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10308: LAND SOUTH OF BANBURY RISE, BANBURY

BRIEFING NOTE: BIODIVERSITY NET GAIN ASSESSMENT

INTRODUCTION

1. Ecology Solutions was commissioned by Bloor Homes Ltd in August 2023 to undertake an updated Biodiversity Net Gain Assessment of the proposed development at Land south of Banbury Rise, Banbury, hereafter referred to as 'the site'.
2. A Biodiversity Net Gain Assessment was previously undertaken at the outline stage of the Planning Application. This document serves as an updated calculation to support the detailed application, to facilitate the partial discharge of condition 23 which states:

"Prior to the commencement of the development hereby approved, including any demolition, and any works of site clearance, a method statement which ensures a minimum of 20% biodiversity net gain within the development site shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the biodiversity enhancement measures shall be carried out and retained in accordance with the approved details."

3. Details regarding site clearance and habitat creation/management measures can be found within the LEMP document.

BIODIVERSITY NET GAIN ASSESSMENT

4. The Biodiversity Net Gain Assessment has been undertaken for the above site, using the latest version of the DEFRA Biodiversity Metric (4.0). This Biodiversity Net Gain Assessment has been based upon the proposed detailed planting scheme (WE102-LS-001 to 007) for the above site, which is included at Appendix 1.
5. The landscape proposals include the loss of arable land, and minor losses to hedgerows. Plan BNG1 shows the existing habitats within the site.
6. Proposed habitats include other neutral grassland, modified grassland, mixed scrub, SuDS, introduced shrub and developed sealed surface, as well as native species-rich hedgerow, ornamental hedgerow and urban tree planting. A total of 184 urban trees were utilised within the calculation and on a highly precautionary

basis, these were assigned as 'small', albeit it is likely that a large number of these trees will actually reach 'medium' size after 27 years. Plan BNG2 shows the proposed habitats within the site.

7. Following calculations based upon the illustrative proposals (see Appendix 2) undertaken using DEFRA Biodiversity Metric 4.0 Calculation Tool, it can be seen that a net gain in biodiversity can be delivered as a result of the proposed development. Specifically, an increase in habitat units from 27.51 units to 37.88 units (which equates to a 37.72% increase) and an increase in hedgerow units from 12.19 units to 17.9 units (which equates to a 46.77% increase). The DEFRA Biodiversity Metric 4.0 Calculation is shown at Appendix 2.
8. It should be noted that the DEFRA Biodiversity Metric calculation does not take into consideration measures relating to protected or notable species. The provision of new other neutral grassland will provide enhanced foraging opportunities for Badgers, bats and birds, as well as potential terrestrial habitat for amphibians and reptiles, while the new attenuation feature will provide enhanced foraging opportunities for bats and birds, as well as aquatic habitat for reptiles, amphibians and invertebrates. New native scrub and hedgerow, planting will provide enhanced foraging and navigational opportunities for bats, foraging and nesting opportunities for birds and foraging opportunities for Badgers, as well as potential hibernation/shelter opportunities for reptiles and amphibians, as well as enhanced habitat for invertebrates.
9. A number of additional enhancements will also be provided as part of the proposed development, that are not accounted for within the net gain calculation. This includes the provision of bat boxes providing enhanced roosting opportunities for bats and bird boxes providing enhanced nesting opportunities for birds.

