



Biodiversity Net Gain Assessment

Land adjacent to Ivy Cottage,
Botley Road

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Report	Biodiversity Net Gain Assessment
Site Name	Land adjacent to Ivy Cottage, Botley Road
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Client	Osman Homes Ltd
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1.0 INTRODUCTION

1.1 Background

Ecosupport Ltd were commissioned by Osman Homes Ltd to undertake a Biodiversity Net Gain Assessment for the land adjacent to Ivy Cottage in Horton Heath.

The purpose of this assessment is to quantify the biodiversity value of the Site prior to its development, and the predicted value post development. This is measured in biodiversity units, calculated according to the habitats present based on their size, distinctiveness and condition. This enables the quantitative calculation of the predicted change in biodiversity value as a result of the proposed development, with the objective of achieving a net gain in biodiversity.

This report has been prepared by Project Ecologist Madison Errington BSc (Hons) ACIEEM and Field Ecologist Abby Pidgen BSc (Hons) MSc.

1.2 Site Location and Description

The site comprises of a parcel of woodland with a grassland clearing which contained several chicken coops and wooden sheds adjacent to Botley Road, Horton Heath, SO50 7DT (centered on OS grid reference SU 49607 16418) (**Fig 1**). The northern aspect of site is bound by residential dwellings, the eastern by Botley Road, the southern by Blind Lane and the western by an area of woodland and grassland. Due to the site's location on the edge of the settlement of Horton Heath, the wider landscape can be considered to comprise of a mixture of rural and residential characteristics with agricultural land bound by hedgerows, patches of woodland and similar sized settlements all recorded.

Figure 1. Plan showing approximate redline boundary of the site (Google Satellite, 2024).



1.3 Development Proposals

The proposals entail an application for the development of a new two storey, 4-bedroom detached chalet with accompanying single storey garage and access road leading from Botley Road (**Fig 2**).

Figure 2. Plan of the proposed development and retained habitats supplied by Wildern Architecture Ltd (2023).



2.0 METHODOLOGY

The methodology for the assessment follows the Natural England Biodiversity Metric 4.0 habitat condition assessment protocols and uses the Biodiversity Metric 4.0 calculation tool to calculate biodiversity losses and gains (Natural England, 2023).

2.1 Habitat Assessment

Habitats on site pre-development were identified in accordance with the categories specified for a UK Habitats survey, using Habitat Definitions Version 2.0 (UKHab Ltd., 2023). This was chosen as an appropriate habitat categorisation system as it fits within the Biodiversity Metric 4.0 calculation.

A condition assessment, in line with the Biodiversity Metric 4.0 Technical Supplement, was carried out on the site on 22nd November 2023. The area of identified habitats is calculated in hectares (ha), ignoring linear features or ditches (the area is measured to the centre line of such features). The length of linear features is measured separately in kilometres (km). The dominant habitat type was selected, according to those defined by UKHab Ltd (2023). Where there was disparity between the UK classification for habitat type and those present within the Biodiversity Metric 4.0 calculator tool, this was noted within the condition assessment tables.

2.2 Habitat Distinctiveness

Each habitat was assigned a score for distinctiveness, according to the Biodiversity Metric 4.0 calculator tool and Technical Annex 1 (Natural England, 2023). This ranged from Poor - High for most habitats, or Not Applicable (e.g., Developed Land – Sealed Surface). Using the tool, habitats were assigned a score based on their distinctiveness.

2.3 Habitat Condition

The condition of each habitat was assessed following criteria set out in the Biodiversity Metric 4.0 Technical Annex 1 (Natural England, 2023), which includes detailed assessment criteria for different habitats. Field Ecologists Abby Pidgen BSc (Hons) MSc and Kristian Markusen BSc (Hons) undertook the survey on the 22nd November 2023, to undertake a condition assessment of the habitats present on site. Full results of the condition assessments can be found below. The condition of each habitat was assessed individually on site.

