



Biodiversity Net Gain Assessment

Land at Netherhampton Road, Netherhampton, Salisbury, SP2 8RA

Armishaws Group

Status	Issue	Name	Date
Draft	0.1	Leah Cook, Consultant Ecologist	07/12/2024
Final	1	Leah Cook, Consultant Ecologist	10/12/2024

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Industry Guidelines and Standards

This report has been written with due consideration to:

- British Standard 42020 (2013). Biodiversity – Code of Practice for Planning and Development.
- British Standard 8683:2021 (2021). Process for Designing and Implementing Biodiversity Net Gain.
- Chartered Institute of Ecology and Environmental Management (2017). Guidelines for Preliminary Ecological Appraisal. 2nd edition. Chartered Institute of Ecology and Environmental Management, Winchester.
- Chartered Institute of Ecology and Environmental Management (2017). Guidelines on Ecological Report Writing. Chartered Institute of Ecology and Environmental Management, Winchester.
- Chartered Institute of Ecology and Environmental Management (2018). Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater, Coastal and Marine. Version 1.1. Chartered Institute of Ecology and Environmental Management, Winchester.
- Chartered Institute of Ecology and Environmental Management (2020). Guidelines for Accessing, Using and Sharing Biodiversity Data in the UK. 2nd Edition. Chartered Institute of Ecology and Environmental Management, Winchester.
- Chartered Institute of Ecology and Environmental Management, Construction Industry Research and Information Association & Institute of Environmental Management and Assessment (2019). Biodiversity Net Gain – Good Practice Principles for Development.

Proportionality

The work involved in preparing and implementing all ecological surveys, impact assessments and measures for avoidance, mitigation, compensation and enhancement should be proportionate to the predicted degree of risk to biodiversity and to the nature and scale of the proposed development. Consequently, the decision-maker should only request supporting information and conservation measures that are relevant, necessary and material to the application in question. Similarly, the decision-maker and their consultees should ensure that any comments and advice made over an application are also proportionate.

The desk studies and field surveys undertaken to provide a Preliminary Ecological Appraisal (PEA) might in some cases be all that is necessary.

(BS 42020, 2013)

Executive Summary

Arbtech Consulting Limited was instructed by Armishaws Group to undertake a Biodiversity Net Gain (BNG) Assessment at Land at Netherhampton Road, Netherhampton, Salisbury, SP2 8RA (hereafter referred to as “the site”). The survey was required to inform a planning application for the erection of Class E Commercial Units on Armishaws Removals Site (hereafter referred to as “the proposed development”). A plan showing the proposed development is provided in Appendix 1.

The baseline of the site produces a score of 7.18 habitat units and 0.84 hedgerow units. A total of 7.90 habitat units and 0.93 hedgerow units are required to provide the 10% net gain.

To pass trading rules, a minimum of 5.81 units of other neutral grassland, 0.19 units of bramble scrub and 1.18 units of urban trees are required.

Contents

1.0 Introduction and Context6

1.1 Background 6

1.2 Site Location, Geology and Landscape Context 6

1.3 BNG Informative 6

2.0 Methodology7

2.1 Baseline Biodiversity Value..... 7

2.2 Limitations 7

3.0 Results8

3.1 Baseline Habitats 8

3.2 Biodiversity Value of the Site..... 8

4.0 Recommendations to Deliver BNG.....9

4.1 Discussion 9

5.0 Bibliography10

Appendix 1: Proposed Development Plan..... 11

Appendix 2: Site Location Plan 12

Appendix 3: Baseline Habitat Plan 13

Appendix 4: Headline BNG Results..... 14

1.0 Introduction and Context

1.1 Background

Arbtech Consulting Limited was instructed by Armishaws Group to undertake a Biodiversity Net Gain (BNG) Assessment at Land at Netherhampton Road, Netherhampton, Salisbury, SP2 8RA (hereafter referred to as “the site”). The survey was required to inform a planning application for the erection of Class E Commercial Units on Armishaws Removals Site (hereafter referred to as “the proposed development”). A plan showing the proposed development is provided in Appendix 1.

This report should be read in conjunction with the following documents:

- v1 BNG 1 - Land at Netherhampton Road, SP2 8RA (Metric)(Arbtech 2024).
- v1 PEA - Land at Netherhampton Road, SP2 8RA (PEA)(Arbtech 2024).

