

Biodiversity Net Gain Supplementary Note

Land off High Street
Ipstones
Staffordshire



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**Haslam Ecology
Wolverhampton**

Project

Biodiversity Net Gain- Supplementary Note
Land off High Street, Ipstones, Staffordshire.

HE2200524

Date: 25th September 2024

Description:

Supplementary Note to accompany the Statutory Small Sites Biodiversity Net Gain Metric in relation to a residential development proposal.

Author

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Disclosure

The information which I have prepared and provided is true and has been prepared and given in accordance with the guidance of my professional institution's Code of Professional Conduct, and I confirm that the opinions expressed are my true and professional opinions.

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1 Introduction

1.1 Terms of Reference

Haslam Ecology has been commissioned by the owners to undertake a Biodiversity Net Gain (BNG) calculation for a planning application for a residential development on a small area of land off High Street, Ipstones. The site was surveyed on 16th May 2024.

The site (approximately 1740m²) is a small plot of land adjacent to a residential area. At the time of the survey, the site had not been mown with May being an optimal period for grassland assessments.

The scale of this development falls within the criteria of the Statutory Small Sites Biodiversity Net Gain metric (Defra February 2024) and there is a requirement for the developed site to have a minimum 10% net gain for the biodiversity enhancement to compensate for the loss of habitats through the proposed planning application.

This note is to provide additional information and clarification of features on the site and is to be read in conjunction with the Statutory Biodiversity Metric which is supplied as a separate Excel file.

2 Site Habitats

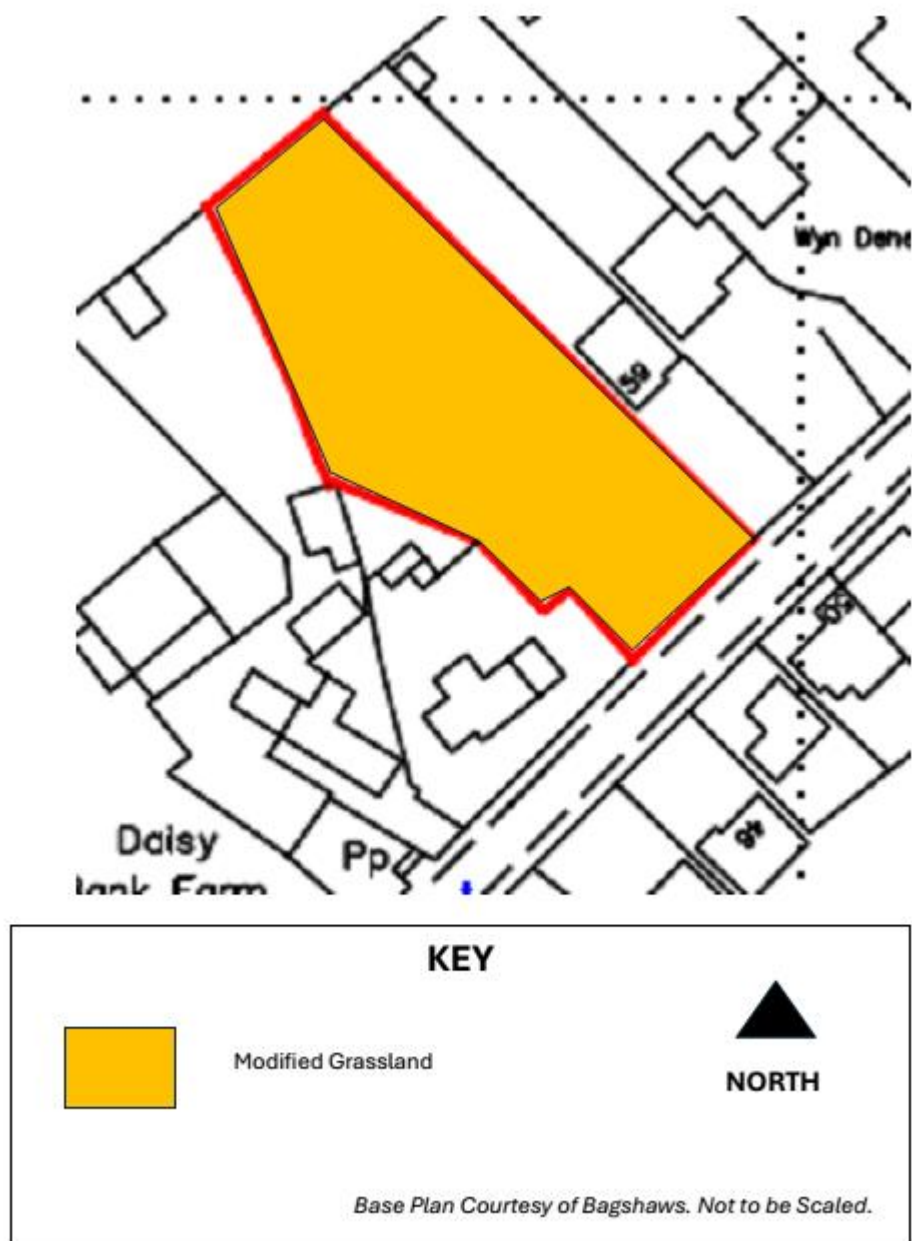
There is only one habitat within the site which is modified grassland (UK Habitat Classification System). The grassland is dominated by broad-leaved grasses (90%) with scattered forbs, some of which indicate disturbance and nutrification. The dominant grass species include creeping soft grass, Yorkshire fog, timothy, creeping bent, cock's-foot with crested dog's-tail, sweet vernal grass, red fescue, soft brome and perennial rye grass scattered throughout the sward. Additional species at low frequencies include field woodrush, common cat's-ear, creeping buttercup, nettle, hogweed, common sorrel and pignut.

