July 2023

Biodiversity Net Gain Assessment

- Metric 4.0 Calculation

Hooley Lane, Redhill, RH1 6DG

Prepared for: Bellway Homes Ltd

Issued: July 2023

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DOCUMENT CONTROL

REPORT DETAILS			
CLIENT	BELLWAY HOMES		
CONSULTANT	FELLGROVE		
SITE ADDRESS	LAND OFF HOOLEY LANE, REDHILL, SURREY, RH1 6DG		
APPLICATION REFERENCE	23/01119/F		
DOCUMENT REFERENCE	**FEL**	6924	
ASSESSMENT TYPE	**BNG**	BASELINE HABITAT ASSESSMENT	METRIC: **4.0**
BASELINE INFORMATION	HOOLEY LANE PRELIMINARY HABITAT APPRAISAL (FELLGROVE 2023) HOOLEY LANE HABITAT ASSESSMENT REPORT (FELLGROVE, 2023) 022114-BEL-SL-01 – 11.04.23 (DHA ARCHITECTS, 2023) 022114-BEL-SL-02 – 11.04.23 (DHA ARCHITECTS, 2023) 3045-APA-ZZ-00-LA-L-1003-P01 (ALLEN PYKE, 2023		
ECOLOGICAL SURVEYOR/S	K JACKSON L ROWBOTTOM		
AUTHOR			

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REVISION HISTORY		
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1.0 Executive Summary

1.1 As per section 180 of the National Planning Policy Framework (2021) and in preparation for the mandatory 10% Biodiversity Net Gain in November 2023, a Biodiversity Net Gain assessment calculation has been completed in relation to proposed development on land off Hooley Lane, Redhill, Surrey, RH1 6DG (hereafter referred to as 'the Site').

1.2 The 10% net gain is required across 3 separate categories (habitat, hedgerow and rivers). No rivers/waterbodies are located on site and this category is not applicable to this calculation.

1.3 The biodiversity net gain assessment (hereafter referred to as 'BNG') has been prepared alongside current landscaping proposals, the results from a Preliminary Ecological Assessment (hereafter referred to as 'PEA') undertaken by Fellgrove in May 2023, The Habitat Condition Assessment undertaken by Fellgrove in May 2023 and other relevant supporting site documentation provided by the client.

1.4 Both existing and anticipated on-site habitat quality has been evaluated, with the aim to achieve an overall net gain in biodiversity across habitat and hedgerow categories. A consultation process was undertaken between Allen-Pyke (landscape) and Fellgrove to identify the best course of action to maximise the sites potential for biodiversity units using the current general layout of the development.

1.5 For the purpose of the Habitat Condition Assessment the results from the PEA where used, however, a greater level of details has been sort to provide a more accurate assessment to better inform the net gain results calculation.

Headline results

Habitats

1.6 Within current plans, input from ecologists and considering the current habitat creation and enhancement, the total habitat overall net gain of 12.81% is anticipated.

Hedgerows

1.7 Within the current landscaping plans, the total hedgerow creation is an overall net gain of 100.00% is anticipated.

2.0 Introduction

2.1 This report details a Habitat Condition Assessment and Biodiversity Net Gain Calculation undertaken in respect of proposed development at Land off Hooley Lane, Redhill, Surrey, RH1 6DG (site centre location: TQ 28105 49767).

Commission

2.2 Fellgrove Ecological Consultants were commissioned by Bellway Homes in May 2023 to undertake a biodiversity Net Gain feasibility Assessment of the site, including a baseline Habitat Condition Assessment.

Application site

2.3 The application site, hereafter known as 'the site', comprises of the decommissioned and demolished Hooley Lane gas works, an area of open mosaic habitat on previously developed land, a section of developed land sealed surface bounded by a line of trees to the north and managed grassland and public area to the east. Hooley Lane to the south and Redhill Brook to the west.