1.2 Site Location, Geology and Landscape Context

The site is located at National Grid Reference SU 12438 29128 and has an area of approximately 0.8ha. The site is characterised by a large area of recently cleared land and hard standing. There are several mature trees to the north of the site and a native hedgerow along the southern boundary. The site is located within a semi-rural context, ~2km west of Salisbury city centre. As a result, the site has arable farmland to the south with residential dwellings to the east. Commercial buildings are located to the west and the A3094 is located to the north. The wider environment comprises largely of arable land to the west and urban land to the east. A location plan is provided in appendix 2.

1.3 BNG Informative

BNG is a specific, measurable outcome of project activities that deliver demonstrable and quantifiable benefits to biodiversity compared to the baseline situation. In order to achieve BNG, a project must be able to demonstrate that it has followed all 10 of the Principles of Biodiversity Net Gain (as outlined in the *British Standard 8683:2021 Process for Designing and Implementing Biodiversity Net Gain*).

The legalised Environment Act (2021) requires developments in England to demonstrate a measurable net gain in biodiversity and sets a target of a minimum of 10% BNG for all developments. It also stipulates that a management plan with a minimum 30-year term, should be adopted to ensure biodiversity net gain can be delivered. The requirement for biodiversity net gain is also enshrined within the National Planning Policy Framework (NPPF, 2023).

The DEFRA Statutory Biodiversity Metric is the widely accepted tool used to calculate BNG. It enables the calculation of habitat value pre- and post-development in order to determine the overall change in biodiversity value as a result of the proposed development. The Statutory Biodiversity Metric has separate BNG assessments for areas of habitat, hedgerows and watercourses. The biodiversity value of a site should be maximised. However, it may not always be possible to achieve a 10% biodiversity net gain within a site and therefore the Statutory Biodiversity Metric can also account for offsite habitat creation, where land is available. Alternatively, developers can seek to provide an agreed financial contribution to an appropriate third party (such as the Local Authority, the UK Government or another landowner) to deliver the required biodiversity net gain elsewhere on their behalf.

2.0 Methodology

2.1 Baseline Biodiversity Value

The baseline BNG Calculation was informed by the Preliminary Ecological Appraisal (PEA)(Arbtech 2024) in addition to google satellite images. A baseline habitat plan is provided in Appendix 3.

Habitat Classification

The PEA (Arbtech 2024) classified the habitats on site according to The UK Habitat Classification Habitat Definitions Version 2.0 (The UK Habitat Classification Working Group, July 2023).

Habitat Area/Length

The area or length of each habitat was calculated using qGIS software. In calculating the area or length of each habitat, habitats which occur as two or more isolated parcels across the site were combined, where they were deemed to be of a similar composition and condition. Distinctions were made between habitats to be retained (i.e. left as found in baseline), enhanced (i.e. improved condition) or lost (i.e. destroyed by proposed development).

Areas of scattered trees were calculated using the Tree Helper tool within the Statutory Biodiversity Metric. Class sizes for urban trees are set out in Table 8-1 of the Statutory Biodiversity Metric User Guide (Natural England, 2023).

Habitat Condition

Habitat condition was assessed using the relevant condition assessment sheets found in the Statutory Biodiversity Metric (Natural England, 2023).

Strategic Significance

Strategic significance was assigned for each habitat based upon a review of the following:

- Ecological value
- Function within the landscape
- Any site or habitat allocations under the Wiltshire Core Strategy adopted 2015

2.2 Limitations

The BNG was completed retrospectively

3.0 Results

3.1 Baseline Habitats

Table 1 details the baseline habitats present within the site along with their area/length, condition and strategic significance.

Table 1: Baseline Biodiversity Value

Habitat	Area / Length	Description	Condition Assessment	Strategic Significance
Developed land; sealed surface	0.373 ha	As described in the PEA in combination with satellite images.	N/A - Other	Area/compensation not in local strategy/ no local strategy
Other neutral grassland	0.440 ha	As described in the PEA in combination with satellite images.	Good	Location ecologically desirable but not in local strategy
Bramble scrub	0.042 ha	As described in the PEA in combination with satellite images.	Condition Assessment N/A	Location ecologically desirable but not in local strategy
Urban tree	0.090 ha	As described in the PEA in combination with satellite images.	Good	Location ecologically desirable but not in local strategy
Native hedgerow	0.128 km	As described in the PEA in combination with satellite images.	Good	Location ecologically desirable but not in local strategy

3.2 Biodiversity Value of the Site

Full details are provided in the Statutory Biodiversity Metric calculation tool. The headline results are presented in Appendix 4.

