Issue:

KEY

- Application boundary
- Existing vegetation
  - Pink dashed line indicates root protection area
  - As per Tree Retention Plan by FPCR (ref 12322-T-01)
- Existing vegetation to be removed
- Existing contours - major (dark grey) and minor (light grey)
- Proposed residential built form
- Proposed spine road
- Proposed secondary street
- Proposed tertiary street
- Proposed shared surface / private drives
- Proposed pedestrian footpath
- Proposed NEAP
- Proposed informal play/trim trail opportunity
- Proposed public art opportunity
  - variety of features responding to their surrounding context
- Proposed feature tree
- Proposed native tree
- Proposed street tree
- Proposed orchard tree
- Proposed native tree belt with native shrub understorey
- Proposed native hedgerow
- Proposed wet tolerant native shrub
- Proposed ornamental shrub
- Proposed marginal planting
- Proposed amenity grass
- Proposed wildflower meadow
- Proposed tussocky meadow
- Proposed wet-tolerant meadow to SuDS basins

Community green space to be provided on northern point of site, furthering current pondside areas to opposite side of Patshull Road

Existing roadside hedgerow to be removed to facilitate improved pedestrian connectivity - with replacement native hedgerow proposed beyond footpath edge

Amenity landscaping and public art create strong focal entrance to site

Footpath connections on to existing footpath network improves pedestrian connectivity within local area

SuDS basins to include wildflower grassland and planting to suit ground conditions to increase habitat diversity for nature and residents

Breaks in the southern boundary woodland belt are offset by dense scattering of trees set around the junction, providing an appropriate entrance character whilst layering screening of development from the south-west

New roundabout junction provides main access into the site. Requiring vegetation removal to accommodate works and visibility splays, removals are extensively offset by substantial tree belts (set behind visibility splays), minimising open views of development from the south. Public art features to roundabout centre provide a strong entrance feature and establish a sense of place and character upon arrival

Deep set back of built form from southern boundary combines with scattered layering of trees, semi-natural landscaping and SuDS basins to further strengthen the new green belt edge

10-20m depth of woodland belt provides strong reinforcement and infilling of existing vegetation along the southern site boundary, defining the new green belt edge.

Patshull Road downgraded to foot/cycleway, with vehicular access to properties only, with spine road providing improved access route through the site

Potential for Outdoor Classroom / Forest school

Community orchard (species of local provenance) set within wildflower meadow provides quality amenity space for residents, and high bodiversity value through habitat diversity

Neighbourhood Equipped Area for Play centrally located to maximise accessibility

Existing vegetation crossing the site is protected by development offset to ensure longevity, enhanced with infill and additional planting, and set within attractive landscape setting

Informal play-as-you-go opportunities along footpaths throughout the site provide easily accessible play

Cycleway link running through centre of site along spine road provides improved connectivity

Street trees throughout the site vary in arrangement from avenue, one-sided avenue, and scattered, used to define street hierarchy and create a more diverse streetscene. Tree species and form are varied to define different character areas and to suit street constraints

PRoWs run immediately east of the site

C. 10m depth of woodland belt provides strong screening of development from PRoW to the east and define the new green belt edge.

Public art features throughout the site provide opportunity for differentiating character areas, sign-posting routes, and providing further interest within the landscape

New junction on to Holyhead Road provides a central spine road route through the site, with Newhouse Lane downgraded to foot/cycleway, with vehicular access to properties only

SAFEGUARDED LAND

POTENTIAL DEVELOPMENT LAND CONTROLLED BY OTHER DEVELOPER

SECONDARY SCHOOL

CARE HOME

LOCAL CENTRE

SUDS BASIN

LEA FARM BARN

PATSHULL ROAD

CROSS ROAD

HOLYHEAD ROAD

NEWHOUSE LANE

N

0 50 100 m

LAND AT PATSHULL ROAD, ALBRIGHTON - ILLUSTRATIVE LANDSCAPE MASTERPLAN

PEGASUS GROUP

| PEGASUSGROUP.CO.UK | TEAM/DRAWN BY: IBD/VK | APPROVED BY: AMS | DATE: 10/06/2024 | SCALE: 1:2000@A1 | DRWG: P24_0225_EN_009A | CLIENT: BONINGALE HOMES LTD |

APPENDIX 2 METHODOLOGY

A2.1 The Biodiversity Net Gain (BNG) assessment provides a prediction of the Site's Biodiversity Net Gain score using the Natural England (NE) Statutory Metric (the 'Metric') and associated methodologies. The assessment calculates the baseline value according to habitat data collected as part of the habitat survey and compare this to the predicted post development habitat types and conditions according to the most developed landscape design.

A2.2 The summary below outlines the key assessment criteria employed in Biodiversity Net Gain (BNG) calculations.

Habitat Survey

A2.3 The type and condition of on-site habitats was determined through habitat survey carried out on the 24th, 25th and 26th February, and 26th of April 2024 and followed the principles of Extended Phase 1 Habitat Survey methodology (JNCC, 2010). Habitats were classified according to the UK Habitat Classification System (UKHab Ltd, 2023), with secondary codes used where appropriate.

A2.4 The survey was carried out by Alasdair Grubb BSc (Hons) ACIEEM. Alasdair has over 10 years of experience carrying out habitat surveys and holds a level 5 Botanical Society for Britain and Ireland (BSBI) Field Identification Skills Certificate (FISC), which certifies him as competent to undertake botanical and habitats surveys up to national vegetation classification (NVC) survey level.