The boundaries are a mixture of the original dry stone walls with garden boundary hedgerows of hawthorn (western boundary), and cherry laurel, honeysuckle and holly in the south western corner. There is a wooden panel fence along the eastern boundary which joins a managed leylandii hedgerow.

There are adjacent mature trees (not within the development boundary) of London Plane and rowan.

The boundaries are to be retained, except for the new access onto the High Street which will involve the removal of approximately 3m of dry stone wall. To compensate for this loss, two new walls will be constructed (indicated on site plan) and the access will have new walls along the drive edges. This will provide 36m of new dry stone walls.

Figure 2.1. Phase 1 Habitat Plan.



3 Biodiversity Net Gain

The habitat baseline biodiversity units (BU) for the site has been calculated as 0.6960, in order to compensate for the loss of grassland and to provide a 10% net gain, the following habitat enhancements are proposed.

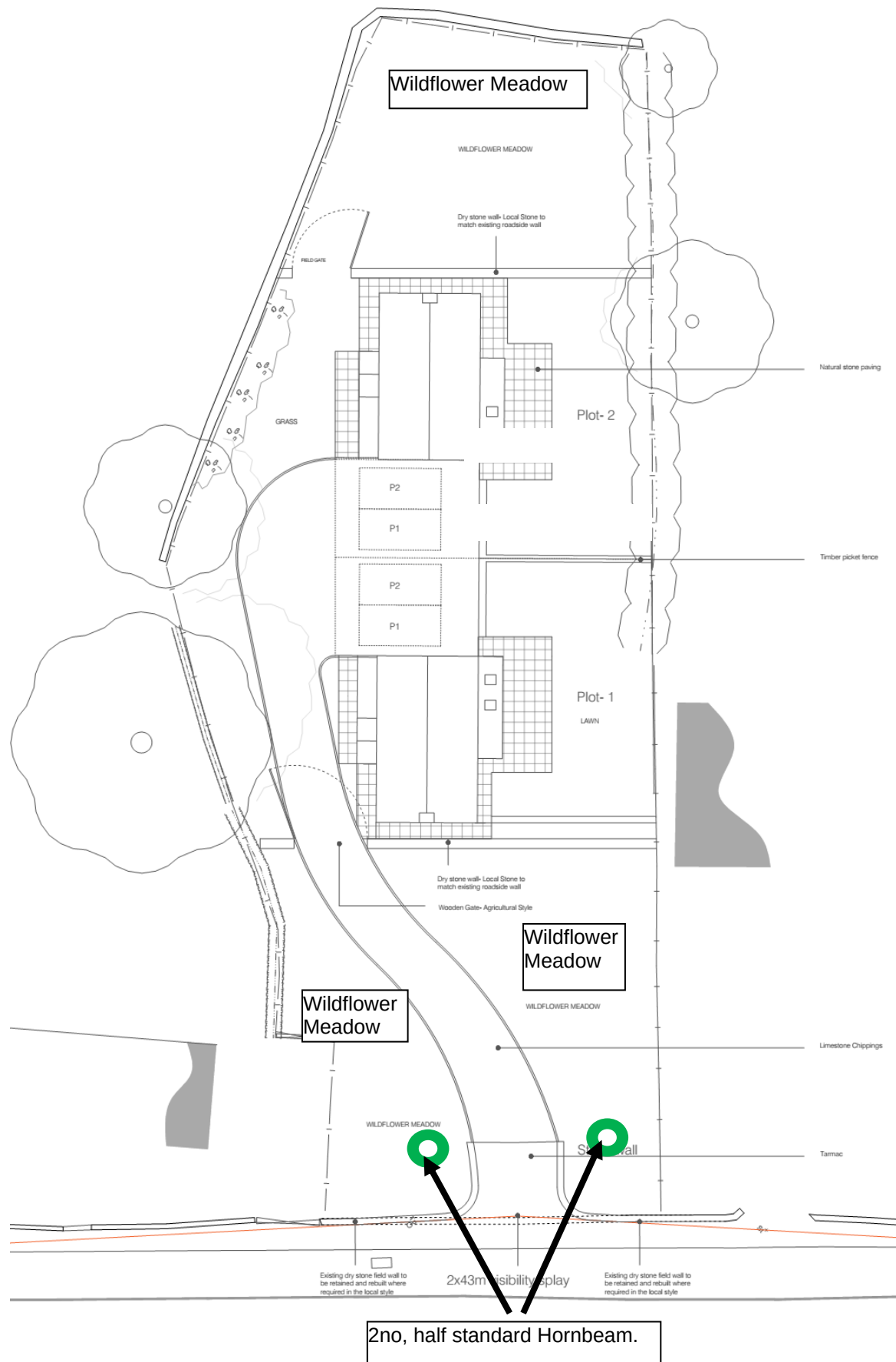
- Create approximately 950m² of wildflower meadow in areas indicated on the site plan.
- Plant 2 half standard trees along the driveway

The above enhancements will provide 0.0716 BU giving a 10.29% net gain.

Table 3.1: Biodiversity Net Gain Headline Results.

Site Name		Land off High Street Ipstones
Sheet Name		Headline Results
Headline Results		
Headline		BNG Targets Met ✓
Trading Rules		Trading Rules Satisfied ✓
Next steps		Check for input errors/rule breaks present in the metric ⚠