Proposal

2.4 Construction of a residential scheme of 70 units with associated access, parking, and landscaping.

Purpose of report

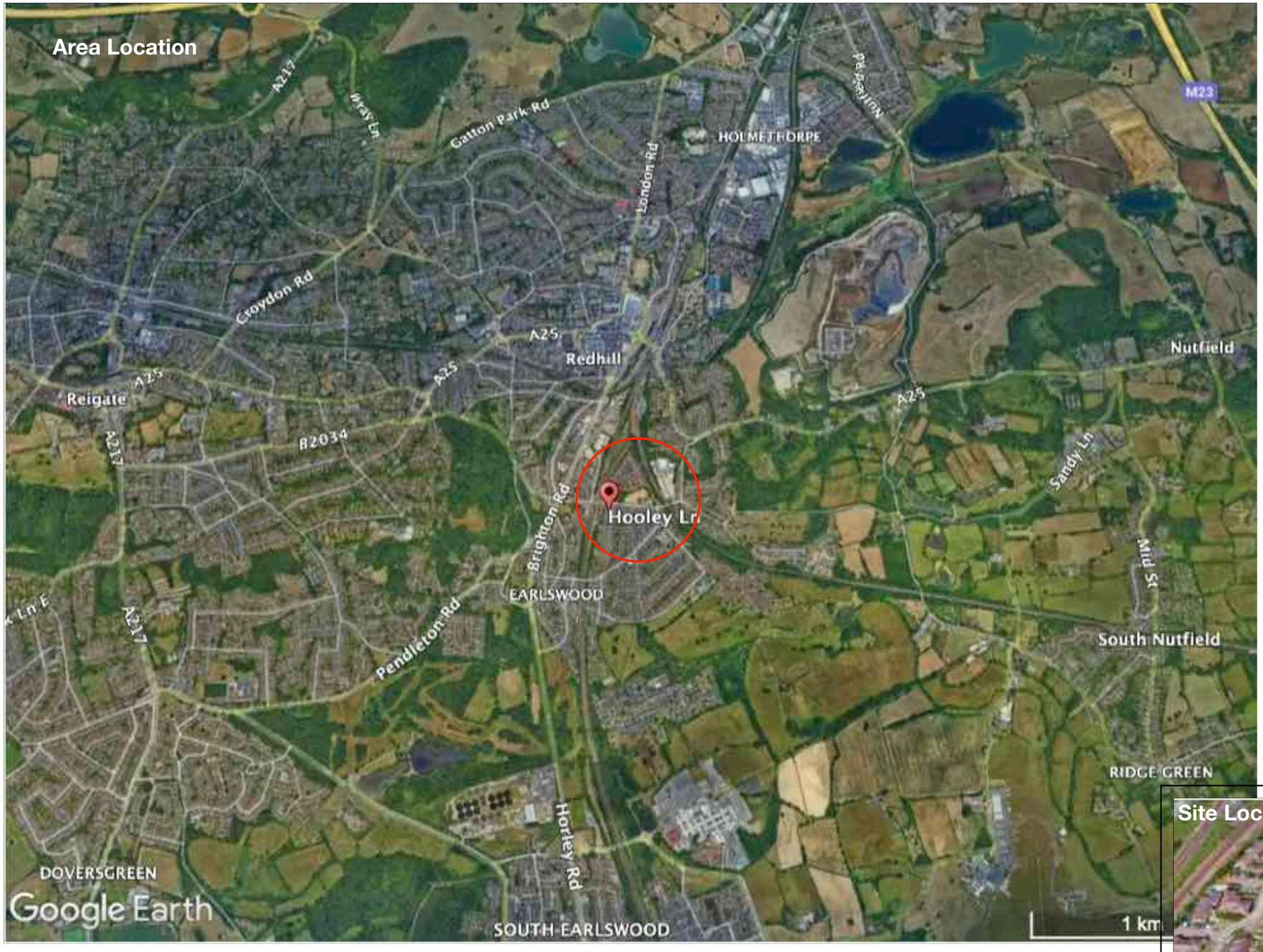
2.5 The objectives of the report are to:

- Describe the baseline habitats present within the site.
- Measure and map the habitats present within the site.
- Provide the baseline biodiversity units.
- Provide an estimate of the post-development units.
- Provide a summary of the overall net gain assessment calculations.
- Provide recommendations to achieve net gain based on appropriate good practice principles.

