



4th January 2020

File Note: 14 Creekview Road, South Woodham Ferrers, Chelmsford, Essex CM3 5GU

Ref: Biodiversity Net Gain (BNG) reporting file note

Site address: 14 Creekview Road, South Woodham Ferrers, Chelmsford, Essex CM3 5GU

National Grid Reference: Centred on TQ 8170 9718

Site area: 0.3238ha

Recipients: M&D Properties Investment Ltd

Record of activity

➤ **Background**

Arbtech consulting Ltd were instructed by M&D Properties Investment Ltd to undertake a Biodiversity Net Gain (BNG) evaluation of a development on the site, subject to a planning application with Chelmsford City Council for:

- The construction of houses in the existing garden area.

➤ **Purpose of survey**

The National Planning Policy Framework (NPPF) makes it clear (para 170) that “Planning policies and decisions should contribute to and enhance the natural and local environment by; minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures”.

Paragraph 174 requires the promotion of “the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity”.

Proposals for net gain should be clearly recorded and reported through use of an appropriate metric such as the DEFRA Biodiversity Metric 2.0. Natural England advise that any net gain should be fully secured and funded for the lifetime of the development.

Therefore, the purpose of this survey report is to provide an evaluation of the proposed plans compared to the ecological baseline, and to report any net gain (or loss) to biodiversity using the DEFRA Biodiversity Metric 2.0 scheme.

➤ **Surveyor and date of survey**

This survey report was carried out by Craig Williams MSc of Arbtech Consulting Ltd. on 4th January 2021. A previous preliminary ecological appraisal (PEA) is used as the ecological baseline, and was carried out on 15th January 2020. The baseline habitat map and the proposed soft landscaping plans are found in appendix 1 and 2.

Summary findings

- The full results of the metric are included in the excel file:

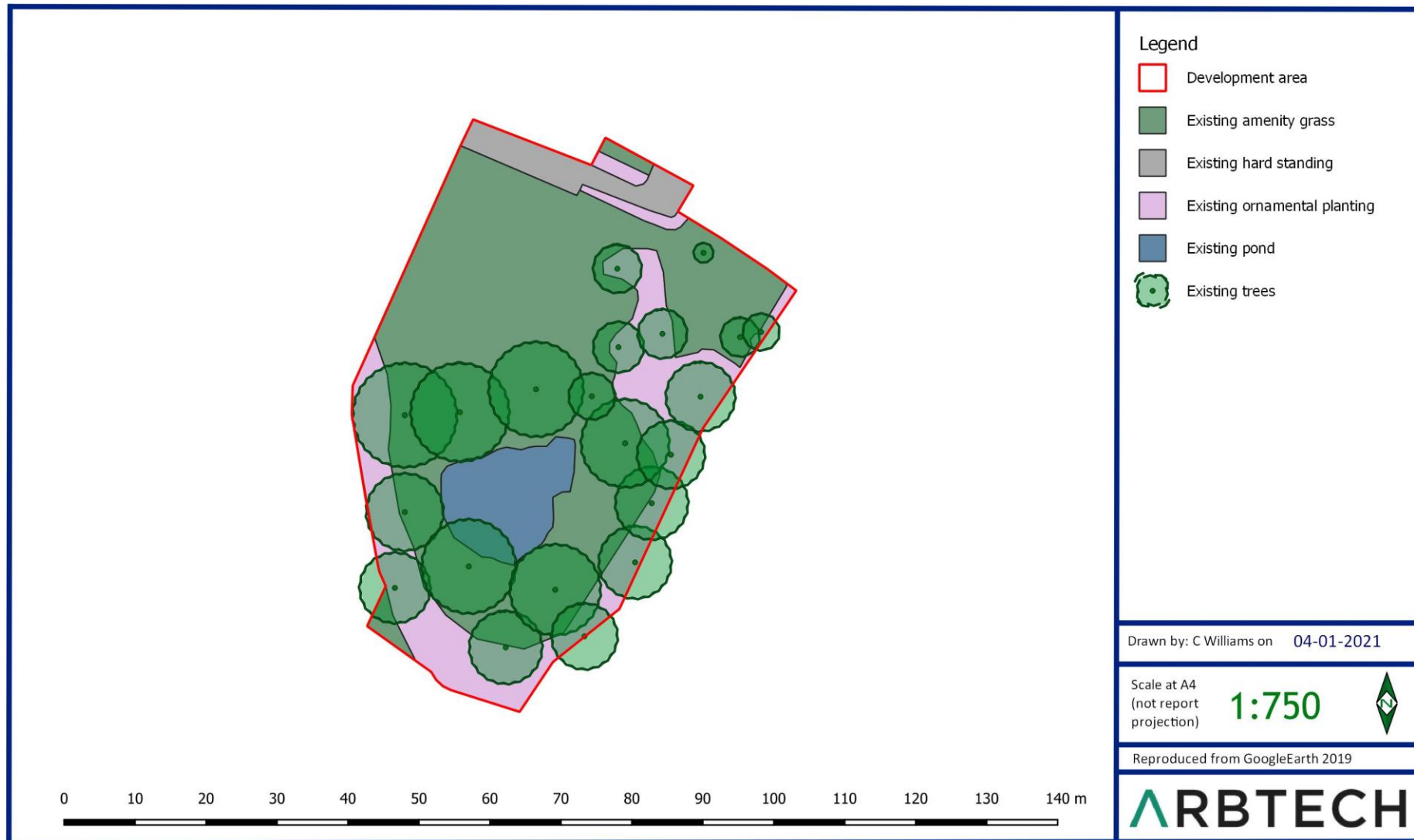
2020 Biodiversity Metric 2.0 Calculation PEA (14 Creekview Road CM3 5GU)

- This highlights that the change in biodiversity metrics are:
- -53.16% for habitat units
- The results indicate a loss in biodiversity units, mainly contributed to the replacement of the amenity grass and ornamental planting area with mature trees and a pond with buildings, hard standing and gardens and very small areas of wildflower planting and proposed trees.

