Biodiversity Net Gain Assessment



Cambridge Constabulary Police Training Centre 23rd April 2025

Tyler Grange

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Summary

S.1. This report has been prepared by Tyler Grange Group Limited on behalf of Ingleton Wood LLP on behalf of the Cambridgeshire Constabulary. It sets out the findings of a UK Habitat Survey and Biodiversity Net Gain (BNG) assessment at Cambridge Constabulary Police Training Centre, Monks Wood Road, Sawtry, Huntingdon, PE28 2LR (OS Grid Reference TL 20172 79728), hereinafter referred to as 'the site'.

S.2. The site benefits from full planning consent for the provision of additional training facilities to be used by Cambridge Constabulary through a combination of refurbishment of existing buildings and new build accommodation (Application Reference: 21/01902/FUL).

S.3. Condition 9 attached to the planning consent requires an updated habitat survey to be undertaken on the site, with particular regards for the grassland areas, within optimal survey timings. Condition 10 attached to the planning consent requires the completion of an audit of the proposed biodiversity losses and gains associated with the development.

S.4. The UK Habitat survey identified the presence of both modified grassland and other neutral grassland on the site, with the more species diverse area of neutral grassland present in the south of the site. The grassland habitat to the north of the site was less species diverse, and becoming increasingly dominated by fast-growing grasses, ruderal species and scrub, and was accordingly classified as modified grassland. Full details are provided in Table 2.1.

S.5. To facilitate the development, there will be a loss of grassland (modified and other neutral), scrub, vacant land, urban trees and tree lines, and discrete areas of woodland habitat.

S.6. The proposals include the enhancement of existing and creation of new habitats within the development 'red-line' and wider land ownership 'blue-line' area. Proposals include the enhancement of areas of modified grassland to more species diverse neutral grassland, enhancement of onsite woodland, the creation of new areas of grassland, as well as mixed scrub, woodland, pond creation and hedgerow and tree planting.

S.7. The Statutory Biodiversity Metric calculated that the proposed development will result in a total net biodiversity unit change of:

- +0.15 habitat units equating to +2.35%; and
- +0.01 hedgerow units equating to +1.20%.

S.8. The trading rules within the Statutory Biodiversity Metric are satisfied for all habitat types., and the assessment demonstrates a 'no net loss' of biodiversity, in line with the target set out in Huntingdonshire Local Plan policy LP30, which provided the relevant biodiversity net gain target at the time of submission of this application.

S.9. This report, in conjunction with the separately provided Statutory Biodiversity Metric (13560_Biodiversity Statutory Metric _230425), can therefore be used to discharge Condition 9 and 10 attached to the planning consent.

Section 1: Introduction and Context

1.1. This report has been prepared by Tyler Grange Group Ltd on behalf of Ingleton Wood LLP on behalf of the Cambridgeshire Constabulary.

1.2. It sets out the findings of a UK Habitat Survey and Biodiversity Net Gain (BNG) assessment at Cambridge Constabulary Police Training Centre, Monks Wood Road, Sawtry, Huntingdon, PE28 2LR (OS Grid Reference TL 20172 79728), hereinafter referred to as 'the site'. See **Figure 1.1** for the site red line boundary and wider land ownership ('blue line') boundary.



Figure 1.1: Site application boundary shown in red, land ownership boundary shown in blue (© Google Aerial Imagery)

1.3. The site benefits from full planning consent for the provision of additional training facilities to be used by Cambridge Constabulary through a combination of refurbishment of existing buildings and new build accommodation (Application Reference: 21/01902/FUL).

1.4. Condition 9 attached to the planning consent states that:

Prior to the commencement of development (except for works to refurbish existing buildings), a further survey of the poor semi-improved grassland within he northern section of the site...shall be undertaken in the appropriate survey season (June to August), with the results and any required additional compensation measures to be submitted and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Condition 10 attached to the planning consent states that:

Prior to the commencement of development (except for works to refurbish existing buildings), an audit of the proposed biodiversity losses and gains following a recognised methodology...shall be submitted to and approved in writing by the Local Planning Authority.

1.5. Condition 9 and 10 attached to the consent are instated to ensure the conformity of the development with Huntingdonshire Local Plan policy LP30: Biodiversity and Geodiversity.

1.6. LP30 states that '*a proposal will ensure no net loss in biodiversity and provide a net gain where possible, through the planned retention, enhancement, and creation of habitats and wildlife features, appropriate to the scale, type, and location of development*'.

1.7. Therefore, to allow for discharge of Conditions 9 and 10, and demonstrate compliance with LP30, an updated UK Habitat survey was undertaken on the 9th August 2023 (see **Appendix 1** for methodology).