Assessment documentation

2.6 This report should be read in conjunction with the following documents which provide a detailed breakdown of the metric and the onsite habitat condition:

- 6924 – Preliminary Ecological Appraisal (Fellgrove, 2023)
- 022114-BEL-SL-01 – 11.04.23 (DHA Architects, 2023)
- 022114-BEL-SL-02 – 11.04.23 (DHA Architects, 2023)
- 3045-APA-ZZ-00-LA-L-1003-P01 (Allen Pyke, 2023)
- 6924 – Hooley Lane Habitat Assessment report (Fellgrove, 2023)



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Status

Planning

Project

Hooley Lane

Drawing title

Site Location Plan - Section 3

Rev	Description	Date
-	-	-
-	-	-
-	-	-

Scale	Date	Drawing Number
NTS	31/07/23	6924_01

Site boundary

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Status

Planning

Project

Hooley Lane

Drawing title

Existing Site Plan - Section 4

Rev	Description	Date
-	-	-
-	-	-
-	-	-

Scale	Date	Drawing Number
NTS	31/07/23	6924_02

Site boundary

5.0 Methodology

Habitat Condition Assessment

5.1 A baseline Habitat Condition Assessment (Fellgrove, 2023 ref: 6924-Hooley Lane habitat Assessment Report) is used to inform the baseline calculations within this report.

Biodiversity Metric 4.0

5.2 The Biodiversity Metric calculation tool provides a way to measure the biodiversity value of a site and subsequent losses and gains as a result of development proposals. It is used to inform and guide development plans and decisions on achieving biodiversity net gain within a project. The metric uses habitat type as a proxy for the relative biodiversity value of a site.

5.3 The on-site habitats are converted into measurable biodiversity units, which then provide the basis of the calculations.

Calculating the Baseline Biodiversity units

5.4 To calculate the change in biodiversity unit value of the site resulting from the proposed development the baseline biodiversity value of the site was first calculated. The output of the Metric 4.0 tool gives the existing biodiversity unit value of the site.

Habitat Distinctiveness

5.5 Each habitat type (based on the UKHab classification) is pre-assigned a 'distinctiveness' score by the Metric.

Strategic Significance

5.6 Each habitat parcel was assigned a level of strategic significance and given a score based on whether it is located within an area that is locally significant for that habitat type.

Calculating the post-construction Biodiversity Units

5.7 The calculation was then repeated for post-development. Appropriate figures, based on the current proposals, for habitat retention, creation and enhancement were input.

5.8 As the Metric measures predicted changes in biodiversity value, additional influences to account for risk are considered. Three risk factors are incorporated into the metric tool:

1. *Difficulty of creating or restoring a habitat*
2. *Temporal risk*
3. *off-site risk*

5.9 The post-intervention biodiversity units were then deducted from the baseline calculation to give a net change in unit value for the site.

6.0 Biodiversity net gain Good Practice Principles and Guidelines

6.1 This assessment was undertaken in accordance with the following good practice guidelines:

- BS8683 Process for designing and implementing biodiversity net gain.
- CIRIA (2019). Biodiversity net gain. Good practice principles for development: A practical guide.
- CIEEM, CIRIA, IEMA (2016). Biodiversity net gain: Good practice principles for development.
- CIEEM (2021). Biodiversity Net Gain Report and Audit Templates Chartered institute of Ecology and Environmental Management, Winchester, UK.
- Natural England (2023). The Biodiversity Metric 4.0 - User Guide
- Natural England (2023a) Biodiversity Metric 4.0 - Technical supplement

OVERARCHING PRINCIPLES

6.2 Ten principles are set out within guidance from CIEEM, CIRIA and IEMA for achieving biodiversity net gain. These principles (outlined below) have been used as a guide for this assessment and underpin the recommendations detailed in section 12.

Principle 1: Apply the Mitigation hierarchy.

6.3 When using the biodiversity metric, the principles and approach of the mitigation hierarchy must be employed. This includes avoiding impacts to ecological features where at all possible. If negative impacts cannot be avoided, mitigation and compensation measures should be undertaken to reduce the effects on ecological features.