2.4 Limitations

Although the survey was taken outside the optimum timing for the identification of botanical interest, it was considered that the majority of species present could be suitably identified; this was therefore not considered to represent a significant limitation to the overall assessment. This survey does not constitute a full site assessment for invasive species, such as Japanese Knotweed (*Fallopia japonica*).

NB: The details of this report will remain valid for a period of 18 months (i.e. until June 2025). Beyond this period, if works have not yet been undertaken, it is recommended that a review of the validity of the conclusions are undertaken. Note that the recommendations within this report should be reviewed (and reassessed if necessary) should there be any changes to the development layout which this report was based upon.

3.0 EXISTING HABITATS AND DEVELOPMENT PROPOSALS

Sections 3.1 and 3.2 provide tables outlining the Condition Assessment undertaken with reference to the Biodiversity Metric 4.0 Technical Annex 1 (Natural England, 2023). For these assessments, the current habitats on site were categorised according to UK Hab (2023) classifications.

3.1 Non-linear Habitats

The following habitats were found on site, as shown in **Appendix A**:

- Modified Grassland (g4) (secondary habitat code 510, bare ground)
- Bramble Scrub (h3d)
- Other Woodland; Broadleaved (w1g)

The following tables outline the Condition Assessments undertaken on the 22nd November 2023.

NB The only habitat types which were subject to a condition assessment were the areas of Modified Grassland and Other Woodland; Broadleaved as the Bramble Scrub does not require a condition assessment as it has a predetermined condition of 'Condition Assessment N/A' under current guidance within Metric 4.0.

3.1.1 Modified Grassland (g4)

Table 1. Condition assessment of the Modified Grassland on site

Map location	g4 Modified Grassland located to the southwest of site		
Area	0.021 ha		
Distinctiveness	Low		
UK Hab Habitat Type	g4 – Modified Grassland		
Condition	Item	Condition Assessment Criteria	Pass/Fail
	1	There must be 6-8 species per m ² . If a grassland has 9 or more species per m2 it should be classified as a medium distinctiveness grassland habitat type. NB - this criterion is essential for achieving moderate condition.	Fail
	2	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for insects, birds and small mammals to live and breed.	Fail
	3	Some scattered scrub (including bramble) may be present, but scrub accounts for less than 20% of total grassland area. Note - patches of shrubs with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.	Pass
	4	Physical damage is evident in less than 5% of total grassland area. Examples of physical damage include excessive poaching, damage from machinery use or storage, erosion caused by high levels of access, or any other damaging management activities.	Fail
	5	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens).	Fail
	6	Cover of bracken is less than 20%.	Pass
	7	There is an absence of invasive non-native species (as listed on Schedule 9 of WCA, 1981).	Pass
	☐ Good condition (3): Passes 6 or 7 of 7 criteria including passing essential criterion 1		
	☐ Moderate condition (2): Passes 4 or 5 of 7 criteria including passing essential criterion 1		
	☒ Poor condition (1): Passes 0, 1, 2 or 3 of 7 criteria; OR 4, 5 or 6 of criteria (but failing criterion 1)		

3.1.2 Other Woodland; Broadleaved (w1g)

Table 2. Condition assessment of the Other Woodland; Broadleaved on site.