CONCLUSION

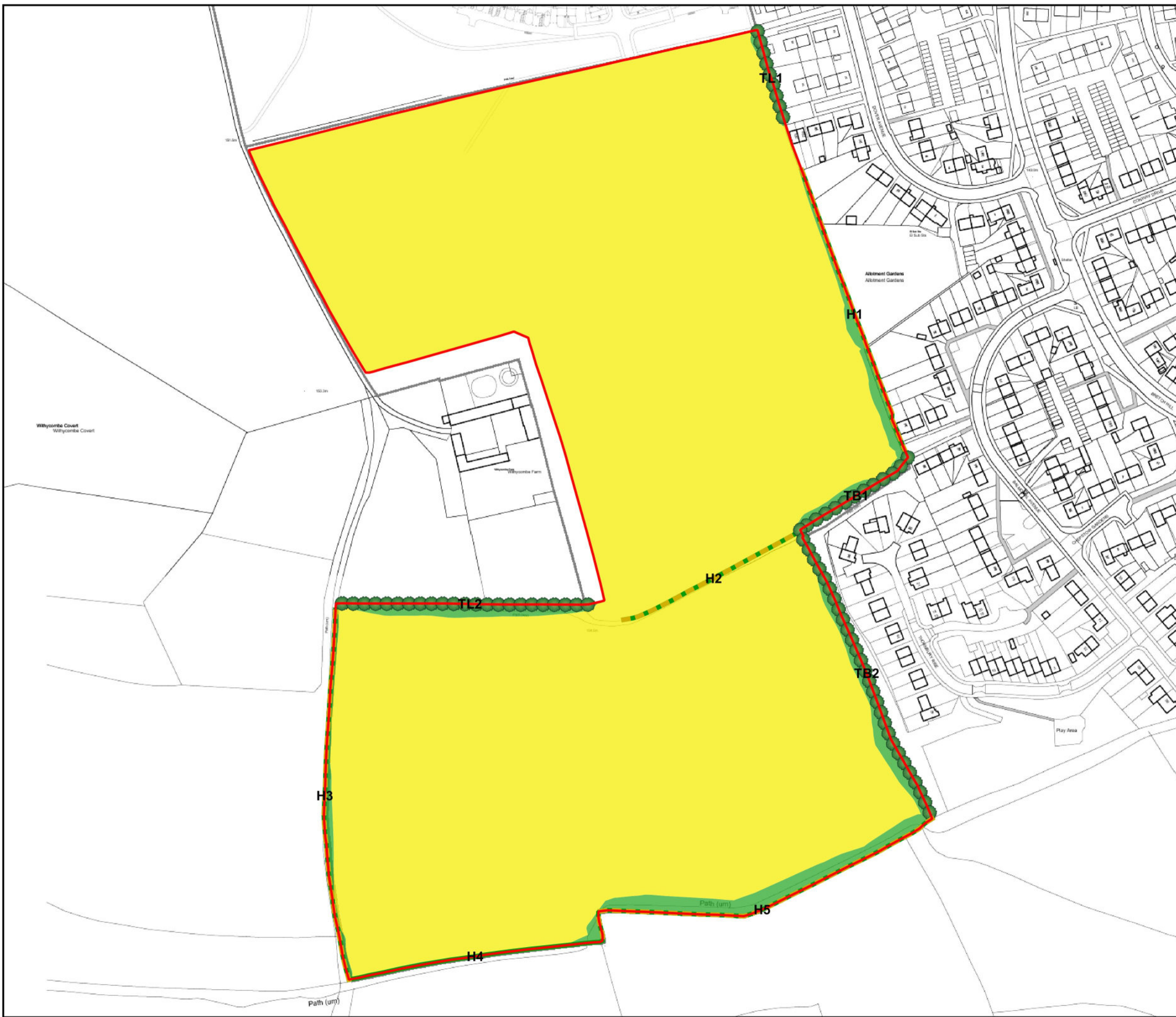
10. The calculation indicates that a net gain in biodiversity can be achieved under the current development proposals. It has also been demonstrated that the proposals would achieve a net gain in excess of 20%, as specified within condition 23. It is considered that through the implementation of the measures detailed within the LEMP, the calculated net gain is fully achievable and therefore it is considered that condition 23 can be discharged.

Ecology Solutions
November 2023

PLANS

PLAN BNG1

Existing Habitats



- KEY:**
- SITE BOUNDARY
 - ARABLE 13.109ha
 - HEDGEROW (AREA) 0.644ha
 - NATIVE HEDGEROW
 - TREE LINE
 - SPECIES-RICH HEDGEROW



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	10308: LAND SOUTH OF BANBURY RISE, BANBURY
PLAN BNG1: EXISTING HABITAT MEASUREMENTS	Rev: A Jul 2022

PLAN BNG2

Proposed Habitats



KEY:

- SITE BOUNDARY
- SuDS
- MIXED SCRUB
- RETAINED HEDGEROW (AREA)
- OTHER NEUTRAL GRASSLAND
- HEDGEROW (AREA)
- VEGETATED GARDEN
- DEVELOPED SEALED SURFACE
- INTRODUCED SHRUB
- MODIFIED GRASSLAND
- RETAINED NATIVE HEDGEROW
- RETAINED TREE LINE
- RETAINED SPECIES-RICH HEDGEROW
- PROPOSED SPECIES-RICH HEDGEROW
- PROPOSED ORNAMENTAL HEDGEROW
- PROPOSED SMALL URBAN TREE