1.8. A BNG assessment for the site was subsequently undertaken by Tyler Grange in March 2025 using Defra's latest BNG Metric (The Statutory Biodiversity Metric) which should be looked at in conjunction with this report (ref: 13560_Biodiversity Statutory Metric _230425).

1.9. The design of the scheme has been informed by the mitigation hierarchy, through avoiding impacts to habitats where possible, then minimising the impact, using mitigation, and finally compensating for a loss of habitat where this cannot be avoided.

1.10. This report is an addendum to, and should be read in conjunction with, the ecological reports prepared for the planning application, including the Ecological Impact Assessment report (Ref: 13560_R03b_EcIA_KB_NC_19042022).

Context

1.11. The site is located to the south of Monks Wood National Nature Reserve, approximately 7 km north of Huntingdon. The development area is approximately 2.10 ha in size, and predominantly comprises buildings and hardstanding, modified and other neutral grassland, scrub and ruderal habitats, a pond, and broadleaved woodland.

1.12. The site is immediately surrounded by the remainder of the Constabulary training facility, woodland, and agricultural land.

Aims and objectives

1.13. The aim of this report is to provide findings of the BNG calculation and assessment undertaken to accompany the project. The objectives of this process are outlined below with the assessment methodology detailed in **Appendix 1**:

- Demonstrate the application of the mitigation hierarchy through the design evolution of the site to inform the design of the scheme and to minimise impacts on biodiversity where possible;
- Calculate the project's pre- and post-development biodiversity unit value ;
- Determine the change in biodiversity units as a result of the proposed development and proposed on site enhancements for biodiversity; and
- Advise on how the project will deliver a measurable net gain, in line with LP30.

1.14. This BNG assessment has been undertaken with respect to the British Standard for BNG BS8683:2020 and this report follows the CIEEM BNG reporting guidance[1] and was completed with reference to the CIRIA BNG good practice principles for development[2].

Legislation and Planning Policy

1.15. The National Planning Policy Framework (NPPF) (Section 15, Paragraph 180) requires the planning system to aim to "contribute to and enhance the natural environment by: minimising impacts on and providing net gains for biodiversity, by establishing coherent ecological networks that are more resilient to current and future pressures minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures". Section 15, Paragraph 185 of the revised NPPF also promotes development to "identify and pursue opportunities for securing measurable net gains for biodiversity".

1.16. Whilst the Environment Act has now been passed and requests 10% BNG uplift as a result of development, the planning consent for this application was issued prior to the formal adoption of this net gain target. As such, this planning application is subject to the target set out in Huntingdonshire Local Plan policy LP30, which specifies the requirements for '**no net loss**' of biodiversity.

Mitigation hierarchy and good practice principles

1.17. The proposals for the site have been developed with reference to the ecological mitigation hierarchy which is central to the BNG process. This was applied by advising avoidance of damage to habitats, then minimising the impact and using mitigation, and finally compensating for a loss of habitat (see **Section 2**). Advice was provided throughout the project to inform the development and landscape design to adhere to this and to achieve a measurable net gain (see Legislation and Planning Policy above).

1.18. The CIRIA BNG good practice principles for development[3] (which include the mitigation hierarchy) were also applied at all stages of the assessment.

Quality assurance

1.19. All ecologists at Tyler Grange Group Ltd are members of CIEEM, or are working towards membership, and act under the direction of members, and abide by the Institute's Code of Professional Conduct.

[1] CIEEM (2021). Biodiversity Net Gain Report and Audit Templates Chartered Institute of Ecology and Environmental Management, Winchester, UK.
[2] Baker, J. Hoskin, R. & Butterworth (2019). Biodiversity net gain: Good practice principles for development. A practical guide. Ciria, CIEEM & IEMA
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Section 2: Baseline Assessment

Strategic Significance

2.1. The site is not located within any statutory or non-statutory sites designation. The site is surrounded to the north, east and west by Monks Wood National Nature Reserve, and The Monks Wood and Odd Quarter Site of Special Scientific Interest (SSSI). Further details are provided in the EcIA report (13560_R03b_EcIA_KB_NC_19042022) prepared as part of the planning application.

2.2. The SSSI / NNR designation does not cover the development site or the wider land ownership area. No further local strategic policy or objectives were identified which would classify the majority of on-site habitats as being of strategic importance to the local area. There are areas of lowland mixed deciduous woodland within the site, which provides habitat connectivity to the offsite designated sites. As such, these habitats (both pre- and post-development) have been assessed of being of medium strategic significance – 'Location ecologically desirable but not in local strategy'. All other onsite habitats (both pre and post development) are assessed as being of Low strategic significance – "Area/compensation not in local strategy/ no local strategy".