Map location	w1g Other Woodland; Broadleaved on site																
Length	0.028 ha																
Distinctiveness	Medium																
UK Habitat Type	Other Woodland; Broadleaved (w1g)																
Condition	<table> <tr> <th colspan="2">Item</th><th colspan="4">Condition Assessment Criteria</th></tr> <tr> <th colspan="2">Indicator</th><th>Good (3 Points)</th><th>Moderate (2 points)</th><th>Poor (1 point)</th><th>Score</th></tr> </table>					Item		Condition Assessment Criteria				Indicator		Good (3 Points)	Moderate (2 points)	Poor (1 point)	Score
Item		Condition Assessment Criteria															
Indicator		Good (3 Points)	Moderate (2 points)	Poor (1 point)	Score												
A	Age distribution of trees	Three age-classes present.	Two age-classes present.	One age-class present.	2												
B	Wild, domestic and feral herbivore damage	No significant browsing damage.	Evidence of significant browsing pressure is present in 40% or less of whole woodland.	Evidence of significant browsing pressure is present in 40% or more of whole woodland.	3												
C	Invasive plant species	No invasive species present in woodland.	Rhododendron <i>Rhododendron ponticum</i> or cherry laurel <i>Prunus laurocerasus</i> not present, other invasive species (10% cover).	Rhododendron or cherry laurel present, or other invasive species >10% cover.	3												
D	Number of native trees	Five or more native tree or shrub species found across woodland parcel.	Three or four native tree or shrub species found across woodland parcel.	Two or less native tree or shrub species across woodland parcel.	3												
E	Cover of native tree and shrub species	>80% of canopy trees and >80% of understory shrubs are native.	50 – 80% of canopy trees and 50 – 80% of understory shrubs are native.	<50% of canopy trees and <50% of understory shrubs are native.	3												
F	Open space within woodland	10 – 20 % of woodland has areas of temporary open	21 – 40% of woodland has areas of	<10% or >40% of woodland had areas of temporary	3												

			<i>space. Unless, woodland is <10ha, in which case 0 – 20 % temporary open space permitted.</i>	temporary open space.	open space. But if woodland <10ha has <10% temporary open space, please see Good category.	
	G	Woodland regeneration	All three classes present in woodland; trees 4 -7 cm Diameter at Breast Height (DBH), saplings and seedlings or advanced coppice regrowth.	One or two classes only present in woodland.	No classes or coppice regrowth present in woodland.	2
	H	Tree health	Tree mortality less than 10%, no pests or diseases and no crown dieback.	11 – 25% mortality and/or crown dieback or low-risk pest or disease present.	Greater than 25% tree mortality and or any high-risk pest or disease present.	3
	I	Vegetation and ground flora	Recognisable NVC plant community at ground layer present, strongly characterised by ancient woodland flora specialists.	Recognisable woodland NVC plant community at ground layer present.	No recognisable woodland NVC plant community at ground layer present.	1
	J	Woodland vertical structure	Three or more storeys across all survey plots or a complex woodland.	Two storeys across all survey plots.	One or less storey across all survey plots.	2
	K	Veteran trees	Two or more veteran trees per hectare.	One veteran tree per hectare.	No veteran trees present in woodland.	1
	L	Amount of deadwood	50% of all survey plots within the woodland parcel have deadwood, such as standing deadwood, large dead branches	Between 25% and 50% of all survey plots within the woodland parcel have deadwood, such as standing	Less than 25% of all survey plots within the woodland parcel have deadwood, such as	1

			and or stems, branch stubs and stumps, or an abundance of small cavities.	deadwood, large dead branches and or stems, stubs and stumps, or an abundance of small cavities.	<i>standing deadwood, large dead branches and or stems, stubs and stumps, or an abundance of small cavities.</i>	
	M	Woodland disturbance	No nutrient enrichment or damaged ground evident.	<i>Less than 1 hectare in total of nutrient enrichment across woodland area and or less than 30% of woodland area has damaged ground.</i>	More than 1 hectare of nutrient enrichment and or more than 30% of woodland areas has damaged ground.	2
Total score: 31 ☐ Total Score >32 (33 to 39) = Good condition ☒ Total Score 26 to 32 = Moderate condition (Score: 29) ☐ Total Score <26 (13 to 25) = Poor condition						

4.0 PROPOSED CREATED HABITATS & NET GAIN ASSESSMENT

4.1 On Site

Following a consultation with Osman Homes Ltd, in order to minimise the loss of biodiversity on site, the following habitats are being provided / created (please refer to the landscape areas plan appended for information on the locations of these habitats on site):

- Other woodland; broadleaved – the retention and enhancement of the retained woodland on site from ‘moderate’ to ‘good’ condition. In addition, an area of woodland is proposed in the north-western corner of site. Specific management recommendations for this habitat have been outlined within **Section 4.1.3 below**.