6.4 Due to the method in which habitat creation and enhancement risks are accounted for within the metric, gains are more easily achieved where impacts to habitats are avoided.

Principle 2: Avoid losing Biodiversity that cannot be offset elsewhere.

6.5 Avoid impacts to irreplaceable habitats. A BNG Assessment cannot be carried out where these habitats are impacted as a result of the proposals.

Principle 2: Avoid losing Biodiversity that cannot be offset elsewhere.

6.6 Engage stakeholders early and achieve net gain partnership where possible.

Principle 4: Address risks

6.7 Account for any risks and add contingency when calculating losses and gains.

Principle 5: Make a measurable Net gain contribution.

6.8 Contribute towards local nature conservation priorities.

Principle 6: Achieve the best outcomes for Biodiversity.

6.9 Use robust and credible evidence that is underpinned by local knowledge of biodiversity priorities when making decisions about appropriate habitats to enhance and create.

6.10 ***Principle 7: Evidence for conservation gains.***
Evidence is provided that the conservation gains were caused by project activities and would not have occurred in other circumstances.

Principle 8: Create a Net Gain legacy.

6.11 Ensure that net gain creates long-term sustainable benefits by mitigating risk and planning for long-term resilient management.

Principle 9: Optimise Sustainability

6.12 Consider wider environmental benefits for societal and economical sustainability.

Principle 10: Be Transparent

6.13 Communicate the net gain process and assessment, including justifications for decision making, to all stakeholders.

THE BIODIVERSITY METRIC

6.14 Whilst the metric can aid decision making on the areas a specific habitat types to be enhanced or created, the overall assessment should consider the principles of biodiversity net gain holistically alongside calculation scores.

Principles of the Metric 4.0

6.15 The Biodiversity Metric calculation has been undertaken in accordance with the principles set out within The Biodiversity Metric 4.0 User Guide (Natural England, 2023) as follows:

6.16 **Principle 1:** The metric does not change the protection afforded to biodiversity.

6.17 **Principle 2:** The metric should be used in accordance with established good practice guidance and professional codes.

6.18 **Principle 3:** The metric is not a complex or comprehensive ecological model and is not a substitute for expert ecological advice.

6.19 **Principle 4:** Biodiversity units are a proxy for biodiversity and should be treated as relative values.

6.20 **Principle 5:** The metric is designed to inform decisions in conjunction with locally relevant evidence, expert input, or guidance.

6.21 **Principle 6:** Habitat interventions need to be realistic and deliverable within a relevant project time frame.

6.22 **Principle 7:** Created and enhanced habitats should seek, where practical and reasonable, to be local to any impact and deliver strategically important outcomes for nature conservation.

6.23 **Principle 8:** The metric does not enforce a minimum habitat size ratio for compensation of losses. However, proposals should aim to: maintain habitat extent (supporting more, bigger, better and more joined up ecological networks) ensure that proposed or retained habitat parcels are of sufficient size for ecological function.

Rules Of The Metric 4.0

6.24 In addition to the set of guiding principles, the biodiversity units are calculated using a set of 5 ‘rules’ as detailed by Natural England within The Biodiversity Metric 4.0 User Guide (Natural England, 2023) as follows:

6.25 **Rule 1:** Competency requirements must be complied with.

6.26 **Rule 2:** Biodiversity unit outputs are unique to this metric. The results of other metrics, including previous versions of this metric, are not comparable to those of this metric. The three types of biodiversity units generated by this metric (area, hedgerow and watercourse) cannot be summed, traded, or converted between modules.

6.27 **Rule 3:** The trading rules of this metric must be followed.

6.28 **Rule 4:** Losses and deterioration of irreplaceable or very high distinctiveness habitat cannot be account for through the metric.

6.29 **Rule 5:** In exceptional ecological circumstances, deviation from this metric methodology may be permitted by the relevant consenting body or planning authority. Any deviation must be fully justified and evidenced.