Baseline Habitats

2.3. The habitats present on site are summarised below in **Table 2.1**, along with a description of the composition of the main plant species present. This includes the habitats within the 'red line' development area, as well as the habitats within the 'blue line' land ownership area. The location of habitats are shown on the Baseline Habitat Features Plan (**Plan 1 - ref: 13560/P10a**).

2.4. The results of the habitat surveys were used to inform the completion of condition assessments for all habitats, which were completed with reference to The Statutory Biodiversity Metric User Guide[4].

2.5. A summary of the BNG assessment of the baseline habitats is detailed below in **Table 2.2** and **Table 2.3**. This includes their BNG unit value as calculated through the BNG metric. Detailed information regarding baseline habitat conditions is provided within the separately provided metric (ref: 13560_Biodiversity Statutory Metric _250325).

[4] DEFRA (2023) The Statutory Biodiversity Metric User Guide. 2023

Table 2.1. Habitats and Flora

Habitat Type (UKhab)	Description and Species
Developed land; sealed surface	The majority of the site comprises developed land, including buildings and internal roads. These are classified as 'developed land: sealed surface'.
Grassland (modified g4 and other neutral g3c)	Areas of grassland are present throughout the centre of the site, and around the site boundaries, and comprises both modified (g4) and other neutral (g3c) grassland. The majority of the grassland within the interior and to the west of the site comprise of species poor modified grassland, which is intensively mown to a uniformly short sward. Species recorded included rye grass *Lolium perenne* and cocksfoot *Dactylis glomerata*, dandelion *Taraxacum officinale*, birds-foot trefoil *Lotus corniculatus*, white clover *Trifolium repens*, and creeping cinquefoil *Potentilla repens*. Species diversity was very low, with 3-4 species recorded per m2 on average. At the southern boundary of the 'red line' area (**target note 1** on **Plan 13560/P10a**) , is an area of neutral grassland showing a good level of species diversity. The grassland is subject to a more relaxed management regime to allow for flowering species. Species recorded included cocksfoot *Dactylis glomerata*, Yorkshire fog *Holcus lanatus*, timothy *Phleum pratense*, false brome *Brachypodium sylvaticum*, British fleabane *Pentanema britannica*, ragwort *Senecio jacobaea*, docks *Rumex obtusifolius* and *Rumex pulcher*, bramble *Rubus fruticosus agg.*, knapweed *Centaurea nigra*, devils bit scabious *Succisa pratensis*, self-heal *Prunella vulgaris*, spear thistle *Cirsium vulgare*, agrimony *Agrimonia procera*, cinequfoil, wolfs bane *Aconitum lycoctonum*, silverweed *Potentilla anserina*, creeping buttercup *Ranunculus repens*, pale knotweed *Persicaria lapathifolia*, ox-eye daisy *Leucanthemum vulgare*, centaury *Centaurium erythraea*, scarlet pimpernel *Anagallis arvensis*, bee orchid *Ophrys apifera*, yarrow *Achillea nobilis*, and bristly ox-tongue *Helminthotheca echioides*. The g3c grassland showed consistent species diversity throughout, with approximately 10-15 species recorded per m2, and some spatial diversity caused by varied shading levels throughout. In the south-east and east of the red line area (**TN2** and **TN8**), the grassland becomes much more dominated by fast-growing grass species, and shows much reduced species diversity (with an average of 4-8 species per m2). Species recorded were dominated by Yorkshire fog and cocksfoot, with some rye grass *Lolium perenne*, timothy and false brome, as well as bristly ox-tongue, birds foot trefoil, ragwort, teasels, red clover *Trifolium pratense*, white clover, self-heal, oxeye daisy, ribwort plantain *Plantago* ***lanceolata***, docks, knapweed, and meadow vetchling *Lathyrus pratensis*. Many of the forb species were recorded in discrete patches, or towards the boundaries of the grassland, with fast-growing grass species dominant throughout. The area of grassland at the north of the 'red line' area (**TN9**), was similar to **TN2** and **TN3**, dominated by Yorkshire fog and cocksfoot, with much more dominant levels of bramble and spear thistle. Docks, ragwort, bristly ox-tongue, St. John's wort *Hypericum perforatum*, silverweed *Argentina anserina*, teasels and cinquefoil were also recorded throughout. Bramble and fast-growing grass species were dominant throughout this area, with approximately 6 species recorded per m2 throughout.