4.1.1 Metric Calculations

Following the incorporation of the above measures into the Defra 4.0 metric, **on site there is a net biodiversity loss of -64.58% (or -0.20 habitat units)** and **no net loss of 0.00% hedgerow and watercourse units** (see Fig 3 below).

Figure 3. Screenshot of the ‘headline results’ output from the BNG assessment undertaken for the site using the Defra 4.0 metric.

FINAL RESULTS		
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	-0.20
	Hedgerow units	0.00
	Watercourse units	0.00
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	-64.58%
	Hedgerow units	0.00%
	Watercourse units	0.00%
Trading rules satisfied?	No - Check Trading Summaries ▲	

4.1.2 Woodland Management

As part of the biodiversity net gain (BNG) assessment conducted for site it is recommended the retained parcels of other broadleaved woodland are to be enhanced to improve their condition from ‘moderate’ to ‘good’. The enhancements will involve improving specific criteria outlined in the BNG Metric 4.0 Technical Annex 1 (Natural England, 2023).

For the woodland on site, the enhancements will involve:

- Native species planting to improve criterion A (Age distribution of trees) to 3 age classes present (+ 1 additional point) (**Section 4.1.2.1**)
- Provision of standing deadwood / stumps / stems (possibly from trees that underwent remedial works within centre of site, or removal) to improve criterion L (Deadwood) (+ 1 additional point). (**Section 4.1.2.2**)

- Targeted thinning and botanical survey may also be able to improve criterion G (Woodland regeneration) (+ 1 additional point) and criterion I (Ground flora) to encourage establishment (+ 1 additional point) (**Section 4.1.2.5 & Section 4.1.2.7**)

4.1.2.1 Proposed Planting (Criterion A)

It is recommended that the areas of enhanced woodland planting should comprise of a mix of the following tree and shrub species: Holly (*Ilex aquifolium*), Wild Cherry (*Prunus avium*), *Sorbus torminalis*, Crab Apple (*Malus sylvestris*), Field Maple (*Acer campestre*), Hornbeam (*Carpinus betulus*), Alder (*Alnus glutinosa*), Beech (*Fagus sylvatica*), Blackthorn (*Prunus spinosa*), Hawthorn (*Crataegus monogyna*), Hazel (*Corylus avellana*), Oak (*Quercus robur*), Dog Rose (*Rosa canina*), Crab Apple (*Malus sylvestris*), Dog Wood (*Cornus sanguinea*), Elder (*Sambucus nigra*) and Small-leaved Lime (*Tilia cordata*).

4.1.2.2 Provision of Standing Deadwood (Criterion L)

Within the woodland, during the condition assessment, it was considered that less than 25% of all survey plots within the woodland parcel had deadwood (e.g., standing deadwood, large dead branches). It is proposed that during tree removal required to facilitate the development some of this wood can be retained and placed across survey plots of the woodland so that between 25% - 50% of all survey plots within the woodland parcel have “standing deadwood, large dead branches and/or stems, stubs and stumps, or an abundance of small cavities” (Natural England, 2023).

4.1.2.3 Initial General Management

To ensure a successful establishment of the newly planted trees / shrubs, it is recommended that mycorrhizal treatment to the tree roots is conducted **during the planting**, this would reduce the risk of tree mortality and increase the long-term tolerance of these trees to periods of drought or adverse soil conditions thus ensuring a higher chance of successful long-term establishment.

Additionally, all newly planted trees must have a 1-metre exclusion zone whereby weeds are routinely and pro-actively removed for the **first 2 – 3 years**. Outlined within the section below, bark mulch is recommended around each tree and will act as an effective management method to also suppress weed colonisation.

Due to the suitability on site and the surrounding habitats, this site may be at risk of Roe Deer (**incidentally noted as present during the updated walkover though no signs of browsing pressure evident in the woodlands**). Therefore, it is recommended that tree guards (along with bark mulch at the base to suppress any grass and weed colonisation) suitable to mitigate excessive foraging from this species is installed, at a height above 1.2m and comprised of a guard such as weld mesh tree shelter or a suitable alternative.

