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Report by - KJF Consultancy Ltd

Title - Small Sites Metric 4 Calculation on
Land adjacent to Boorley Park Primary School, Botley SO32 2SH

Grid reference at the centre of the site - SU 51078 14688

Reason for the report - Supporting information for a proposed development and to
advise the Local Planning Authority (LPA) of the findings and recommendations

Proposed development - Erect a single storey children's nursery with off road car
parking (revised scheme)

LPA - Eastleigh Borough Council

LPA references - F/23/96256

Planning Consultant - Darryl Howells (Darryl Howells Planning Consultancy)

Architect - Keith Gould (Asplan)

Client - NHDH Limited

Author - Karl Forkasiewicz MCIQB, CEnv, ACIEEM

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Declaration of compliance with professional code of conduct: "The information contained within this report which I 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. I confirm that the opinions expressed are my true and professional bona fide opinions."

Quality Assurance

Report title	Small Sites Metric 4 Calculation on Land adjacent to Boorley Park Primary School, Botley SO32 2SH
Grid reference	SU 51078 14688 at the centre of the site
Version	V1
Report ref	SSM4C.V1.L.A.BPPS.NR.B
Date produced	15.01.24
Validation period	Not Applicable
Report checked by	Jan Forkasiewicz BA (Hons) 

Distribution List

Planning Consultant	✓
Client	✓

Validation Statement for LPA Registration - planning application F/23/96256

It is proposed to erect a single storey children's nursery with off road car parking (revised scheme) on land adjacent to Boorley Park Primary School, Botley SO32 2SH. This report contains a Small Sites Metric 4 calculation that has been requested by the LPA to show a Biodiversity Net Gain (BNG) within the site after development - if planning permission is granted.

From January 2024, BNG in England became mandatory under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021).

Developers must deliver a BNG of $\geq 10\%$; this means a development must result in more or better quality habitat than there was before development. On-site BNG must be secured for ≥ 30 -years from the date the development is completed, through a legal agreement i.e. a Section 106 Agreement pursuant to Section 106 of the Town and Country Planning Act 1990, or a planning condition attached to the decision notice - if planning permission is granted.

The Metric 4 calculation is based on the following:-

Site area = 2000m^2 (taken from the planning application form).

Baseline habitats

Grassland; modified grassland 2000m^2

Native hedgerows 97m^2

Habitats to be created (based on the proposed landscaping plan)

426m of wildflower meadow

130m^2 of native hedgerows

11 heavy standard trees

The author's credentials are attached at appendix 1; the calculation is attached at appendix 2.

Professional affiliations

- Professional Member of The Chartered Institute of Building (MCIOB);
- Chartered Environmentalist (CEnv);
- Professional Member of The Chartered Institute of Ecology and Environmental Management (ACIEEM);
- Licenced to disturb and handle Bats (Bat Survey Class Licence CL18);
- Member of the Bat Conservation Trust.

Relevant experience

- I have 9 years' experience as a Local Authority Woodland Conservation Officer.
- During the 9 years,' I surveyed a number of different woodlands and produced Woodland Management Plans that contained multi-use objectives.
- I have 11 years' experience as an Ecological Consultant.
- During my time as a Consultant, I have produced many Ecology reports for planning applications.

Details of my Insurance and Continual Professional Development for the last 2-years' can be provided on request.

If requested, some of the details within the information may be redacted to comply with the Data Protection Act.

Appendix 2. Small Sites Metric 4 calculation.



Small Sites Metric (Biodiversity Metric 4.0)

Release Date: March 2023
ISBN: 978-1-7393388-0-0

Cell style conventions

	Enter data
	Automated equation
	Result
	Title cell
	Title cell alt colour
▲	Error
⚠	Attention required
	Use of this cell is not required



© Natural England/Margaret Nieke 2012

Technical Requirements - Excel Versions: 2010, 2013, 2016, 2019, Office 365, Excel for Android

Sheet Name	Site Details
1. Planning authority:	Eastleigh Borough Council
2. Site name:	Land adjacent to Boorley Park Primary School,, Botley SO32 2SH
3. Applicant:	NHDH Limited
4. Planning application type:	Full planning consent
5. Planning application reference:	F/23/96256
6. Metric completed by (name & job title):	Karl Forkasiewicz MCIQB, CEnv, ACIEEM, Ecologist
7. Date of metric completion:	15 January 2024
8. Revision number:	Not Applicable
9. Masterplan document title / drawing number:	Landscape plan 7 November 2023, Revision 002