	To the north of the 'blue line' area was a further area of grassland (**TN13**) of a similar composition to **TN4.** Yorkshire fog was the dominant species, with ragwort, docks and spear thistle also dominant. Scrub including bramble, hawthorn saplings *Crataegus monogyna*, dog rose *Rosa canina* and blackthorn *Prunus spinosa* were recorded frequently throughout. The grassland was dominated by fast growing grass and ruderal species, and there was an average of 6-8 species per m2 throughout this parcel.
Woodland (lowland deciduous and other broadleaved)	Three areas of woodland are located within the 'blue-line' area, with a small area of woodland encroaching into the south-east of the 'red line' area. Woodland to the south and north of the blue line area (**TN17**, **TN18**) is classified as lowland mixed deciduous woodland using the UK Habitat Classification (Butcher et al. 2020). To the south, this road-side woodland habitat is dominated by oak *Quercus robur* and hawthorn trees. Young to mature trees are present, predominantly of the same age class and height (approximately 12m tall) with limited deadwood. Tree canopy is continuous with openings at ground level allowing tree samplings, (approximately 2-3m tall), to establish and grassland understorey vegetation. The section of woodland immediately north of the site boundary is dominated by young oak and ash trees of apparently uniform height and age. No evidence of deadwood was present. Blackthorn and hawthorn saplings are present, although there is generally an absence of a shrub layer, with grassland present in the understorey. A small area of woodland is located to the west of the blue-line area (**TN19**). Young oak trees are dominant with frequent blackthorn and occasional silver birch *Betula pendula* trees and shrubs also present. Limited deadwood, comprising fallen branches was observed, with no shrub layer or ground flora present.
Mixed scrub	Discrete areas of mixed scrub are located throughout the site, primarily towards the boundaries of the site adjacent to woodland habitats (**TN4, TN11**). Scrub habitats were dominated by bramble, hawthorn, and blackthorn, and were extremely dense in places.
Introduced shrub	There are two small areas of introduced shrub associated with the existing buildings immediately adjacent to hardstanding (**TN12**). These contain introduced species such as (*Leylandii* sp.), lavender (*Lavandula* sp.), cordyline (*Cordyline* sp.) and firethorn (*Pyracantha* sp.). These areas have bark mulch or bare ground at the base and are subject to regular pruning.
Ponds	There are two ponds (**TN7**, **TN14**) located within the wider site illustrated on **Plan 13560/P10a** . P1 is surrounded by scrub vegetation resulting in 100% perimeter shading, although shading of the total pond area is 30%. Damp tolerant, marginal species present include meadowsweet *Filipendula ulmaria*, willowherb *Epilobium* sp. and pendulous sedge *Carex pendula*. Only a small (2x2m) area of water was visible at the time of the survey, covered with algal growth, with the remainder of the pond dominated by reedmace *Typha latifoli*.

Vacant / derelict land	In the north east of the red-line area is an area of previously developed land (**TN10**), with most of the hardstanding now broken up. Some scrub species including bramble, elder *Sambucus nigra* and dog rose, and ruderal species including dandelion, bush grass *Clamagrostis epigejos* , old-mans beard *Clematis vitalba* and mullein *Verbascum thapsus* are starting to colonise the area, although the majority of the habitat is still unvegetated.
Urban trees and line of trees	Details of scattered trees around the site and wider site are provided within the Arboricultural Impact Assessment report, (Tyler Grange report reference 13560_R02, dated 16th December 2021) submitted with the planning application. These details, including species, height and diameter at breast height. Tree lines are present either side of the main access driveway to the site. To the east of this a line of young and semi-mature oak and silver birch trees are present approximately 2m from the road, which have no gaps in canopy cover. To the west, mature and semi-mature oak and silver birch trees are immediately adjacent to a pavement and the access road, as well as hedgerow (H3). In the north of the site (**TN9**), semi-mature oak trees and silver birch are present within an undisturbed naturally vegetated strip of at least 6m on both sides. These trees are in healthy condition, with no gaps in tree canopy.