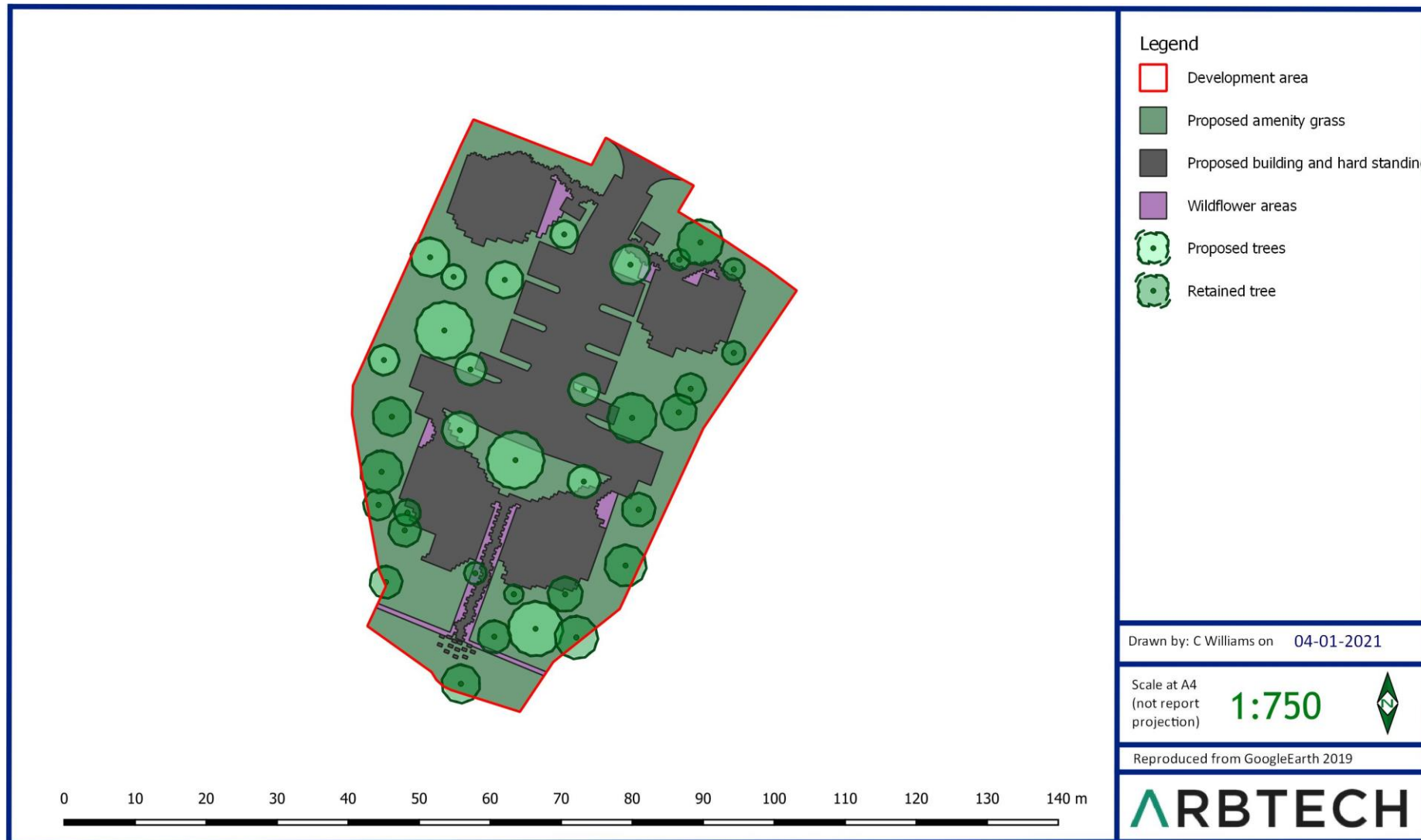
Discussion

- The currently proposed plan results in a ~53% net loss in habitat units based (a loss of -0.97 habitat units, from a baseline of 1.81 habitat units).
- If the plans are not changed and no other significant ecological habitats are proposed on site, a financial contribution to off-site ecological enhancements within an approved scheme is required.
- This off-setting would be for **2.961 habitat units** (the cost to meet the target of 10% more than the 1.81 baseline level habitat units, with the additional calculated loss due to the proposals of 0.97 added).
- The mechanism for securing this off-setting will need to be proposed to, and confirmed by the LPA e.g., purchasing conservation credits through The Environment Bank. This should include provisions for a replacement pond nearby as the single most significant habitat feature on the existing site, so creating a new pond as close as possible would be the best compensation for the local ecology.
- Theoretically, new ecological enhancements within the proposed site could be used to update the BNG calculations and this report. These could include native trees or hedgerow planting, nectar rich areas for pollinating insects, a wildlife pond, areas of meadow grass etc, although this may not be possible due to the small nature of the site with the existing proposed built areas incorporated.

Appendix 1: Habitat baseline map



Appendix 2: Proposed ecological map of the site (based on current plans)



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