Net Gain Targets

10. Targeted % increase in Units	10a. Habitat	10.00
	10b. Hedgerow	10.00
	10c. River	10.00

11. Targeted increase in Units if baseline value is zero - agreed with local planning authority	11a. Habitat units	0.00
	11b. Hedgerow units	0.00
	11c. River units	0.00

For planning authority use only

12. Planning authority reviewer:	
13. Date of planning authority review:	

Site Name:	Land adjacent to Boorley Park Primary School,, Botley SO32 2SH
Sheet Name	Desktop Assessment

Development

14. Select the type of proposed development. If Other provide details at Q.24 below	Commercial	Site area must be less than 10,000 m2
15. Site area (m ²)	2000	
16. Building footprint (m2) of commercial buildings proposed within the development site (or zero if none)	515	
N/A		

Designated sites and priority habitats

18. Any designated sites on or within 500m of the site?	No	
19. Any priority habitats on or within 500m of the site?	Within 500m of site boundary	Consider using main metric tool 
20. List the designated sites and/or priority habitats	Coastal and floodplain grazing marsh, Lowland fens, Deciduous woodland	
21. Information sources used for assessment of designated sites and priority habitats (See guidance)	www.magic.gov.uk	

Site walkover

22. Site walkover completed?	Walkover completed by qualified ecologist	
23. Date of site walkover - DD/MM/YY	22/08/2023	Site walkover data valid until 22/02/24
24. Who completed the walkover? (Name and job title)	Karl Forkasiewicz MCIOB, Cenv, ACIEEM, Ecologist	

Additional details

25. Any additional information or notes	
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Site Name	Land adjacent to Boreley Park Primary School, Boreley SO32 2SH
Sheet Name	5. Area Habitats

Instructions

1. Enter data into 1a. Baseline habitats table
2. Enter data on habitats to be created into 1b. Habitats to be created
3. Enter data on habitats to be enhanced into 1c. Habitats to be enhanced
4. Enter data on individual trees into 1d. Tree area calculator

All Key Rules Satisfied ✓

Lost Units	0.0000
Created Units	1.5676
Enhancement Units	0.0000
Net Change	0.7676

1a. Baseline habitats

Ref	Habitat		C. Strategic significance	Areas (m²)			Baseline results			Comments	
	A. Broad Habitat	B. Habitat type		D. Total Area	E. Area retained	F. Area enhanced	Total habitat units created	Area Lost	Units lost	User comments	LPA comments
1	Grassland	Mixed grassland	Area/compensation not in local strategy/ no local strategy	2000.00	0.00	0.00	0.00	2000.00	0.0000		
2											
3											
4											
5											
6											
7											
8											
9											
10											
11											
12											
13											
14											
15											
16											
17											
18											
19											
20											
Trees	Individual trees	Urban/rural tree	Formally identified in local strategy	0.00	0.00	0.00	0.0000	0.00	0.0000		
				Total (Areas lost - Trees)	2000.00	0.00	0.00	2000.00	0.0000		
				Error Check 1	Area Acceptable ✓						
				Error Check 2	Area Acceptable ✓						
				Error Check 3	Area Acceptable ✓						

1b. Habitats to be created

Ref	A. Broad Habitat	B. Habitat type	Condition Assessment		D. Strategic significance	E. Total Area (m ²)	Habitat units created onsite	Comments	
			Acceptable condition medium	C. Targeted condition				User comments	LPA comments
1	Urban	Developed land, sealed surface	N/A - Other	N/A - Other	Area/compensation not in local strategy/ no local strategy	2000.00	0.0000		
2									
3									
4									
5									
6									
7									
8									
9									
10									
11									
12									
13									
14									
15									
16									
17									
18									
19									
20									
Trees	Individual trees	Urban/rural tree	Moderate	Moderate	Area/compensation not in local strategy/ no local strategy	5127.49	1.5676		
Total (Areas lost - Trees)						2000.00	1.5676		
Error Check 4						Area Acceptable ✓			