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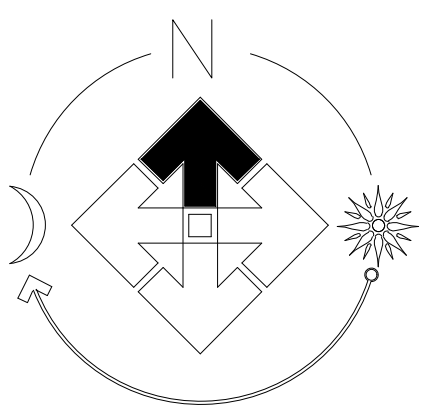
PLAN BNG2: PROPOSED
HABITAT MEASUREMENTS

Rev: B
Nov 2023

APPENDICES

APPENDIX 1

Landscape Strategy

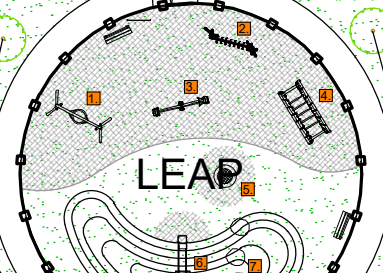


ARCHAEOLOGICAL
NO- BUILD AREA

Allotment Gardens

Withycombe Farm

ARCHAEOLOGICAL
NO- BUILD AREA



WITHYCOMBE FARM, BANBURY

FOR FULL SITE
LANDSCAPING SEE
DRAWINGS WE102-LS-001
TO 007

Revision	Date
1	13/08/23
2	08/11/23

Withycombe Farm,
Banbury

Site Landscaping
Overall Plan

Scale: 1:500 @A0
Date: July 2023

Drawn: LP
Checked: PMJ

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BLOOR HOMES

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Drawing No.
WE102-LS-008b

APPENDIX 2

DEFRA Biodiversity Metric Calculation

Project Name:Map Reference:

A-1 On-Site Habitat Baseline

Condense / Show Columns

Condense / Show Rows

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Instructions

Area habitat summary

Total Net Unit Change

10.38

Total Net % Change

37.72%

Trading Rules Satisfied

Yes ✓

Existing area habitats				Distinctiveness		Condition		Strategic significance			Required Action to Meet Trading Rules	Ecological baseline	
Ref	Broad Habitat	Habitat Type	Area (hectares)	Distinctiveness	Score	Condition	Score	Strategic significance	Strategic significance	Strategic Significance multiplier		Total habitat units	
1	Cropland	Cereal crops	13.109	Low	2	Condition Assessment N/A	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness or better habitat required ≥	28.22	
2	Sparsely vegetated land	Ruderal/Ephemeral	0.644	Low	2	Poor	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness or better habitat required ≥	1.29	
3													
4													
5													
6													
7													
Total habitat area			13.75										27.51
Site Area (Excluding area of Individual trees and Green walls)			13.75										

M² to hectares conversion tool:

Select a unit

Hectares

M²

Retention category biodiversity value

Area retained

Area enhanced

Baseline units retained

Baseline units enhanced

Area habitat lost

Units lost

Bespoke compensation agreed for unacceptable losses

User comments

Consenting body comments

GIS reference number

		0.00	0.00	13.11	26.22				
0.398		0.80	0.00	0.25	0.49				
0.40	0.00	0.80	0.00	13.36	28.71				

Total area lost (excluding area of Individual trees and Green walls)

13.36

Project Name: <input type="text"/>		Map Reference: <input type="text"/>	
A-2 On-Site Habitat Creation			
Condense / Show Columns		Condense / Show Rows	
Main Menu		Instructions	

Area habitat summary	
Total Net Unit Change	10.38
Total Net % Change	31.72%
Trading Rules Satisfied	Yes ✓
Area Check (excluding individual trees and green walls)	Area Acceptable ✓