During aforementioned weed removal, all aspects of the tree guards should also be routinely checked to ensure they are maintained in good condition and are firmly positioned within the soil. If the guards begin to split, they must be removed and disposed of responsibly and consequently replaced where required.

Monthly inspections on the newly planted trees will be undertaken, with weed removal / tree guard

replacement as required. The bark mulch will also be maintained at a minimum level of 50mm for the **first 2 years** of establishment.

4.1.2.4 Coppicing

Any Hazel will be managed on a rotational coppicing scheme. This involves cutting young trees down to ground level to promote new growth and prevent over-shading. This will be rotationally implemented, with only a small portion approximately 30% of Hazel coppiced every 3 years during winter months (November to March), but only once the Hazel has grown to a size that will be beneficial and appropriate.

Coppice management is best carried out on a rotation of approximately every 6-10 years for each tree, with timing staggered for plants to ensure there is continued connectivity at any given time.

Retain some of the dead wood. Include some larger horizontal trunks and limbs as well as log piles and discarded brash. Leave wood piles in shady areas.

4.1.2.5 Thinning (Criterion G & I)

To improve the ground flora in the interest of biodiversity net gain, the woodland will be thinned (i.e., trees removed) to benefit retained trees and additionally promote regeneration. The optimal canopy target is 75% cover, which allows greater development of the understory to create a more diverse woodland. Selective thinning will be carried out every five years to maintain a canopy target of 75% cover.

The target trees to be removed are those showing signs of disease or poor growth; The specific target trees and areas of woodland will be determined by the supervising ecologist or arborist. ***Please note, all mature trees will need to be surveyed for PRFs that may be suitable for roosting bats. If any trees have PRFs, it is recommended they are retained if possible and alternative trees are selected for thinning.***

It is considered likely a botanical survey will identify areas of highest botanical value and this will influence the location of thinning. The recommended botanical survey should be undertaken during the optimum survey season during the first year of woodland management to identify areas of botanical interest. It is recommended this is repeated every five years.

Where practical to do so, as determined by the arborist, some potential selected trees may be cut at 3-5m height and the stumps will be left in situ to rot as habitat for saprophytic invertebrates.

4.1.2.6 Invasive Species Management

Any invasive species will be removed from the site, as these could have deleterious effects on native species. The removal of such species would open-up ground for restoration of semi-natural woodland. Invasive species will generally be removed by a combination of cutting back and removal of cut material from the site, followed by treatment of stumps, roots or regrowth using an approved systemic herbicide (such as glyphosate). This process may need to be repeated over the course of several years. Herbicides should only be used in extreme cases, where alternative methods of invasive species removal / weed treatment are not considered appropriate. Particular problem species which may require the use of herbicides include Japanese Knotweed (*Reynoutria japonica*), Giant Hogweed

(*Heracleum mantegazzianum*), *Rhododendron ponticum* or New Zealand Pygmyweed (*Crassula helmsii*). Suitably qualified specialists in invasive species management should be consulted if these species are identified so the most appropriate management / removal regime can be implemented.

Contractors will need to be shown the locations of the species and mark these where needed to help avoid native species being removed accidentally. Areas of bare ground created by this work should be left for regeneration

4.1.2.7 Natural Regeneration (Criterion G)

Tree and shrub species should be established by natural regeneration where possible e.g., by creating space for new regeneration around existing specimens of the desired trees and shrub species. Ash regeneration could be an important part of the mix, it should not be cut out or destroyed, and would benefit from being protected. Deer management is especially critical for the success of natural regeneration.

4.1.2.8 Monitoring

All the newly planted and retained trees within the site in communal areas (i.e., excluding all trees within privately owned gardens) are to be managed post-development for a period of at least 30 years. As part of the management regime, it is recommended that there are tree inspections conducted (including within the woodland parcels).

This will be carried out by a suitably experienced arborist **during late winter – early spring of each year when required**. These monitoring visits will assess the general health of the trees and determine if any remedial action is required, including noting any presence of disease. As part of these monitoring visits, the arborist will produce a monitoring report which will be sent to the LPA outlining the results and appropriate recommendations (i.e., remedial works, removal /replacement).