1c. Habitats to be enhanced

Baseline ref	Broad habitat type	Existing habitat type	Enhanced Habitat type		B. Strategic significance	Area Enhanced	Enhanced Condition	Total Units	Net Improvement	Comments	
			Enhancement Type	A. Enhanced habitat type						User comments	LPA comments
1											
2											
3											
4											
5											
6											
7											
8											
9											
10											
11											
12											
13											
14											
15											
16											
17											
18											
19											
20											
Trees	Individual trees	Urban/rural tree	Condition	Urban/rural tree	Area/compensation not in local strategy/ no local strategy	0.00	Good	0.0000	0.0000		
				Total (Areas lost - Trees)	0.00	0.0000	0.0000				

1d. - Tree area calculator

Tree size (Diameter at breast height)	A. Total number of trees pre development	B. Number of trees retained (but not enhanced)	C. Number of trees enhanced	D. Number of new trees planted post development	Areas			
					Area pre development	Area retained	Area enhanced by development	Area of new trees planted post development
Small - DBH ≤ 30cm	0	0	0	0	0	0	0	0
Medium - DBH > 30 to ≤ 90cm	0	0	0	14	0	0	0	5227
Large - DBH > 90cm	0	0	0	0	0	0	0	0
Total	0	0	0	14	0	0	0	5227

Data beyond this row is automated

1e. Trading Summary

Broad Habitat Type	Trading Rules Satisfied ✓
Distinctiveness Band	Trading Rules Satisfied ✓

1f. Habitat trading assessment

Broad habitat types	Distinctiveness Band	Baseline units	Onsite provision	Net change	Trading satisfied?
Cropland	Low	0.0000	0.0000	0.0000	-
	Medium	0.0000	0.0000	0.0000	N/A
	High	0.0000	0.0000	0.0000	N/A
Grassland	Low	0.0000	0.0000	0.0000	-
	Medium	0.0000	0.0000	0.0000	N/A
	High	0.0000	0.0000	0.0000	N/A
Heathland and shrub	Low	0.0000	0.0000	0.0000	-
	Medium	0.0000	0.0000	0.0000	N/A
	High	0.0000	0.0000	0.0000	N/A
Intertidal hard structures	Low	0.0000	0.0000	0.0000	-
	Medium	0.0000	0.0000	0.0000	N/A
	High	0.0000	0.0000	0.0000	N/A
Intertidal sediment	Low	0.0000	0.0000	0.0000	-
	Medium	0.0000	0.0000	0.0000	N/A
	High	0.0000	0.0000	0.0000	N/A
Lakes	Low	0.0000	0.0000	0.0000	-
	Medium	0.0000	0.0000	0.0000	N/A
	High	0.0000	0.0000	0.0000	N/A
Sparsely vegetated land	Low	0.0000	0.0000	0.0000	-
	Medium	0.0000	0.0000	0.0000	N/A
	High	0.0000	0.0000	0.0000	N/A
Urban	Low	0.0000	0.0000	0.0000	-
	Medium	0.0000	0.0000	0.0000	N/A
	High	0.0000	0.0000	0.0000	N/A
Woodland and forest	Low	0.0000	0.0000	0.0000	-
	Medium	0.0000	0.0000	0.0000	N/A
	High	0.0000	0.0000	0.0000	N/A
Coastal saltmarsh	Low	0.0000	0.0000	0.0000	-
	Medium	0.0000	0.0000	0.0000	N/A
	High	0.0000	0.0000	0.0000	N/A
Individual trees	Low	0.0000	0.0000	0.0000	-
	Medium	0.0000	1.5676	1.5676	N/A
	High	0.0000	0.0000	0.0000	N/A
Distinctiveness band		Baseline units	Onsite provision	Net change	Trading satisfied?
Medium distinctiveness		0.0000	1.568	1.5676	Yes ✓
Low distinctiveness		0.0000	0.000	-0.0000	Yes ✓
Are there sufficient Medium distinctiveness units to cover low distinctiveness losses?			0.7676		Yes ✓

Site Name and adjacent to Bosley Park Primary School, Botley SO32 2JL
Sheet Name Hedgcs & Lines of Trees

Instructions

1. Enter data into 1a. Baseline habitats
2. Enter data on habitats to be created into 1b. Habitats to be created
3. Enter data on habitats to be enhanced into 1c. Habitats to be enhanced