Broad Habitat	Proposed habitat	Area (hectares)	Post development/ post intervention habitats																			Habitat units delivered	Comments			CIS reference number
			Distinctiveness		Condition		Strategic significance			Temporal multiplier						Difficulty multipliers				User comments	Consenting body comments					
			Distinctiveness	Score	Condition	Score	Strategic significance	Strategic significance	Strategic position multiplier	Standard time to target condition (years)	Habitat created in advance (years)	Delay in starting habitat creation (years)	Standard or adjusted time to target condition	Final time to target condition (years)	Final time to target multiplier	Standard difficulty of creation	Applied difficulty multiplier	Final difficulty of creation	Difficulty multiplier applied							
Grassland	Modified grassland	2.466	Low	2	Poor	1	Avoid/compensation not in local strategy/ no local strategy	Low Strategic Significance		1			Standard time to target condition applied	1	0.965	Low	Standard difficulty applied	Low	1	4.76						
Urban	Developed land: sealed surface	4.588	V Low	0	N/A - Other	0	Avoid/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	0			Standard time to target condition applied	0	1.000	Low	Standard difficulty applied	Medium	0.67	0.00						
Sparingly vegetated land	Ruderal/Ephemeral	0.176	Low	2	Poor	1	Avoid/compensation not in local strategy/ no local strategy	Low Strategic Significance		1			Standard time to target condition applied	1	0.965	Low	Standard difficulty applied	Low	1	0.34						
Heathland and shrub	Mixed scrub	0.456	Medium	4	Moderate	2	Avoid/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	5			Standard time to target condition applied	5	0.837	Low	Standard difficulty applied	Low	1	3.05						
Urban	Introduced shrub	0.11	Low	2	Condition Assessment N/A	1	Avoid/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	1			Standard time to target condition applied	1	0.965	Low	Standard difficulty applied	Low	1	0.21						
Urban	Sustainable drainage system	0.421	Low	2	Good	3	Avoid/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	5			Standard time to target condition applied	5	0.837	Medium	Standard difficulty applied	Medium	0.67	1.42						
Grassland	Other neutral grassland	3.189	Medium	4	Moderate	2	Avoid/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	5			Standard time to target condition applied	5	0.837	Low	Standard difficulty applied	Low	1	21.22						
Urban	Vegetated garden	1.969	Low	2	Condition Assessment N/A	1	Avoid/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	1			Standard time to target condition applied	1	0.965	Low	Standard difficulty applied	Low	1	3.60						
Individual trees	Urban tree	0.749/197.61	Medium	4	Moderate	2	Avoid/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	27			Standard time to target condition applied	27	0.362	Low	Standard difficulty applied	Low	1	2.22						
																</										

Site Area (Excluding area of Individual trees and Green walls)	13.36		
M² to hectares conversion tool:	Select a unit	Hectares	M²

Project Name:

Map Reference:

B-1 On-Site Hedge Baseline

Condense / Show Columns

Condense / Show Rows

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Instructions

Hedgerow summary	
Total Net Unit Change	5.70
Total Net % Change	46.77%
Trading Rules Satisfied	Yes ✓

Baseline ref	Existing hedgerow habitats			Distinctiveness	Condition	Strategic significance	Required Action to Meet Trading Rules	Ecological baseline
	Hedge number	Hedgerow type	Length (km)	Distinctiveness	Condition	Strategic significance		Total hedgerow units
1	H1	Species-rich native hedgerow	0.181	Medium	Good	Area/compensation not in local strategy/ no local strategy	Same distinctiveness band or better	2.17
2	H2	Species-rich native hedgerow	0.117	Medium	Good	Area/compensation not in local strategy/ no local strategy	Same distinctiveness band or better	1.40
3	H3	Species-rich native hedgerow	0.22	Medium	Good	Area/compensation not in local strategy/ no local strategy	Same distinctiveness band or better	2.64
4	H4	Native hedgerow	0.152	Low	Good	Area/compensation not in local strategy/ no local strategy	Same distinctiveness band or better	0.91
5	H5	Native hedgerow with trees	0.229	Medium	Good	Area/compensation not in local strategy/ no local strategy	Same distinctiveness band or better	2.75
6	TB1	Line of trees	0.077	Low	Moderate	Area/compensation not in local strategy/ no local strategy	Same distinctiveness band or better	0.31
7	TB2	Line of trees	0.189	Low	Moderate	Area/compensation not in local strategy/ no local strategy	Same distinctiveness band or better	0.76
8	TL1	Line of trees	0.058	Low	Good	Area/compensation not in local strategy/ no local strategy	Same distinctiveness band or better	0.35
9	TL2	Line of trees	0.151	Low	Good	Area/compensation not in local strategy/ no local strategy	Same distinctiveness band or better	0.91
10								
11								
12								
13								
14								
			1.37					12.19