NB Please note, all mature trees recommended for removal, remedial works or selective thinning will need to be surveyed for (potential roost features PRFs) that may be suitable for roosting bats. If any trees have PRFs, it is recommended they are retained if possible and alternative trees are selected where possible. This will be conducted by a suitably qualified ecologist.

4.1.3 Off Setting

A summary of the results for the biodiversity net gain assessment based on both the current onsite habitats and the current development proposals within this document are presented within **Fig 3**. Based on the assessment of the site prior to development and the impacts on the habitats present post development, the proposed plans were assessed as resulting in a total loss **of -64.58% habitat biodiversity units**.

The majority of the biodiversity loss is due to the loss of portions of the medium distinctiveness woodland throughout the site that is to be replaced with a dwelling, hard standing and a garage in the current development proposals. A total of -0.16 units of other woodland; broadleaved and -0.02 units of Bramble scrub both “medium distinctiveness” habitats is proposed to be lost (**Fig 4a**), alongside - 0.03 units of modified grassland, a “low distinctiveness” habitat (**Fig 4b**).

Figure 4a. Screenshot of the total “medium distinctiveness” biodiversity units lost taken from the BNG assessment undertaken for the site using the Defra 4.0 metric.

Medium Distinctiveness Summary	
Medium Distinctiveness Units available to offset Lower Distinctiveness Deficit	0.00
Medium Distinctiveness Broad Habitat Deficit to be offset by trading up	-0.18
Higher Distinctiveness Surplus Units minus Medium Distinctiveness Broad Habitat Deficit	-0.18
Cumulative surplus of units	-0.18

Figure 4b. Screenshot of the total “low distinctiveness” biodiversity units lost taken from the BNG assessment undertaken for the site using the Defra 4.0 metric.

Low Distinctiveness Summary	
Low Distinctiveness net change in units	-0.02
Cumulative surplus of units	-0.20

4.1.3.1 Trading Rules

In order to satisfy the trading rules, a total of 0.23 biodiversity units is required to be provided off-site or secured via biodiversity credits (0.16 units of other woodland; broadleaved 0.02 units of Bramble scrub and 0.03 units of modified grassland) (**Fig 4a & 4b**). To achieve 10% gain, an additional 0.031 units are required (baseline habitat units = 0.31) (**Fig 5**).

Figure 5. Screenshot of the total biodiversity units required in order to achieve the minimum 10% gain taken from the BNG assessment undertaken for the site using the Defra 4.0 metric.

Unit Type	Target	Baseline Units	Units Required	Unit Deficit
Habitat units	10.00%	0.31	0.34	0.23
Hedgerow units	10.00%	0.00	0.00	0.00
Watercourse units	10.00%	0.00	0.00	0.00

5.0 REFERENCES

Ecosupport Ltd (2024). *Land adjacent to Ivy Cottage, Botley Road – EcIA* (Ecological Impact Assessment) (February, 2024).

Natural England (2023). *The Biodiversity Metric 4.0 (JP039)*. Available from: <http://publications.naturalengland.org.uk/publication/6049804846366720>

UKHab Ltd. (2023). *UK Habitat Classification – Habitat Definitions Version 2.0* (July 2023).