Baseline Units	Habitat units	0.6960
	Hedgerow units	Zero Units Baseline
	Watercourse units	Zero Units Baseline
Post-development Units	Habitat units	0.7676
	Hedgerow units	0.0000
	Watercourse units	0.0000
Total net unit change	Habitat units	0.0716
	Hedgerow units	0.0000
	Watercourse units	0.0000
Total net % change	Habitat units	10.29%
	Hedgerow units	% target not appropriate
	Watercourse units	% target not appropriate
Habitats units required to meet target		0.0000
Hedgerow units required to meet target		0.0000
Watercourse units required to meet target		0.0000

Figure 3.1. Biodiversity Enhancement Areas (outline).



Specifications.

Meadow Creation – use a wildflower seed mix suitable for neutral soils sown at a density of 4g/m².

The sowing substrate should be tilled and rolled into a fine tilth with the seed sown in September or March/April. In the first year of establishment, the area should be mown in September with cuttings removed or made into hay and removed. In subsequent years the areas should be mown during August with cuttings removed or made into hay and removed.

There are a number of suppliers of wildflower seed mixes, for this site a lowland neutral soils meadow mix (80% grasses; 20% wildflowers) will be suitable.

Tree Planting – 2 half standard trees to be pit planted and staked at the site entrance.

Species: Hornbeam (*Carpinus betulus*).

Planting period: October-March.

Management: During first year keep watered during dry weather, replace dead trees on a like for like basis.

4 Photographs.

Site Aerial.



General Views:



