

Biodiversity Net Gain Supplementary Note

Land off High Street
Ipstones
Staffordshire



Date of publication: 25th September 2024
Revised 5th March 2025.

Report Reference: HE 2200524

**Haslam Ecology
Wolverhampton**

Project

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

HE2200524

Date: 25th September 2024

Revised 5th March 2025

Description:

Supplementary Note to accompany the Statutory 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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Contents

1	Introduction	3
2	Site Habitats	3
3	Biodiversity Net Gain	6
4	Photographs.	9

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 and revisited to check for any significant changes to the habitats on 25th February 2025.

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), but following comments from Staffordshire Wildlife Trust, the Statutory Biodiversity Metric has been used with 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 Habitats and Protected Species Assessment.

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 nitrification. 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.

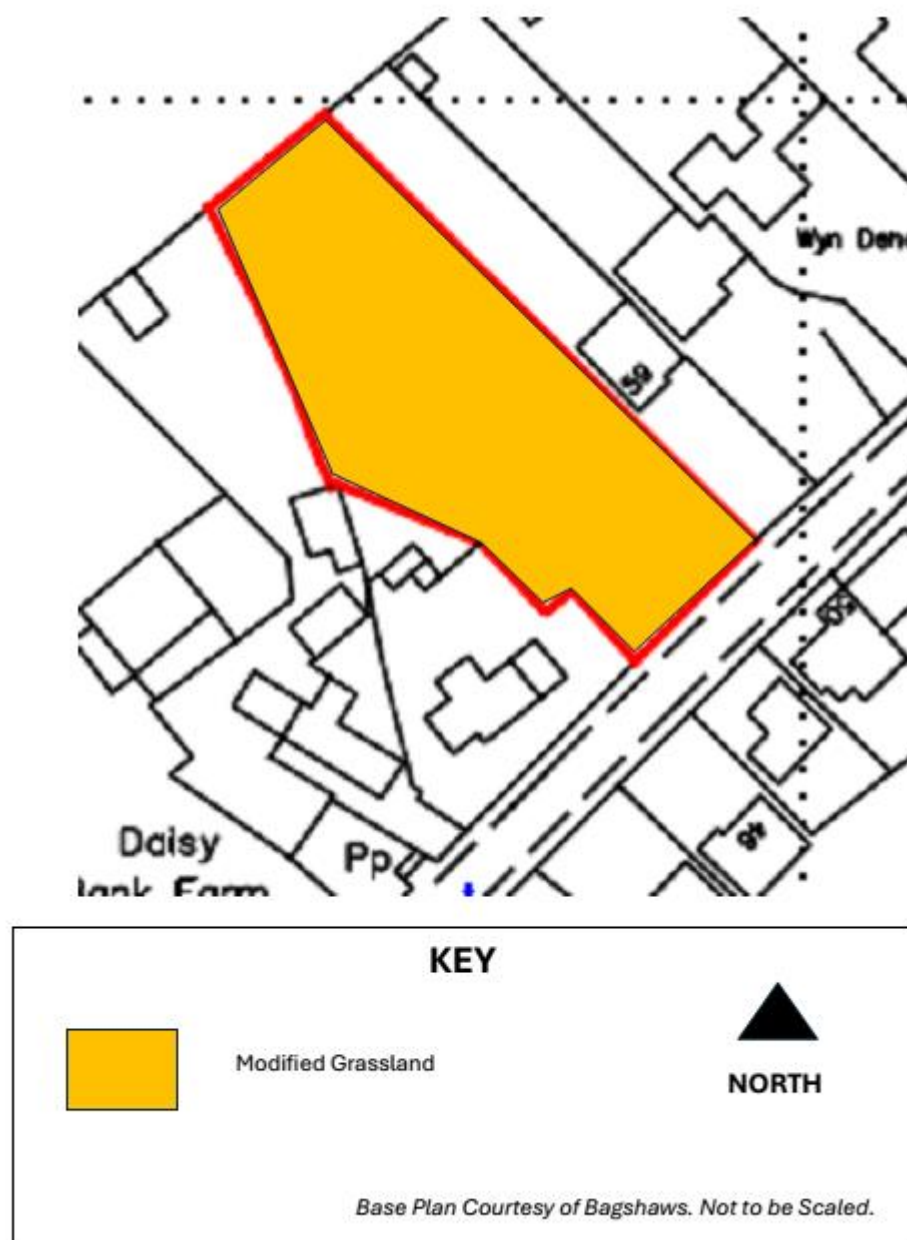
The boundaries are a mixture of the original dry stone walls with garden boundary hedgerows of hawthorn (western boundary), and cherry laurel, honeysuckle and holly in the southwestern corner. There is a wooden panel fence along the eastern boundary which joins a managed leylandii hedgerow.

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.



2.1 Protected Species.

The key protected species for this type of site are ground nesting birds and mammals.

Ground Nesting Birds.

There was no evidence at the time of the initial survey, that ground nesting birds (skylark, curlew, lapwing) were using the site. There was no evidence of singing individuals or displaying adults over the site.

The lack of ground nesting birds could be due to the small area and shape of the site (narrow strip between houses) which has boundary perching posts for corvids (crow, rook, jackdaw) which are known predators of ground nesting birds with evidence suggesting that ground nesting birds will not create nests within a 100m radius of a corvid perching area.

In addition to the presence of corvids, the residential nature of the location will mean that there is a local cat population which will use the field for hunting.

Mammals.

There was no evidence of badger using the site. There were no latrine sites or trackways within the field.

2.2 Impacts on Local Wildlife.

The small scale of the development (2 units) within an enclosed field of modified grassland that is floristically poor due to management regime and nutrient enrichment (from road usage and neighbouring residential properties) will have a negligible local ecological impact.

The inclusion of creating wildflower rich meadows on the retained agricultural land will have a positive ecological impact within the local area as it will provide a seed source to colonise other local areas of grassland and provide nectaring areas during the spring and early summer for invertebrates.

The proposed development will have a negligible negative impact on the local wildlife and local sites, whilst the proposed biodiversity enhancement will have a minimal positive impact on the local wildlife.

Biodiversity Net Gain

The habitat baseline biodiversity units (BU) for the site has been calculated as 0.70, 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.

The above enhancements will provide 0.11 BU giving a 16.43% net gain.

Table 3.1: Biodiversity Net Gain Headline Results.

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Land off High Street Ipstones