All Key Rules Satisfied ✓

Retained Units	0.3720
Lost Units	0.0169
Created Units	0.0087
Enhancement Units	0.0000
Net Change	0.4927

1a. Baseline habitats

Ref	Habitat		C. Strategic significance	Length (m)			Baseline results			Comments	
	A. Broad Habitat	B. Habitat type		D. Total Length	E. Length retained	F. Length enhanced	Total units onsite	Length Lost	Units lost	User comments	LPA comments
1	Hedgerows and Lines of trees	Native hedgerow	Area/compensation not in local strategy/ no local strategy	97.00	93.00	0.00	0.3880	4.00	0.0160		
2	Hedgerows and Lines of trees										
3	Hedgerows and Lines of trees										
4	Hedgerows and Lines of trees										
5	Hedgerows and Lines of trees										
6	Hedgerows and Lines of trees										
7	Hedgerows and Lines of trees										
8	Hedgerows and Lines of trees										
9	Hedgerows and Lines of trees										
10	Hedgerows and Lines of trees										
11	Hedgerows and Lines of trees										
12	Hedgerows and Lines of trees										
13	Hedgerows and Lines of trees										
14	Hedgerows and Lines of trees										
15	Hedgerows and Lines of trees										
16	Hedgerows and Lines of trees										
17	Hedgerows and Lines of trees										
18	Hedgerows and Lines of trees										
19	Hedgerows and Lines of trees										
20	Hedgerows and Lines of trees										
			Totals	97.00	93.00	0.00	0.3880	4.00	0.0160		
			Error Check 1								
			Error Check 2								
			Lengths Ascertained ✓								

1b. Habitats to be created

Ref	A. Broad Habitat	B. Habitat type	Condition Assessment		D. Strategic significance	E. Total Length created (m)	Units created on-site	Comments	
			Acceptable condition options	C. Targeted condition				User comments	LPA comments
1	Hedgerows and Lines of trees	Native hedgerow	Moderate, Good	Good	Area/compensation not in local strategy/ no local strategy	130.00	0.5087	New mixed native hedgerows	
2	Hedgerows and Lines of trees								
3	Hedgerows and Lines of trees								
4	Hedgerows and Lines of trees								
5	Hedgerows and Lines of trees								
6	Hedgerows and Lines of trees								
7	Hedgerows and Lines of trees								
8	Hedgerows and Lines of trees								
9	Hedgerows and Lines of trees								
10	Hedgerows and Lines of trees								
11	Hedgerows and Lines of trees								
12	Hedgerows and Lines of trees								
13	Hedgerows and Lines of trees								
14	Hedgerows and Lines of trees								
15	Hedgerows and Lines of trees								
16	Hedgerows and Lines of trees								
17	Hedgerows and Lines of trees								
18	Hedgerows and Lines of trees								
19	Hedgerows and Lines of trees								
20	Hedgerows and Lines of trees								
Totals						130.00	0.5087		
Error Check 1							Lengths Ascertained ✓		

1c. Habitats to be enhanced

Baseline ref	Existing Habitat Type		Enhanced Habitat type		B. Strategic significance	Length Enhanced (m)	Enhanced Condition	Total Units	Net Improvement	Comments	
	Broad habitat type	Existing habitat type	Enhancement Type	A. Enhanced habitat type						User comments	LPA comments
1											
2											
3											
4											
5											
6											
7											
8											
9											
10											
11											
12											
13											
14											
15											
16											
17											
18											
19											
20											
Totals						0.00		0.0000	0.0000		

Data beyond this row is automated

1e. Trading Summary

Broad Habitat Type	Trading Rules Satisfied ✓
Distinctiveness Band	Trading Rules Satisfied ✓

1f. Habitat trading assessment

Broad habitat types		Distinctiveness band	Baseline units	Onsite provision	Net change	Trading satisfied?
Hedgerows and Lines of trees		Low	0.3880	0.8807	0.4927	
		Medium	0.0000	0.0000	0.0000	N/A
Distinctiveness band		Baseline units	Onsite provision	Net change	Trading satisfied?	
Medium distinctiveness		0.0000	0.0000	0.0000	Yes ✓	
Low distinctiveness		0.3880	0.881	0.4927	Yes ✓	
Are there sufficient Medium distinctiveness units to cover low distinctiveness losses?				0.4927	Yes ✓	