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Status

Planning

Project

Hooley Lane

Drawing title

Baseline Habitat Plan - Section 7

Rev	Description	Date
-	-	-
-	-	-
-	-	-

Scale	Date	Drawing Number
NTS	31/07/23	6924_03

- Site boundary
- Heathland and Scrub - Bramble scrub
- Developed land, sealed surface. U1b
- Sparsely vegetated land - Ruderal/ Ephemeral
- Individual Tree
- Bare Ground
- [1] Target Notes

1: Parcel 1 - Bramble Scrub
2: Parcel 2 - Developed Land
3: Parcel 3 - Bare Ground
4: Parcel 4 - Sparsely Veg land
5: Parcel 5 - Sparsely Veg land
6: Parcel 6 - Sparsely Veg land
7: Parcel 7 - Sparsely Veg land
8: Parcel 8 - Urban tree

8.0 Findings and Calculations – Existing Habitats

EXISTING HABITAT

8.1 The total baseline habitat value is **1.50** units encompassing an area of 0.93 ha and total baseline hedgerow value is 0, no hedgerows are currently found on site.

8.2 *See Baseline Habitat Maps in section 7.*

8.3 **Table 3: Breakdown of Habitat Value (pre-construction)**

Parcel No	Description of habitat	Quality	Size (ha)	Units
1	Heathland and Scrub – Bramble scrub	NA	0.045	NA
2	Developed Land: sealed surface	NA	0.153	0.00
3	Bare Ground	Poor	0.54	1.08
4	Sparsely Vegetated land	Poor	0.031	0.06
5	Sparsely Vegetated land	Poor	0.006	0.01
6	Sparsely Vegetated land	Poor	0.028	0.06
7	Sparsely Vegetated land	Poor	0.13	0.28
8	Individual Tree - Urban	Moderate	0.004	0.03
		Total:	**0.93**	**1.50**

8.4 **Table 4: Habitat Condition Assessment (pre-construction)**

Parcel No.	*Area (Ha) Length (Km)*	*Metric 4.0 Habitat Category*	*Description*	*Condition*	*Criteria meet*
1	0.045	Heathland and Scrub – Bramble scrub	Located to the east of site, bramble and buddleia scrub growing in and around the sealed surface.	NA	NA
2	0.153	Developed land: Sealed Surface	To the east of the site, foundation, floors and walls remaining from the building demolition works. A small amount of ruderal growth is present.	NA	NA
3	0.54	Bare Ground	Making up a large portion of the site, formally the gas storage tanks.	Poor	22A: Fails A and B – Very little vegetation coverage with no opportunities for invertebrates.
4	0.031	Sparsely Vegetated land – Ruderal / Ephemeral	An area wrapping around the 2 properties on Hooley Lane.	Poor	22B: Fails A and B – Limited structure which is dominated by a single habitat component.
5	0.006	Sparsely Vegetated land – Ruderal / Ephemeral	Small section of land within the developed land to the east of site.	Poor	22B: Fails A and B – Limited structure which is dominated by a single habitat component.
6	0.028	Sparsely Vegetated land – Ruderal / Ephemeral	Area in the eastern corner adjacent to the public footpath beyond the boundary.	Poor	22B: Fails A and B – Limited structure which is dominated by a single habitat component.
7	0.130	Sparsely Vegetated land – Ruderal / Ephemeral	Area wrapping parcel 3 on the northern boundary.	Poor	22B: Fails A and B – Limited structure which is dominated by a single habitat component.
8	0.004	Individual trees - Urban	Two trees located on the southern boundary within 1m of the boundary wall.	Moderate	9A: Fails E and F – No niches for invertebrates with no vegetation beneath due to sealed surface.