Headline Results

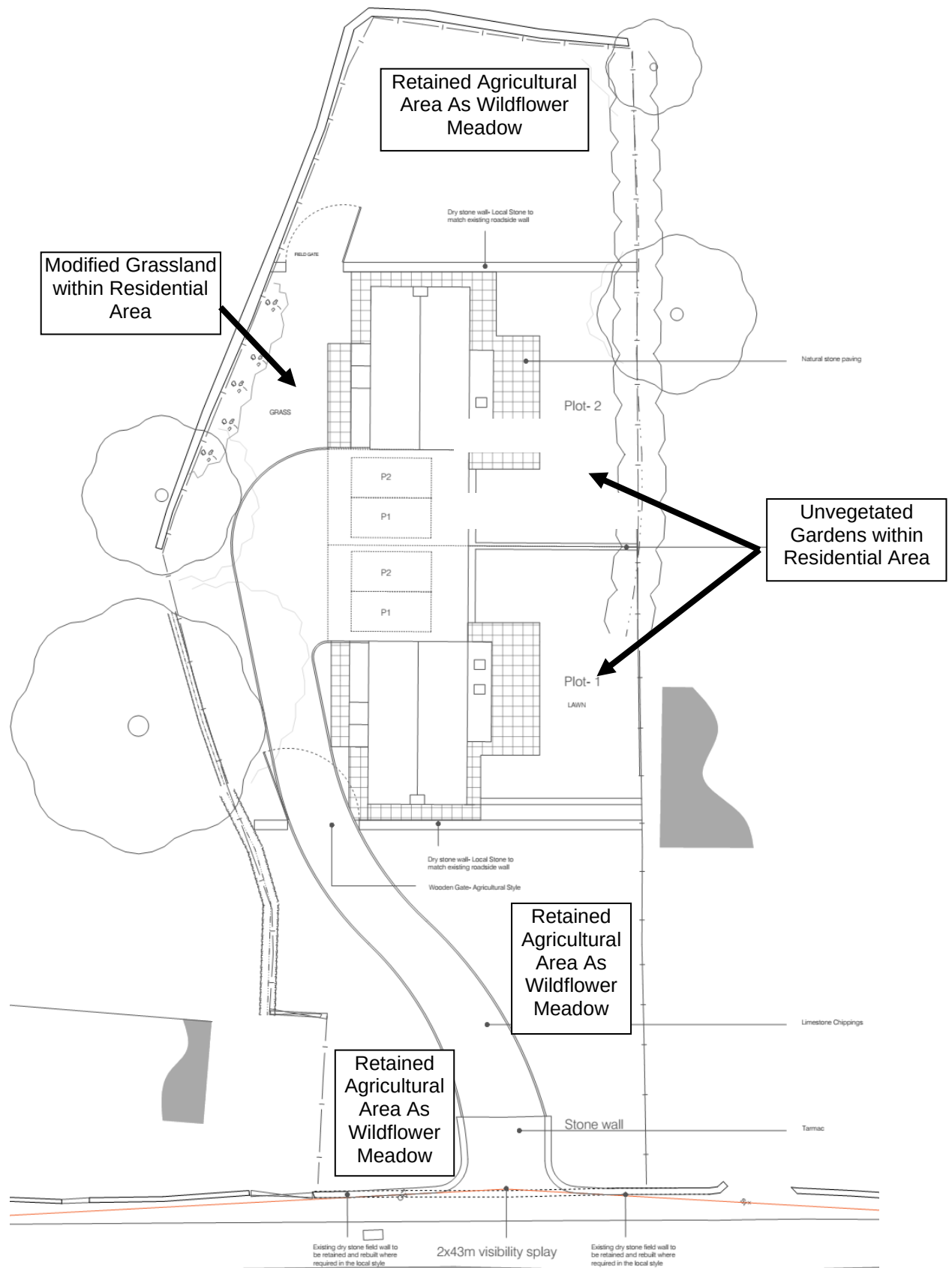
Scroll down for final results

Return to results menu

On-site baseline	Habitat units	0.70	
	Hedgerow units	0.00	
	Watercourse units	0.00	
On-site post-intervention (Including habitat retention, creation & enhancement)	Habitat units	0.81	
	Hedgerow units	0.00	
	Watercourse units	0.00	
On-site net change (units & percentage)	Habitat units	0.11	16.43%
	Hedgerow units	0.00	0.00%
	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 (Including habitat retention, creation & enhancement)	Habitat units	0.00	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Off-site net change (units & percentage)	Habitat units	0.00	0.00%
	Hedgerow units	0.00	0.00%
	Watercourse units	0.00	0.00%
Combined net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	0.11	
	Hedgerow units	0.00	
	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 (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	0.11	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	16.43%	
	Hedgerow units	0.00%	
	Watercourse units	0.00%	
Trading rules satisfied?	Yes ✓		

Unit Type	Target	Baseline Units	Units Required	Unit Deficit	
Habitat units	10.00%	0.70	0.77	0.00	No additional area habitat units required to meet target ✓
Hedgerow units	10.00%	0.00	0.00	0.00	No additional hedgerow units required to meet target ✓
Watercourse units	10.00%	0.00	0.00	0.00	No additional watercourse units required to meet target ✓

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.

4 Photographs.

Site Aerial.



General Views:





Western Boundary



North Eastern Corner with Garden Hedge and Dry Stone Wall.



View: North



Eastern Boundary



South Western Corner (Existing Access Area)