Table 2.2. Baseline Habitats and BNG Unit Value

Broad Habitat	Habitat Type	Area (ha)	Distinctiveness	Condition	Habitat Reference Note	BNG unit Value – Total
	Red-line area (development area)					
Grassland	Other neutral grassland	0.18	Medium	Moderate	1	1.46
Grassland	Modified grassland	0.11	Low	Poor	2	0.22
Grassland	Modified grassland	0.12	Low	Poor	3	0.23
Heathland and shrub	Mixed scrub	0.049	Medium	Poor	4	0.19
Woodland and forest	Lowland mixed deciduous woodland	0.08	High	Poor	5	0.54
Heathland and shrub	Mixed scrub	0.02	Medium	Poor	6	0.09
Lakes	Ponds (non-priority habitat)	0.017	Medium	Moderate	7	0.14
Grassland	Modified grassland	0.22	Low	Moderate	8	0.88
Grassland	Modified grassland	0.19	Low	Moderate	9	0.79
Urban	Vacant or derelict land	0.1	Low	Good	10	0.59
Heathland and shrub	Mixed scrub	0.06	Medium	Poor	11	0.23
Urban	Introduced shrub	0.016	Low	N/A	12	0.03
Urban	Developed land; sealed surface	0.93	V. Low	N/A	N/A	0.0
Individual trees	Urban tree	0.12	Medium	Moderate	N/A	0.94
	Blue-line area (wider land ownership area)					
Urban	Developed land; sealed surface	0.66	V. Low	N/A	N/A	0.0
Grassland	Modified grassland	0.28	Low	Moderate	13	1.10
Lakes	Ponds (non-priority habitat)	0.003	Medium	Poor	14	0.02
Grassland	Modified grassland	0.85	Low	Poor	15	1.69
Heathland and shrub	Mixed scrub	0.024	Medium	Moderate	16	0.19
Woodland and forest	Lowland mixed deciduous woodland	1.06	High	Moderate	17	12.72
Woodland and forest	Lowland mixed deciduous woodland	0.33	High	Moderate	18	3.97
Woodland and forest	Other woodland; broadleaved	0.14	Medium	Poor	19	0.54
Individual trees	Urban tree	0.049	Medium	Moderate	N/A	0.39

Table 2.3. Baseline Hedgerows and Lengths Retained and Enhanced

Hedgerow type	Length (km)	Distinctiveness	Condition	BNG unit Value – Total
Line of trees	0.15	Low	Moderate	0.60
Line of trees	0.03	Low	Good	0.18

Proposals

2.6. The proposals for the site are for the provision of additional training facilities to be used by Cambridge Constabulary through a combination of refurbishment of existing buildings and new build accommodation.

Mitigation hierarchy

2.7. The scheme has been designed to follow the mitigation hierarchy by avoiding ecological impacts as much as possible, with the majority of development to be located within the habitats of lowest ecological importance, namely the developed land and modified grassland. The scheme has also been designed to provide buffers to those retained habitats of highest ecological value, namely the woodland and mature trees, to ensure that no impacts occur.

2.8. Where impacts to habitats cannot be avoided, specific measures will be undertaken to mitigate and compensate any loss of habitats and impacts that occur, to ensure opportunities for wildlife are provided for the long-term, biodiversity increases, and an overall ecological enhancement occurs.

Habitat Loss, Creation, and Enhancement

2.9. To facilitate the development, there will be a loss of grassland (modified and other neutral), scrub, vacant land, urban trees and tree lines, and discrete areas of woodland habitat.

2.10. The proposals include the enhancement of existing and creation of new habitats within the development 'red-line' and wider land ownership 'blue-line' area. Habitat creation includes areas of other neutral and modified grassland, and mixed scrub, woodland, pond creation, and tree planting. Proposed habitats are shown on **Plan 13560/P11a** and are detailed within the detailed soft landscaping plans submitted as part of the application.

2.11. The measurements of the created and enhanced habitats as well as their conditions and BNG unit value are detailed in **Tables 2.7** and **Table 2.8** below. Detailed information regarding post-development habitat conditions is provided within the separately provided metric (ref: 13560_Biodiversity Statutory Metric _250325).

Table 2.4. Created, Retained and Enhanced Habitats

Broad Habitat	Proposed habitat	Area (ha)	Created/ Retained/ Enhanced	Distinctiveness	Baseline condition	Target condition	Habitat Reference Note	BNG unit Value – Final
Red-line area (development area)								
Grassland	Other neutral grassland	0.103	Retained	Medium	Moderate	Moderate	1	0.82
Woodland and forest	Lowland mixed deciduous woodland	0.07	Retained	High	Poor	Poor	5	0.47
Heathland and shrub	Mixed scrub	0.02	Retained	Medium	Poor	Poor	6	0.09
Lakes	Ponds (non-priority habitat)	0.017	Retained	Medium	Moderate	Moderate	7	0.14
Individual tree	Urban tree	0.016	Retained	Medium	Moderate	Moderate	N/A	0.13
Heathland and shrub	Mixed scrub	0.049	Enhanced	Medium	Poor	Moderate	4	0.36
Grassland	Modified grassland -> Other neutral grassland	0.16	Enhanced	Poor - Medium	Moderate	Moderate	8	1.08
Urban	Developed land; sealed surface	1.49	Created	V. Low	N/A	N/A	N/A	0.0
Grassland	Modified grassland	0.07	Created	Low	N/A	Poor	13	0.13
Heathland and shrub	Mixed scrub	0.043	Created	Medium	N/A	Poor	14	0.17
Grassland	Modified grassland	0.058	Created	Low	N/A	Moderate	15	0.20
Grassland	Other neutral grassland	0.023	Created	Medium	N/A	Poor	16	0.08
Individual tree	Urban tree	0.204	Created	Medium	N/A	Poor	N/A	0.57
Blue-line area (wider land ownership area)								
Urban	Developed land; sealed surface	0.66	Retained	V. Low	N/A	N/A	N/A	0.0