Retention category biodiversity value						Comments		GIS reference number
Length retained	Length enhanced	Units retained	Units enhanced	Length lost	Units lost	User comments	Consenting body comments	
0.162		1.94	0.00	0.02	0.23			
0.096		1.15	0.00	0.02	0.25			
0.218		2.62	0.00	0.00	0.02			
0.152		0.91	0.00	0.00	0.00			
0.227		2.72	0.00	0.00	0.02			
0.077		0.31	0.00	0.00	0.00			
0.188		0.75	0.00	0.00	0.00			
0.058		0.35	0.00	0.00	0.00			
0.151		0.91	0.00	0.00	0.00			
1.33	0.00	11.66	0.00	0.05	0.53			

Project Name: Map Reference:

B-2 On-Site Hedge Creation

Condense / Show Columns

Condense / Show Rows

Main Menu

Instructions

Hedgerow summary	
Total Net Unit Change	8.70
Total Net % Change	46.77%
Trading Rules Satisfied	Yes ✓

		Proposed habitats		Distinctiveness		Condition		Strategic significance			Temporal multiplier						Difficulty risk multipliers				Hedge units delivered	Comments		GIS reference number
Baseline ref	New hedge number	Habitat type	Length (km)	Distinctiveness	Score	Condition	Score	Strategic significance	Strategic significance	Strategic position multiplier	Standard Time to target condition (years)	Habitat created in advance (years)	Delay in starting habitat creation (years)	Standard or adjusted time to target condition	Final time to target condition (years)	Final time to target multiplier	Standard difficulty of creation	Applied difficulty multiplier	Final difficulty of creation	Difficulty multiplier applied		User comments	Consenting body comments	
1		Species-rich native hedgerow	0.652	Medium	4	Good	3	Area/compensation not in local strategy' no local strategy	Low Strategic Significance	1	12			Standard time to target condition applied	12	0.632	Low	Standard difficulty applied	Low	1	6.10			
2		Non-native and ornamental hedgerow	1.174	V.Low	1	Poor	1	Area/compensation not in local strategy' no local strategy	Low Strategic Significance	1	1			Standard time to target condition applied	1	0.965	Low	Standard difficulty applied	Low	1	1.13			
3																								
4																								
5																								
6																								
7																								
			1.83																		6.24			

	<div>Return to results menu</div>		
Headline Results			
Scroll down for final results ⚠			
On-site baseline	Habitat units	27.51	
	Hedgerow units	12.19	
	Watercourse units	0.00	
On-site post-intervention <small>(Including habitat retention, creation & enhancement)</small>	Habitat units	37.88	
	Hedgerow units	17.90	
	Watercourse units	0.00	
On-site net change <small>(units & percentage)</small>	Habitat units	10.38	37.72%
	Hedgerow units	5.70	46.77%
	Watercourse units	0.00	0.00%

Off-site baseline	Habitat units	0.00	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Off-site post-intervention <small>(Including habitat retention, creation & enhancement)</small>	Habitat units	0.00	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Off-site net change <small>(units & percentage)</small>	Habitat units	0.00	0.00%
	Hedgerow units	0.00	0.00%
	Watercourse units	0.00	0.00%

Combined net unit change <small>(Including all on-site & off-site habitat retention, creation & enhancement)</small>	Habitat units	10.38
	Hedgerow units	5.70
	Watercourse units	0.00
Spatial risk multiplier (SRM) deductions	Habitat units	0.00
	Hedgerow units	0.00
	Watercourse units	0.00

FINAL RESULTS		
Total net unit change <small>(Including all on-site & off-site habitat retention, creation & enhancement)</small>	Habitat units	10.38
	Hedgerow units	5.70
	Watercourse units	0.00
Total net % change <small>(Including all on-site & off-site habitat retention, creation & enhancement)</small>	Habitat units	37.72%
	Hedgerow units	46.77%
	Watercourse units	0.00%
Trading rules satisfied?	Yes ✓	

Unit Type	Target	Baseline Units	Units Required	Unit Deficit	
Habitat units	10.00%	27.51	30.26	0.00	Unit requirement met or surpassed ✓
Hedgerow units	10.00%	12.19	13.41	0.00	Unit requirement met or surpassed ✓
Watercourse units	10.00%	0.00	0.00	0.00	Unit requirement met or surpassed ✓



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