

**Technical Review**  
JW

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JP

### SUMMARY

This Technical Note has been produced to consider any implications relating to the proposed 'non material' changes associated with the approved Great Wolf Lodge project which includes a series of modest design changes to the building and landscaped areas.

The overall changes are considered to be non material and have no affect on the larger scale habitat creation/enhancement areas that contribute to the overall Biodiversity Net Gain position as reported at the planning stage (ref 19/02550/F) and as allowed through the appeal stage (Ref APP/C3015/W/20/3259189).

This amended scheme design also includes an additional net gain opportunity associated with the proposed green roof feature which was not previously assessed as part of the consented scheme and is yet to be calculated. The green roof feature will be assessed in this technical note.

### Declaration of compliance with professional code of ethics or conduct

The information which we have prepared and provided is true and has been prepared and provided in accordance with the Chartered Institute of Ecology and Environmental Management's Code of Professional Conduct. We confirm that the opinions expressed are our true and professional bonafide opinions.

Every reasonable attempt has been made to comply with the relevant best practice guidelines and BS42020:2013 (Biodiversity: Code of practice for planning and development).

## **1. CONTEXT**

### **1.1 Planning**

1.1.1 This note accompanies a Non Material Amendment (NMA) application seeking approval for a series of modest changes to the consented scheme as allowed at appeal. The nature of the changes are set out in the accompanying material prepared by EPR and the additional updated landscape visual impact assessment material prepared by BMD. The amendments have also been discussed with Cherwell District Council as part of pre application discussions.

### **1.2 Biodiversity Net Gain Position**

1.2.1 The Biodiversity Net Gain calculation for the Scheme, produced by WSP in 2019, submitted with the approved planning application (ref 19/02550/F) and allowed as part of the recent planning appeal (Ref APP/C3015/W/20/3259189) confirmed the following net gain position;

- +27% gain in area-based units
- +117% gain in linear units

1.2.2 The calculations were derived from the proposed landscape plans prepared by BMD and submitted with the application at the time.

1.2.3 The minor landscape changes associated with this NMA are described in Section 2 below and affect only 'created' habitat areas, predominately those proposed around the buildings and associated infrastructure.

1.2.4 As such, it is considered that there would be negligible change (not taking the green roof into account which is discussed later in this note) to the net gain position as currently reported due to only very modest changes and consequently, it is considered no requirement to rerun the Biodiversity Net Gain calculations has been identified at this stage.

1.2.5 To provide further information in support of that assumption, a more detailed review of the minor changes is presented in Section 2. This illustrates that there has been no significant reduction in overall habitat types/soft landscaping areas as a result of the minor changes to the Scheme design.

## 2. ASSESSMENT OF CHANGES

### 2.1 Description of Landscape Design Changes

2.1.1 There has been an update to the landscape design proposals as a result of the building footprint changes and reconfiguration of the conference centre and fire tender access to site.

2.1.2 Please refer to the Design & Access Statement Addendum and Landscape General Arrangement Plan BMD.19.010.DR.P001 Rev H for further details, with detailed proposals illustrated on the accompanying Detailed General Arrangements and Planting Plans / Schedule.

### 2.2 Assessment of Changes

2.2.1 Table 2.1 provides a more detailed review of the key changes with regard to any impacts on area habitats and/or linear features.

**Table 2.1 Assessment of Minor Changes – Habitat areas and linear features**

NMA update	Habitat area/linear impacts
Fire tender access - Grass crete access / turning heads and bollards added, minor changes to the conference marque lawn and front entrance as a result.	Grass crete not included in the BNG scores. Negligible impact on amenity or wildflower grassland areas.
External courtyards and FEC have been updated to accommodate the new position of the conference centre.	To offset the reduction in ornamental planting around the conference centre, areas of former amenity grass are now wildflower grassland in areas of the car park. Also, slight increase in wildflower area around the two basin areas. This increases the value of these former amenity verge areas and results in a large swathe of wildflower through the Site in these locations.
Whirlpool area (and ramp) incorporated with the design of the external area adjusted to suit.	Removal of a single species hedge and fence to the remaining outdoor seating area, offset through addition of a single species hedge around the south edge of the grass crete road, to separate the external FEC area from the service / emergency road.
Updated the external FEC to include space for an outdoor cinema and games lawn area, including a small storage area and stage.	Minor changes to tree locations. Overall balance of amenity grassland/wildflower grass areas considered to be maintained.
Updates to show the latest external water slides layout.	Minor changes to tree locations. Overall area of slides has not significantly changed beyond that originally assessed. Likely to be more grass area between and around the slides compared to the more precautionary approach taken in the original BNG assessment (which allocated large blocks of built form in this area to account for the slide design which was unknown at that stage).
Various amendments around the perimeter of the building to accommodate the shift in the footprint.	Minor alterations to planting areas, offset through further planting elsewhere and increase in the value of final treatments e.g. more wildflower verges in areas previously proposed as amenity grass edges.

## 2.3 Additional Biodiversity Net Gain

- 2.3.1 As per the requirement of, Condition 33 of the planning consent, a green roof design will be submitted in due course.
- 2.3.2 Indicative designs illustrate that the green roof area will be retained as per the consented scheme, at an approximate area of 2528 sqm. The current draft specification for the roof is a sedum blanket design supporting up to 11 species of sedum, together with a variety of mosses and grasses.
- 2.3.3 The green roof benefit has yet to be captured in the net gain assessment currently submitted. Based on the methodology for Biodiversity Net Gain used in the original WSP 2019 assessment, it is currently calculated that the additional unit gain associated with the green roof area would be 1 additional biodiversity unit. This would elevate the overall original reported net gain score to +29% gain in area-based units.
- 2.3.4 It is considered that this additional net gain associated with the green roof would likely, maintain (and likely exceed) the net gain position as originally reported.
- 2.3.5 Table 2.2. illustrates the Biodiversity Net Gain contribution of the green roof (to be confirmed formally in due course through discharge of Condition 33).

**Table 2.2 Biodiversity Net Gain contribution of the proposed green roof feature (details to be confirmed in due course). Based on the Defra 2012 methodology of the originally submitted 2019 BNG assessment.**

Habitat	Area (ha)	Target Distinctiveness/ score	Target Condition/ score	Delivery Risk	Temporal Risk	Spatial Risk	Biodiversity units
Green roof – Sedum matt system	0.25	Low (2)	Moderate (2)	1	1	1	1.00

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