Table 5: Breakdown of Hedgerow Value (pre-construction)

Description of hedgerow	Quality	Length (km)	Units delivered
NA	NA	NA	NA
	Total:	0.0	0

Legend

- Application boundary
- Existing vegetation
- Large tree at maturity
- Small tree / large shrub
- Multistem tree
- Native amenity mix
- Ornamental shrubs
- Hedge
- Wildflower grass mix
- Amenity grass
- Standard black asphalt to road
- Primary road
- Secondary Road
- Parking bays
- Ramps and thresholds
- Footpath
- Private footpaths

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Status

Planning

Project

Hooley Lane

Drawing title

Proposed Landscape Plan - Section 9

Rev	Description	Date
-	-	-
-	-	-
-	-	-

Scale	Date	Drawing Number
NTS	31?07/23	6924_04

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A register practice of the Landscape Institute

Land at Hooley Lane, Redhill, Surrey

Landscape Masterplan

Client: Bellway South London

Status: PLANNING

Drawing Number: 3045-APA-ZZ-00-LA-L-1003 Revision: P01 Project Number: 3045

Scale: NTS @ A2 Drawn/Checked: IJA/JH Date: 25/05/23

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sgn, hooley lane, redhill

Presentation Planning Layout

11.04.2023 created
1:500 @ A2 scaling
MI/JoH contact

reference 022114-BEL-SL-01 - revision

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Status

Planning

Project

Hooley Lane

Drawing title

Post Development Habitat Plan - Section 10

Rev	Description	Date
-	-	-
-	-	-
-	-	-

Scale	Date	Drawing Number
NTS	31/07/23	6924_05

- Site boundary
- Developed Land; sealed surface
- Vegetated Garden / Introduced shrub
- Native hedgerow
- Urban Tree
- Neutral Grassland
- Other neutral Grassland

11.0 Results

Assumption

11.1 The feasibility calculations are based on the following assumptions:

11.2 All the off-site boundary vegetation will be retained by proposals.

11.3 **The following habitat will be lost:**

- Parcel 1 Bramble Scrub. 0.045ha
- Parcel 2 Developed land. 0.153ha
- Parcel 3 – Bare ground. 0.54ha
- Parcel 4 – Sparsely vegetated land. 0.031ha
- Parcel 5 – Sparsely vegetated land. 0.006ha
- Parcel 6 – Sparsely vegetated land. 0.028ha
- Parcel 7 – Sparsely vegetated land. 0.13
- Parcel 8 – Urban Tree. 0.004ha

11.4 **Habitats retained are:**

- No habitats located on site will be retained.

11.5 The proposed areas of landscaping have been assigned an appropriate habitat classification according to the Biodiversity Net Gain Technical Annex 2 (Natural England, 2023) and an achievable target condition (shown in Table 6).

11.6 Proposed areas of vegetated garden and introduced shrubs have been combined because these habitats carry the same value. These habitats are shown under vegetated garden within the metric. The habitat assignment allows for expected changes to the planting over the 30 year period of net gain management. Small hedgerows associated with private ownership/ residential frontage are also included in this category.

11.7 Calculations include the planting of urban 35 trees.

11.8 Habitat creation will be managed appropriately and replaced as necessary.

11.9 **Table 6: Proposed habitat classification and target condition.**

Planting Schedule	BNG Habitat Classification	Target Condition
Native amenity mix	Introduced shrub / vegetated garden	NA
Ornamental shrubs	Introduced shrub / vegetated garden	NA
Hedge	Native hedgerow	Good
Wildflower Grassland	Other neutral grassland	Good
Amenity Grass	Modified grass	Moderate
Trees	Urban tree	Moderate

HABITAT CREATION

11.10 Habitat creation will be managed appropriately and replaced as necessary.

11.11 *See Post-Development Habitat Maps in section 10*

11.12 **Table 7: Habitat Creation**

Description of habitat	**Condition**	**Size** (ha)	**Units delivered**
Developed Land sealed surface	N/A	0.57	0.00
Vegetated garden	N/A	0.1576	0.32
Urban tree	Moderate	0.06	0.20
Other neutral grassland	Moderate	0.13	0.90
Modified grassland	Moderate	0.076	0.27
	Total:	**0.93**	**1.69**

HEDGEROW CREATION

11.13 *See Post-Development Habitat Maps in Section 10*

11.14 **Table 8: Hedgerow Creation**

Description of habitat	**Condition**	**Length** (km)	**Units delivered**
Native hedgerow	Moderate	0.08	0.28
	Total:	**0.08**	**0.28**

TRADING RULES

11.15 The results detailed in the 6924 – BNG calculation indicates that trading rules have been satisfied. The bramble scrub is of a medium distinctiveness and given a poor condition by the metric.