The Statutory Metric

A2.5 The Metric provides a standardised framework for assessing biodiversity impacts of development projects in England, aligning with the BNG requirements established by the Environment Act (2021).

A2.6 The metric is supported by key guidance documents[3] outlining the methodologies for BNG assessment, including –

- Statutory Biodiversity Metric User Guide
- Statutory Biodiversity Metric: Condition Assessments

A2.7 Biodiversity is measured in Biodiversity Units (BUs) of three distinct types: Area BUs, Linear BUs and Watercourse BUs. These three BUs are not interchangeable are assessed separately. To achieve BNG a 10% net gain is required in all BU types (where applicable).

Habitat Distinctiveness

A2.8 Distinctiveness represents the inherent biodiversity value of a habitat type based on its rarity, conservation priority, and ecological role. The metric categorises habitats into distinctiveness levels, including Very High, High, Medium, Low, and Very Low. Each category has a set score that directly impacts biodiversity calculations, particularly regarding compensatory requirements. High and very high distinctiveness habitats demand specific measures for compensation, as these are more sensitive to biodiversity losses and harder to replace with similar ecological value.

[3] See https://www.gov.uk/government/publications/statutory-biodiversity-metric-tools-and-guides : Accessed 30/10/2024

Condition Assessment

A2.9 The condition of a habitat is assessed based on how close it is to its ecological optimum, influenced by factors such as past and current management practices. Habitat condition is scored on a scale from Poor to Good, with intermediate conditions like Fairly Good and Fairly Poor also available. These scores contribute directly to the biodiversity unit calculation, reflecting the habitat's current quality and resilience. Specific methodologies apply depending on the habitat type, with unique criteria for assessing watercourse conditions.

Strategic Significance

A2.10 Strategic significance evaluates a habitat's local or regional importance, particularly regarding its alignment with conservation priorities set out in Local Nature Recovery Strategies (LNRS) or similar planning documents. Strategic significance is classified as Low, Medium, or High. A High designation applies to habitats that are directly linked to local conservation goals or mapped as priority areas in LNRS. This factor adjusts biodiversity units, giving greater weight to habitats that serve key roles in broader ecological networks.

Habitat Size

A2.11 The size of each habitat, measured in hectares for area-based habitats and kilometres for linear features like hedgerows and watercourses, is a core factor in determining biodiversity units. Habitat size directly contributes to the total biodiversity score of a site and influences calculations for habitat loss, creation, and enhancement. This quantitative aspect ensures that both the extent and ecological quality of habitats are accounted for in BNG assessments.

Risk Multipliers

A2.12 Risk multipliers address various factors that could affect the successful establishment of compensatory habitats. Spatial risk adjusts biodiversity units based on the distance between the site of habitat loss and the location of compensatory habitats, with penalties applied for habitats situated further from the impacted area. Temporal risk considers the time it takes for newly created or enhanced habitats to reach their intended condition, accounting for any ecological delays in achieving the desired biodiversity outcome. These multipliers refine the BNG calculations, ensuring a realistic measure of biodiversity value over time and space.

A2.13 By systematically applying these criteria, the statutory biodiversity metric provides a structured and quantifiable approach to calculating biodiversity gains and losses, enabling effective planning and compensatory actions across diverse development projects.

APPENDIX 3 BNG GOOD PRACTICE PRINCIPLES FOR DEVELOPMENT

Good Practice Principle	Commentary
1. Apply the mitigation hierarchy	The design process has sought to retain habitat of higher biodiversity value including woodland, mature trees and ponds. Hedgerow loss has been minimised as far as is feasible in the context of the development.
2. Avoid losing biodiversity that cannot be offset by gains elsewhere	No irreplaceable habitats or protected areas will be lost or affected by this application.
3. Be inclusive and equitable	Consultation with the Local Planning Authority Ecologist and Local Ecological Records Centre (LERC) have taken place during the process of this application. Further consultation will be necessary through the determination of the outline application and the reserved matters application(s).
4. Address risks	The assessment has applied a precautionary approach to the assessment of the on-site post development habitat types, conditions and therefore biodiversity value. The off-site habitat targets are precautionary and realistic based on the baseline conditions. Medium distinctiveness habitats are targeted with relatively low risks, and time to target condition.
5. Make a measurable Net Gain contribution	The project represents an opportunity to deliver significant gains in biodiversity in the local area as measured by the Statutory Metric. Detailed assessment will be required at reserved matters stage.
6. Achieve the best outcomes for biodiversity	The detailed design for both on-site and off-site areas will aim to maximise biodiversity gains whilst also considering potential conflicts arising associated with residential development. The off-site area will be specifically managed to provide maximum biodiversity benefit.
7. Be additional	There are no existing nature conservation objectives on the site. Therefore the enhancement of retained habitats and creation of new habitats and their management for biodiversity for the next 30 years add significant legally secured benefits for local biodiversity.
8. Create a Net Gain legacy	This will be achieved through creation of a 30-year management plan which will ensure biodiverse and high quality habitats remain on site and offer foraging, commuting, nesting and hibernation potential to a range of local wildlife whilst also ensuring those who level on the new development have natural spaces for play and recreation.
9. Optimise sustainability	The indicative design of the on-site green open space has been designed to retain those habitats which are of higher (woodland, ponds and hedgerow). Retention of higher value habitat will be prioritised during detailed design.
10. Be transparent	This report provides a transparent method for the BNG assessment ensuring that all stakeholders can understand the methodology and decision making.

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