

Example of good use of trees around a new housing estate
(from google street view)



**Nature Recovery
Shropshire and
Telford & Wrekin**

Helping nature to recover by...

Enhancing Biodiversity and Flood Resilience in a New Housing Growth Area

Opportunity Area for Nature

A new housing growth area has been identified in the Local Plan, marked in orange. The site currently consists of species-poor, intensively grazed grassland.

The Local Nature Recovery Strategy has mapped the entire site and its surroundings as an Opportunity Area for nature improvement, shown in yellow. Recommended actions include woodland creation, riparian buffers, and wetland enhancements.



Approach

To take account of the local setting the developers adopted a landscape-sensitive design strategy. Residential units were concentrated in the centre of the site to avoid flood-prone areas and minimise impact on the Wildlife Site.

The surrounding areas were mapped to meet BNG requirements through habitat creation and sustainable drainage. Being sited within the Local Nature Recovery Strategy opportunity network means the developer benefits from the 15% uplift from the BNG biodiversity calculator.

Biodiversity Net Gain (BNG)

This is a now statutory planning requirement for many planning applications.

It requires all non-exempt developments to quantify their planning application site's biodiversity and deliver a minimum of 10% uplift via the development that will be retained for at least 30 years.

Developers who cannot meet their onsite 10% must then look to buy units from the open market.

Biodiversity is quantified via a standard metric calculator which gives a 15% bonus for appropriate uplifts in a Local Nature Recovery Opportunity Area to incentivise delivery via developments.

This is known as the Strategic Significance multiplier.



Wilder area close to new housing estate
(from google street view)



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The resulting development makes the once inaccessible field that was previously mainly rye grass, into a mosaic of different habitats that the local community and wildlife will benefit from.

Challenges & Design Features

The southern boundary of the site, adjacent to a brook, is prone to flooding.



A riparian zone and wetland were created as part of the SuDs scheme.

There is a Wildlife Site to the north of the site that will require buffering to prevent disturbance.



A woodland was created without public access to provide a buffer and enhance the setting of the development.

The development must incorporate significant green infrastructure to comply with planning policy and deliver Biodiversity Net Gain on-site.



Green infrastructure features were integrated recreational POS and cycle paths utilising features such hedgerows, trees, meadow edges to create 'ecotones'.



Pond creation housing estate
(from google street view)

Outcomes

- **Ecological Gains:** The integration of Local Nature Recovery Strategy priorities into the masterplan supports long-term biodiversity uplift.
- **Community Benefits:** The design balances recreational needs with ecological sensitivity, offering accessible green spaces and improved flood resilience.
- **Planning Compliance:** The project meets planning obligations for Biodiversity Net Gain and sustainable drainage while aligning with strategic nature recovery goals.