

8.1.10 13 & 14) Urban – Developed Land; Sealed Surface & Vegetated Gardens

Areas of hard surfacing will be created across the development as new access roads, driveways for houses and footpaths. Buildings are also categorised within this habitat. Hard surfacing and buildings are categorised as developed land; sealed surface and has a predetermined condition of **N/A** within the metric.

The areas of ‘Proposed Turf Grass’, ‘Proposed Groundcover Planting’ ‘Proposed Hedge Planting’ and ‘Proposed Ornamental Shrub & Herbaceous Planting’ are all within the front and back gardens of houses.

As there are no areas included within the landscape designs (CAD file) for the hard landscaping or areas, the developed residential area of the site, including houses, roads and gardens, has been classified as 70% developed land; sealed surface and 30% vegetated garden, following guidance in the Biodiversity Metric 3.1 Technical Supplement (Natural England, 2022).

8.2 Linear Hedgerow Habitats

8.2.1 1) Line of trees

An 80m line of trees will be created in the north-western area of the site next to the pond, comprised of alder, silver birch, goat willow, and small-leaved lime (*Tilia cordata*). This line of trees will be within the Railway Land Hogshaw LWS, therefore, it has been allocated a high strategic significance.

Table 31 – Condition Assessment for Line of Trees

Classification within Landscape Designs		Proposed Tree Planting			
UK Hab Classification		Line of Trees			
Condition Sheet		Line of Trees			
Condition Criteria 1.	More than 70% of trees are native species.	Pass	Condition Criteria 4.	There is an undisturbed naturally vegetated strip of at least 6 m on both sides to protect the line of trees from farming and other anthropogenic operations.	Pass
Condition Criteria 2.	Tree canopy is predominantly continuous with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide.	Pass	Condition Criteria 5.	At least 95% of the trees are in a healthy condition (excluding veteran features valuable for wildlife). There is little or no evidence of an adverse impact on tree health by damage from livestock or wild animals, pests or diseases, or human activity.	Pass
Condition Criteria 3.	Includes one or more mature or veteran tree.	Fail			
Condition	Moderate	Passes 4 of 5 criteria.			
Distinctiveness	Low				
Time to Target Condition	20 years				
Difficulty of Creation	Low				

9 Post-Development Summary and Conclusion

Using the Biodiversity Metric 3.1, the habitat units of the proposed and created habitats were calculated; the habitat units to be retained within site development were calculated; and the habitat units that are anticipated to be lost in site development were calculated.

The results of these calculations are presented in the Table 32.

Table 32 – Post Development Biodiversity Net Gain Calculation

	Habitat Unit Change					On-site post development	Net change in Biodiversity	
	On-site baseline	Retained	Lost	Enhanced	Created		Habitat units	%
Area Habitat Units	12.71	-	-12.71	-	+23.73	23.73	+11.03	+86.76
Linear Hedgerow Units	0.91	0.91	-	-	+0.18	1.09	+0.18	+19.85
Linear River Units	0.51	0.51	-	-	-	0.52	0	0

As illustrated in Table 32, the current landscape proposals for the development of the site produce an 86.76% net gain in area habitat units, a 19.85% net gain in linear hedgerow units, and no net change in river units. Overall, it demonstrates that the post-development habitats on site will provide more ecological benefit to wildlife than the habitats currently found on site and the development is in line with the relevant National Planning Policy Framework and Local Planning Policies. The proposed development also satisfies the trading rules.

To ensure that the habitats proposed as part of the post-development design of this site reach the condition detailed within this report and the full gain in value to the environment is achieved by this site, a long-term management plan (usually 30 years) is required. This length of management plan is required due to the complex nature of the habitats to be enhanced/created on site and the high value they will provide to the environment. This management plan is provided by Urban Green (2024a) as a separate document and covers the recommended management practices for the proposed habitats discussed in this report.

10 References

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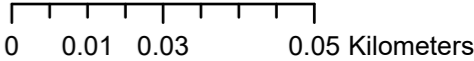
APPENDIX 1 - PRE- DEVELOPMENT HABITAT MAP

U R B A N
G R E E N

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Tree Bat Roost Suitability

- High
- Moderate
- Low
- Red Line Boundary
- Fence
- Line of trees
- Other rivers and streams
- Local Wilflide Site
- Dry Stone Wall
- Artificial unvegetated, unsealed surface
- Buildings
- Modified grassland
- Other woodland; broadleaved
- Urban Tree
- Target Note
- TN1- Japanese Knotweed
- TN2 - Himalayan Balsam
- TN3 - Bird Box



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Project: **Hogshaw Farm**

Title: **UKHAB Habitat Map**

Issue: **02**

Drawn: CL	Checked: MG	Approved: JH
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APPENDIX 2 - PRIMARY AND SECONDARY CODES

Hierarchical code	Code	Definition
Primary Code	g4	Modified grassland
	r2b	Other rivers and streams
	u1b5	Buildings
	u1c	Artificial unvegetated, unsealed surface
	u1e	Built linear features
	w1g6	Line of trees
Secondary Code	11	Scattered Trees
	16	Tall herb
	47	Native
	58	Grazed
	60	Sheep grazed
	75	Active management
	80	Unmanaged
	86	Accessible natural greenspace