Lakes	Pond (non-priority habitat)	0.003	Retained	Medium	Poor	Poor	14	0.02
Grassland	Modified grassland	0.29	Retained	Low	Poor	Poor	15	0.58
Heathland and shrub	Mixed scrub	0.024	Retained	Medium	Moderate	Moderate	16	0.19
Woodland and forest	Lowland mixed deciduous woodland	1.06	Retained	High	Moderate	Moderate	17	12.72
Woodland and forest	Lowland mixed deciduous woodland	0.33	Retained	High	Moderate	Moderate	18	3.97
Individual tree	Urban tree	0.049	Created	Medium	Moderate	Moderate	N/A	0.39
Grassland	Modified grassland – >Other neutral grassland	0.18	Enhanced	Poor – Medium	Moderate	Moderate	26	1.22
Grassland	Modified grassland – >Other neutral grassland	0.56	Enhanced	Poor – Medium	Poor	Poor	27	0.93
Woodland and forest	Other woodland; broadleaved	0.14	Enhanced	Medium	Poor	Moderate	28	0.93
Heathland and shrub	Mixed scrub	0.04	Created	Medium	N/A	Moderate	23	0.25
Lakes	Pond (non-priority habitat)	0.0076	Created	Medium	N/A	Moderate	24	0.05
Woodland and forest	Lowland mixed deciduous woodland	0.052	Created	High	N/A	Poor	25	0.08
Individual tree	Urban tree	0.08	Created	Medium	N/A	Poor	N/A	0.22

Table 2.5. Created and Enhanced Hedgerows (Red-line Area)

Habitat type	Length (km)	Created/Retained/ Enhanced	Distinctiveness	Baseline condition	Target condition	BNG unit Value – Final
Line of trees	0.117	Retained	Low	Moderate	Moderate	0.47

Species rich native hedgerow	0.048	Created	Medium	N/A	Moderate	0.32

Future Management

2.12. Habitats created, retained and enhanced on the site will be maintained for the lifetime of the development, in line with Condition 11 attached to the planning consent. This should be secured through the production of a Landscape Ecological Management Plan, to be drafted to discharge Condition 11. The management will be adapted based on monitoring results to ensure the best desired outcomes are achieved.

Section 3: Conclusions

3.1. Condition 9 attached to the planning consent required an updated habitat survey to be undertaken on the site during optimal survey timings, particularly with regards to the grassland habitats on site. This survey identified the presence of both modified grassland and other neutral grassland on the site, with the more species diverse area of neutral grassland present in the south of the site. The grassland habitat to the north of the site was less species diverse, and becoming increasingly dominated by scrub and faster growing ruderal species (such as docks and thistles), and was accordingly classified as modified grassland. Full details are provided in **Table 2.1**. It is therefore considered that Condition 9 can be fully discharged.

3.2. Condition 10 required the completion of an audit of the proposed biodiversity losses and gains associated with the development.

3.3. The Statutory Biodiversity Metric calculated that the proposed development will result in a total net biodiversity unit change of:

- +0.15 habitat units equating to +2.34%; and
- +0.01 hedgerow units equating to +1.20%.

3.4. The headline results of the metric are shown in the screenshot in **Figure 3.1**.

FINAL RESULTS		
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	*Habitat units*	0.15
	Hedgerow units	0.01
	Watercourse units	0.00
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	*Habitat units*	2.34%
	Hedgerow units	1.20%
	Watercourse units	0.00%
Trading rules satisfied?	Yes ✓	

Figure 3.1. Screenshot of The Statutory Biodiversity Metric Headline Results

3.5. The trading rules of the metric are satisfied as same distinctiveness or better habitats will be achieved for most of the habitats, particularly the grassland where some will be retained and enhanced from modified grassland to other neutral grassland, with additional other neutral grassland to be created. An area of new woodland and scrub habitat will also be created in the north of the 'blue-line' area of the site, to compensate for the loss of discrete areas of scrub and woodland habitat within the site.

3.6. This report, in conjunction with the separately provided Statutory Biodiversity Metric, can therefore be used to discharge Condition 9 and 10 attached to the planning consent.

Appendix 1: Methodology

Desk Study

A1.1. As part of the Ecological Assessment completed by Tyler Grange in 2022, a background desk study was undertaken to identify any designated sites within or in close proximity to the site which could be impacted by the proposed development, with further detail provided in the EA (ref: 13560/R03b).