11.16 To compensate for the bramble scrub removal, two habitats of medium distinctiveness and moderate condition (Other neutral grassland and Urban tree) will be created on site.

Headline Results

11.17 The landscaping and site layout plans have been reviewed in conjunction with the preparation of this report and associated biodiversity net gain calculation and are considered to provide opportunity to increase quality and biodiversity of habitats and hedgerow that are found on the site.

11.18 Upon initial inspection, through consultation with Fellgrove ecologists and the landscaping design team, the integration of newly created habitat and hedgerow.

11.19 The site achieves a score of 12.81% habitat unit net gain and 100.00% hedgerow unit net gain and currently achieved the 10% net gain required across both categories.

12.0 Recommendations

12.1 Table 3: key recommendations resulting from the assessment.

Principles	Recommendations
Principle 1: Apply mitigation Hierarchy	**Avoidance and minimisation** Impacts to medium-very high distinctiveness habitats should be avoided or reduced as far as possible as part of proposals. No high or very high distinctiveness habitats are present within the site. Two medium distinctiveness habitats are present within the site: bramble scrub, and urban tree. Impacts to small areas of poor quality bramble scrub, and small areas of poor quality other ruderal/ephemeral growth are unavoidable to facilitate proposals. Compensation measures are detailed below. **Compensation** Where impacts cannot be avoided, compensation will be required to achieve net gain. This compensation should include habitats of the same or higher distinctiveness.] **Grassland** To compensate the loss of Bramble scrub, Other neutral Grassland of 0.90 units and medium distinctiveness will be created. **Hedgerow** The site currently contains no hedgerows, This is fully compensated by the creation of 0.28 units of native and native species- rich hedgerow. **Trees** Proposals result in the loss of 0.03 units of urban tree This is fully compensated by the creation of 0.20 units of urban trees.
Principle 2: Avoid losing biodiversity that cannot be offset by gains elsewhere.	There are no irreplaceable habitats within the site.
Principle 3: Be inclusive and equitable.	The project team have been included in liaison regarding how and where habitats are created and enhanced within the site. Project reports and drawings, including landscape Plans and strategies have been integrated with the BNG approach and goals.
Principle 4: Address risks	**Temporal risks** Creation of habitats in advance of construction works can reduce the risks and compensate for time between any biodiversity losses, however this is unlikely to be viable for this project given the site size. **Spatial risks** Spatial risks should be reduced by maximising biodiversity units generated within the site boundary and minimising the reliance on off-site units. The habitat protection plan show in appendix 1 details spatial risk mitigation. **Habitat failure** Created habitats should be monitored to reduce the risk of failure. All planting and green roof should be replaced in the case of failure.
Principle 5: Make a measurable net gain contribution.	Calculations predict a 12.81% gain in habitat biodiversity units and 100.00% gain in hedgerow units . This exceeds the 10% target gain, and no further measures are required.
Principle 6: Achieve the best outcomes for biodiversity.	**Landscape outcomes** The following habitats have been identified as suitable for creation within the site: **Grassland** Wildflower grassland is identified as a medium habitat opportunity for creation of neutral grassland. Proposals include the creation of an area (approximately 0.13ha) of moderate quality other neutral grassland. **Hedgerow** Hedgerow is identified as a priority. Proposals include the creation of approximately 80m of native hedgerow.