Legend

 Site Boundary

 Modified Grassland (g4)
Secondary habitat codes:
510 - Bare ground

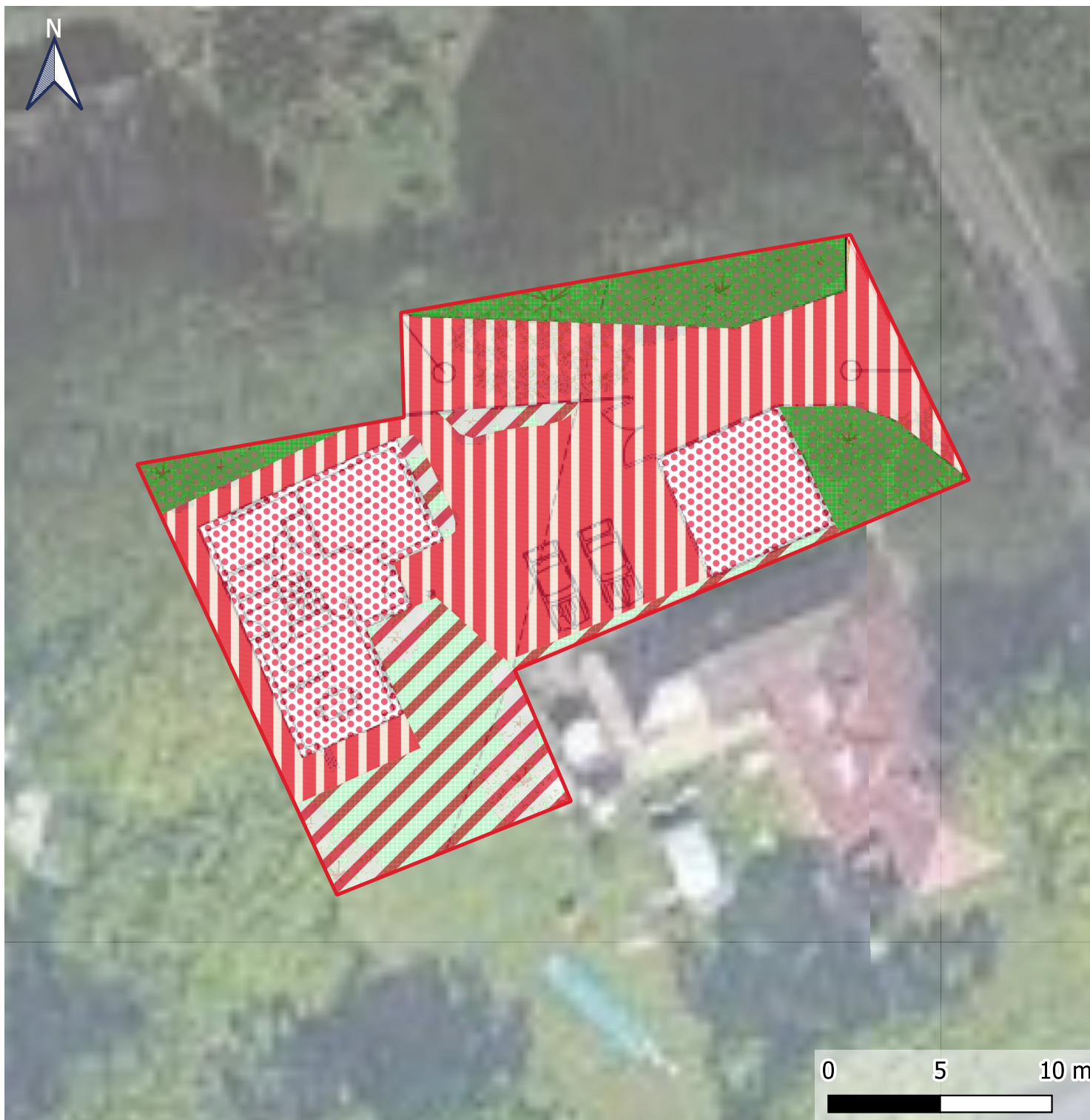
 Bramble Scrub (h3d)

 Other Woodland-Broadleaved (w1g)



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Map	Appendix 1 - UK Habs Map
Site	Land adjacent to Ivy Cottage
Client	Osman Homes Ltd
Date	02/02/2024
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Legend

-  Site Boundary
-  Other Woodland; Broadleaved (w1g)
-  Developed Land. Sealed Surface (u1b)
-  Buildings (u1b5)
-  Built-up Areas and Gardens (Vegetated Garden) (u1)



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Map	Appendix 2 - UK Habs Post-Dev Map
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Site	Land adjacent to Ivy Cottage
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Client	Osman Homes Ltd
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Date	02/02/2024
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