A1.2. A part of this process, the strategic significance of the site, and its habitats were also determined so as to identify and give extra value to any habitats in optimal locations or that meet local objectives for biodiversity. This process is informed by reviewing local plans and strategies and with habitats assigned a multiplier based in being of 'low', 'medium' or 'high' strategic significance[5].

A1.3. No local strategic policy or objectives were identified which would classify the site habitats as being of strategic importance to that local area.

Habitat survey

A1.4. A detailed in the Ecological Assessment, an extended Phase 1 habitat field survey of the site was undertaken in August 2023 by Conor Aynsley an experienced ecologist and BNG assessor at Tyler Grange.

A1.5. The methods used during the walkover survey broadly followed methods used in an 'extended' Phase I habitat survey [6] and entailed recording the main plant species and classifying and mapping habitat types with reference to the Habitat Definitions provided by the UK Habitat Classification Working Group [7] to feed into the Biodiversity Metric. The Statutory Biodiversity Metric User Guide was used during surveys to determine habitat condition and ecological importance.

A1.6. All habitats were assessed utilising the relevant condition criteria for the relevant habitat type under the Statutory Metric, which included confirming 'pass' / 'fail' criteria taken from the UK Habitat/Phase 1 methodology where necessary.

Metric calculations

A1.7. The Statutory Biodiversity Metric operates by calculating the number of biodiversity units associated with a particular habitat type (both pre-and post-development) – the 'unit' value associated with each habitat type is calculated based on the following parameters:

- Size (in hectares)/Length (in km);
- Distinctiveness (i.e. how rare/valuable a given habitat is);

[5] Natural England (2023). The Biodiversity Metric 4.0 User Guide: Natural England Joint Publication JP039.
[6] Joint Nature Conservation Committee (2010). Handbook for Phase 1 habitat survey - a technique for environmental audit. JNCC, Peterborough.
[7] UKHab Ltd. (2023). UK Habitat Classification Version 2.0 (at https://www.ukhab.org)

- Condition (i.e. how well the recorded habitat fits [or will fit] the standardised description of that habitat); and

- Strategic significance (i.e. if the existing or proposed habitat is within an area formally adopted in the local plan for green infrastructure or biodiversity improvements).

A1.8. When considering the creation of new habitats in the post-development site, other factors are also considered when calculating the 'unit' value of a given habitat and these are:

- Time to reach the target condition of each habitat; and

- Difficulty category for the creation of a given habitat.

A1.9. Habitat survey metric calculations were undertaken by Conor Aynsley, an experienced ecologist at Tyler Grange who is a suitably qualified person under the definition of the BS8683:2020[8].

Application of Mitigation Hierarchy

A1.10. Application of the mitigation hierarchy is fundamental to the ecological impact assessment process. This requires consideration of the following measures, in order of priority, for all potential impacts, to determine the most appropriate mitigation, compensation and enhancement strategy for the project. This is taken into account within **Section 3** of this report and set out below:

- Avoidance – measures to avoid harm to ecological features;

- Mitigation – measures to avoid or minimise potential impacts as part of the design or guaranteed by planning controls;

- Compensation – measures required to offset significant residual negative effects following avoidance and mitigation; and

- Enhancement – measures over and above requirements for avoidance, mitigation and compensation to provide biodiversity net gain.

Limitations

A1.11. The metric uses habitats as a proxy for biodiversity and does not account for other biodiversity enhancements such as species-targeted enhancements like bat and bird boxes. Detail on biodiversity mitigation and enhancement measures to be delivered outside of the BNG are detailed in the EA and would be included a LEMP.