	Local outcomes During the PEA the following species were identified as potentially present within the land adjacent to the site: foraging and commuting bats, badger, hedgehog and nesting birds. The following habitat measures, which have been included within proposals, provide opportunities for these species: **Hedgerows** The inclusion of areas of hedgerows will provide commuting corridors for a variety of wildlife including badger and foraging bats. This habitat will also provide nesting opportunities for birds and sheltering and foraging opportunities for hedgehog. **Grassland** The creation of other neutral grassland within the site will provide habitat opportunities for foraging pollinating invertebrates. **Nectar rich planting plan** The garden areas and introduced shrubs will include a mixture of nectar rich species to provide foraging opportunities for invertebrates. The inclusion of species which flower at night will attract nocturnal invertebrates, providing forage for bats. **Urban trees** The planting of urban trees within or near to the site will provide new opportunities for nesting and foraging birds and improve connectivity for commuting bats.
Principle 8: Create a net gain legacy.	A landscape and Ecological Management Plan (LEMP) should be produced to detail the ecological enhancements, together with habitat management prescriptions, to be included as part of development proposals, together with appropriate monitoring. Created and enhanced habitats should be safeguarded, managed and monitored as appropriate for at least 30 years.
Principle 9: optimise sustainability.	Optimise the wider environmental benefits for a sustainable society and economy. This will require liaison with project stakeholders. Measures can include: • Use of locally sourced materials and plants to reduce carbon footprint. • Use of sustainable and plastic free materials. • Maximise 'green' area to increase carbon storage potential. for example, consider the use of grass-crete in place of concrete. • Planting of trees and hedgerow to increase carbon storage potential and reduce heat island effect.
Principle 10: Be transparent.	The Biodiversity Net Gain assessment has be detailed throughout the process.

13.0 Conclusions

13.1 The landscaping and site layout plans have been reviewed in conjunction with the preparation of this report and associated biodiversity net gain calculation and are considered to provide opportunity to increase quality and biodiversity of habitats and hedgerow that are found on the site.

13.2 The biodiversity net gain 4.0 metric, through consultation with Fellgrove ecologists and the landscaping design team, the integration of newly created habitat and hedgerow shows that the site achieves a score of 12.81% habitat unit net gain and 100.00% hedgerow unit net gain and currently achieved the 10% net gain required across both categories.

13.3 It is therefore considered that the proposed development at Hooley Lane, Redhill does satisfy the required criteria to achieving a 10% net gain in biodiversity using the current landscape proposals. However, it must be reiterated that the 10% net gain is only achieved through the following of the recommendations for implementation and management identified within this report and any deviations from this may not produce the required 10% increase.

13.4 It should be noted that any adaptations or alterations to site plans, in particular the landscaping plan may require an updated calculation to be undertaken and therefore Fellgrove request to stay informed of any such changes.

14.0 Appendices (CONTINUED BELOW)

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sgn, hooley lane, redhill

Presentation Planning Layout

11.04.2023 created
1:500 @ A2 scaling
MI/JoH context

reference 022114-BEL-SL-01 revision

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Status

Planning

Project

Hooley Lane

Drawing title

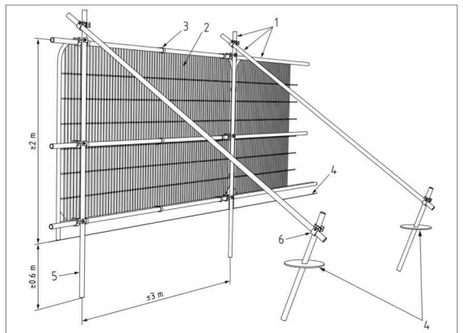
Habitat Protection plan - Appendix 1

Rev	Description	Date
-	-	-
-	-	-
-	-	-

Scale	Date	Drawing Number
NTS	31/07/23	6924_06

- Site boundary
- Developed Land; sealed surface
- Vegetated Garden / Introduced shrub
- Native hedgerow
- Urban Tree
- Neutral Grassland
- Other neutral Grassland
- Habitat Protection fencing*

* Protection fencing specification will follow those in BS5837 section 6.2.2. The unground system is recommended, details as below.



Key

1. Standard scaffold poles
2. Heavy gauge 2 m tall galvanized tube and welded mesh infill panels
3. Panels secured to uprights and cross-members with wire ties
4. Ground level
5. Uprights driven into the ground until secure (minimum depth 0.6 m)
6. Standard scaffold clamps

APPENDIX 2:
PHOTOGRAPHS


PHOTO 1


PHOTO 2


PHOTO 3


PHOTO 4


PHOTO 5


PHOTO 6


PHOTO 7


PHOTO 8

APPENDIX 2:
REFERENCES

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