Site Name and adjacent to Boorley Park Primary School., Botley SO32 2S
Sheet Name 7. Watercourses

Instructions:

1. Enter data into 1a. Baseline habitats
2. Enter data on habitats to be created into 1b. Habitats to be created
3. Enter data on Habitats to be enhanced into 1c. Habitats to be enhanced

All Key Rules Satisfied ✓

Retained Units	0.0000
Lost Units	0.0000
Created Units	0.0000
Enhancement Units	0.0000
Net Change	0.0000

1a. Baseline habitats

Ref	Habitat		C. Strategic significance	Length M			Baseline results			Comments	
	A. Broad Habitat	B. Habitat type		D. Total Length	E. Length retained	F. Length enhanced	Total units onsite	Length Lost	Units lost	User comments	LPA comments
1	Watercourses										
2	Watercourses										
3	Watercourses										
4	Watercourses										
5	Watercourses										
6	Watercourses										
7	Watercourses										
8	Watercourses										
9	Watercourses										
10	Watercourses										
11	Watercourses										
12	Watercourses										
13	Watercourses										
14	Watercourses										
15	Watercourses										
16	Watercourses										
17	Watercourses										
18	Watercourses										
19	Watercourses										
20	Watercourses										
Totals				0.00	0.00	0.00	0.0000	0.00	0.0000		
Error Check 1				Length Acceptable ✓							
Error Check 1				Length Acceptable ✓							

1b. Habitats to be created

Ref	A. Broad Habitat	B. Habitat type	Condition Assessment		D. Strategic significance	E. Total Length created (m)	Units created onsite	Comments	
			Acceptable condition options	C. Targeted condition				User comments	LPA comments
1	Watercourses								
2	Watercourses								
3	Watercourses								
4	Watercourses								
5	Watercourses								
6	Watercourses								
7	Watercourses								
8	Watercourses								
9	Watercourses								
10	Watercourses								
11	Watercourses								
12	Watercourses								
13	Watercourses								
14	Watercourses								
15	Watercourses								
16	Watercourses								
17	Watercourses								
18	Watercourses								
19	Watercourses								
20	Watercourses								
Totals						0.00	0.0000		

1c. Habitats to be enhanced

Baseline ref	Existing Habitat Type		Enhanced Habitat type		B. Strategic significance	Length Enhanced	Enhanced Condition	Total Units	Net Improvement	Comments	
	Broad habitat type	Existing habitat type	Enhancement Type	A. Enhanced habitat type						User comments	LPA comments
1											
2											
3											
4											
5											
6											
7											
8											
9											
10											
11											
12											
13											
14											
15											
16											
17											
18											
19											
20											
Totals						0.00		0.0000	0.0000		

Data beyond this row is automated

1e. Trading Summary

Broad Habitat Type	Trading Rules Satisfied ✓
Distinctiveness Band	Trading Rules Satisfied ✓

1f. Habitat trading assessment

Broad habitat types		Distinctiveness band	Baseline units	Onsite provision	Net change	Trading satisfied?
Watercourses		Low	0.0000	0.00000	0.0000	
		Medium	0.0000	0.0000	0.0000	N/A
Distinctiveness band		Baseline units		Onsite provision	Net change	Trading satisfied?
Medium distinctiveness		0.0000		0.000	0.0000	Yes ✓
Low distinctiveness		0.0000		0.0000	0.0000	Yes ✓
Are there sufficient Medium distinctiveness units to cover low distinctiveness losses?		0.0000				Yes ✓

Site Name		Land adjacent to Boorley Park Primary School,, Botley SO32 2SH
Sheet Name		Headline Results
Headline Results		
Headline		BNG Targets Met ✓
Trading Rules		Trading Rules Satisfied ✓
Next steps		Submit metric to LPA
Baseline Units	Habitat units	0.8000
	Hedgerow units	0.3880
	River units	Zero Units Baseline
Post-development Units	Habitat units	1.5676
	Hedgerow units	0.8807
	River units	0.0000
Total net unit change	Habitat units	0.7676
	Hedgerow units	0.4927
	River units	0.0000
Total net % change	Habitat units	95.95%
	Hedgerow units	126.97%
	River units	% target not appropriate
Habitats units required to meet target		0.0000
Hedgerow units required to meet target		0.0000
River units required to meet target		0.0000

Chart 1 - Unit change by habitat group