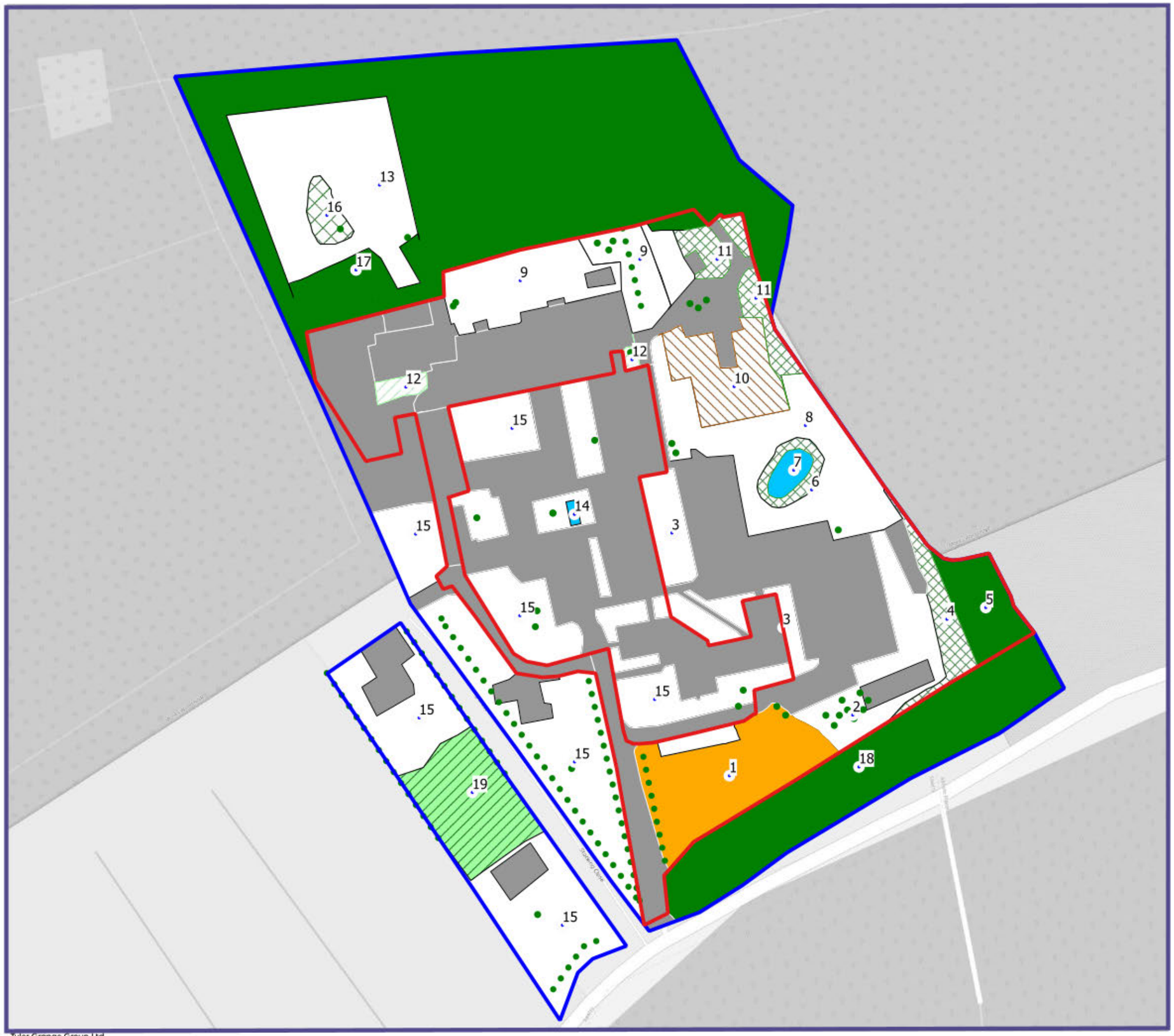
A1.12. When mapping and recording habitats, types and conditions were assigned using professional judgement and with reference to the appropriate guidance.

[8] The British Standards Institution (2021). Process for designing and implementing Biodiversity Net Gain Specification.

Plans:

Plan 1: **13560/P10b** Baseline Habitat Features Plan

Plan 2: **13560/P11a** Post-development Habitats Plan



- Red Line (Development) Boundary
- Blue Line (Land Ownership) Boundary
- Developed Land; Sealed Surface
- Introduced Shrub
- Modified Grassland
- Other Neutral Grassland
- Mixed Scrub
- Pond
- Vacant / Derelict Land
- Woodland (Lowland Mixed Deciduous)
- Woodland (Other Broadleaved)
- Line of Trees
- Urban Trees
- Habitat Reference Notes

0 100 m

Project	Cambridge Constabulary Police Training Centre
Drawing Title	Habitat Features Plan
Scale	As Shown (Approximate)
Drawing No.	13560/P10b
Date	March 2025
Checked	CA

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- Red Line (Development) Boundary
- Blue Line (Land Ownership) Boundary
- Developed Land; Sealed Surface
- Grasscrete (g4)
- Mixed Scrub
- Other Neutral Grassland
- Pond
- Woodland (Lowland Mixed Deciduous)
- Woodland (Other Broadleaved)
- Modified Grassland
- Line of Trees
- Species-rich Native Hedgerow
- Urban Trees (Indicative Only, See Detailed Soft Landscaping Plans)
- Habitat Reference Notes

0 — 100 m

Project	Cambridge Constabulary Police Training Centre
Drawing Title	Post-development Habitat Plan
Scale	As Shown (Approximate)
Drawing No.	13560/P11a
Date	March 2025
Checked	CA

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