Our ref: 9420E / JEJ

masterplanning
environmental assessment
landscape design
urban design
ecology
architecture
arboriculture
graphic design

Lockington Hall
Lockington
Derby
DE74 2RH

Tel: 01509 672772
mail@fpcr.co.uk
www.fpcr.co.uk

Katie Dowling
Development Planner
East Midlands Division
Persimmon - Charles Church
Persimmon House
19 Commerce Road
Peterborough
PE2 6LR

1st April 2022

Dear Katie,

RE: BIODIVERSITY IMPACT ASSESSMENT OF PROPOSED DEVELOPMENT AT WESTON, SPALDING. REVISED LAYOUT PLANS 9420-L-01-E & 9420-L-02-D.

A condition assessment was undertaken of the habitats present on land to the north of High Road, Weston, Spalding (central grid reference: TF28852495) on 13th February 2020.

The condition of the habitats present was assessed against the DEFRA 3.0 Technical Supplement. Habitat values were generated using the DEFRA 3.0 Biodiversity Impact Calculator.

The development area comprised an intensive arable field with some small areas of tall ruderal vegetation on the banks of the ditches surrounding the site no hedgerows or watercourses were present within the development area. The existing value of the site is 12.52 biodiversity units.

The proposed built development comprises 4.03ha of residential development including 2.55ha of buildings/ infrastructure and 1.48ha of garden space. The development includes sustainable urban drainage features including a 0.25ha balancing facility and 0.23ha of swales.

In addition, the development includes 1.68ha of open greenspace of which c.0.46ha comprises low intensity managed amenity grassland, 0.24ha intensively managed amenity grassland, 0.86ha of new species rich grassland created and maintained for biodiversity, and 0.12ha of native scrub planting. The addition of new native scrub planting with the created grassland will provide additional biodiversity value as well as providing a buffer for the watercourse to the north and supporting cover/foraging habitat for locally present small mammals and passerines.

Based on the proposed development plans an overall net gain of 0.15 units (1.22%) has been estimated.

FPCR Environment and Design Limited.
Registered in England No: 7128076. Registered Office: Lockington Hall, Lockington, Derby DE74 2RH

Details of Directors and Associates are available on our website.

Offices also at
Addlepool Business Centre, Clyst St George, Exeter, Devon EX3 0NR Tel: 01392 874499
Studio 2 Dunley Hill Court, Dunley Hill Farm, Ranmore, Dorking, Surrey RH5 6SX Tel: 01483 282523
and York Biotech Campus, Sand Hutton, York YO41 1LZ Tel: 01904 406112

FS 567386

Conclusion

In the absence of appropriate enhancement the development would result in a net loss to biodiversity as per landscape 9420-L-01C / 9420-L-02C. Through the creation and appropriate management of new habitats of benefit to wildlife including additional species rich grassland and native scrub planting as shown within the revised landscape drawings 9420-L-01-E & 9420-L-02-D, the proposed development will result in an overall net gain for biodiversity.

It is therefore concluded that the development of this site will result in a no net loss/net gain scheme with current development proposals achieving a 1.22% increase in the biodiversity value of the site when assessed using the DEFRA 3.0 metric.

Yours sincerely,



Jonathan Jones
Ecologist
FPCR Environment and Design Ltd.

jonathan.jones@fpcr.co.uk

Encl. Metric Calculation

Habitats Baseline

	Habitats and areas			Distinctiveness	Condition	Strategic significance	Suggested action to address habitat losses	Ecological baseline		Retention category biodiversity value						Bespoke compensation agreed for unacceptable losses	
Ref	Broad habitat	Habitat type	Area (hectares)	Distinctiveness	Condition	Strategic significance		Total habitat units		Area retained	Area enhanced	Baseline units retained	Baseline units enhanced	Area lost	Units lost		Assessor comments
1	Cropland	Non-cereal crops	6.18	Low	N/A - Agricultural	Area/compensation not in local strategy/ no local strategy	Same distinctiveness or better habitat required	12.36		0	0.05	0.00	0.10	6.13	12.26		Retained and over seeded field margin
2	Urban	Artificial unvegetated, unsealed surface	0.02	V.Low	N/A - Other	Area/compensation not in local strategy/ no local strategy	Compensation Not Required	0.00		0	0	0.00	0.00	0.02	0.00		
3	Grassland	Modified grassland	0.04	Low	Moderate	Area/compensation not in local strategy/ no local strategy	Same distinctiveness or better habitat required	0.16		0	0	0.00	0.00	0.04	0.16		
4																	
5																	
			6.24					12.52		0.00	0.05	0.00	0.10	6.19	12.42		

Habitats Proposed

Post development/ post intervention habitats											
Broad Habitat	Proposed habitat	Area (hectares)	Distinctiveness	Condition	Strategic significance	Temporal multiplier		Difficulty	Habitat units delivered	Cor	
			Distinctiveness	Condition	Strategic significance	Standard or adjusted time to target condition	Final time to target condition/years	Final difficulty of creation		Assessor comments	
Urban	Developed land; sealed surface	2.55	V.Low	N/A - Other	Area/compensation not in local strategy/ no local strategy	Standard time to target condition applied	0	Medium	0.00		
Urban	Vegetated garden	1.48	Low	Poor	Area/compensation not in local strategy/ no local strategy	Standard time to target condition applied	1	Low	2.86		
Urban	Bioswale	0.23	Low	Moderate	Area/compensation not in local strategy/ no local strategy	Standard time to target condition applied	1	Medium	0.59	re-profile existing field boundary ditches + new ditches, planted with native species, managed as tussocky grassland.	
Grassland	Modified grassland	0.46	Low	Moderate	Area/compensation not in local strategy/ no local strategy	Standard time to target condition applied	4	Low	1.60	Flowering lawn mix / low maintenance	
Grassland	Modified grassland	0.24	Low	Poor	Area/compensation not in local strategy/ no local strategy	Standard time to target condition applied	1	Low	0.46	LEAP area / high maintenance area	
Grassland	Other neutral grassland	0.86	Medium	Moderate	Area/compensation not in local strategy/ no local strategy	Standard time to target condition applied	5	Low	5.76	Meadow planting on northern boundary green buffer zone.	
Urban	Sustainable urban drainage feature	0.25	Low	Moderate	Area/compensation not in local strategy/ no local strategy	Standard time to target condition applied	3	Medium	0.60	SUDS - dry, planted with species rich grassland mix, managed as tussocky grassland.	
Heathland and shrub	Mixed scrub	0.12	Medium	Moderate	Area/compensation not in local strategy/ no local strategy	Standard time to target condition applied	5	Low	0.80	New native scrub planting	
	Total area	6.19							12.67		

Summary Table

On-site baseline	*Habitat units*	12.52
	Hedgerow	N/A
	River units	N/A
On-site post-intervention	*Habitat units*	12.67
	Hedgerow	N/A
	River units	N/A
On-site net % change	*Habitat units*	1.22%
	Hedgerow	N/A
	River units	N/A
Total net unit change	*Habitat units*	0.15
	Hedgerow	N/A
	River units	N/A
Trading rules	Yes	