Areas of Habitat

The baseline habitat value of the site is 7.18 units, comprising 5.81 units of other neutral grassland, 0.19 units of bramble scrub and 1.18 units of urban trees.

Hedgerows

The baseline hedgerow value of the site is 0.84 units, comprising native hedgerow.

4.0 Recommendations to Deliver BNG

4.1 Discussion

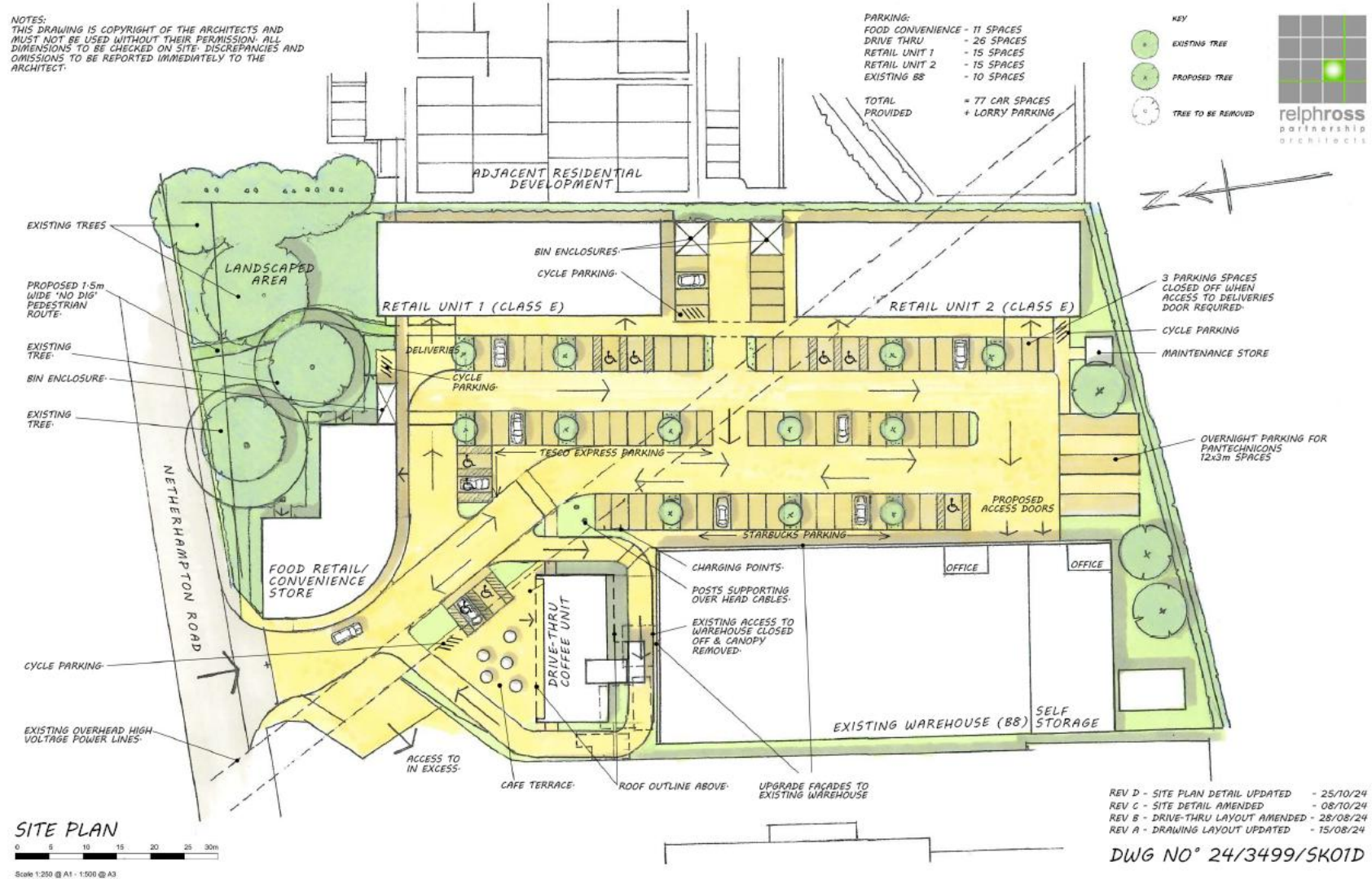
The baseline of the site produces a score of 7.18 habitat units and 0.84 hedgerow units. A total of 7.90 habitat units and 0.93 hedgerow units are required to provide the 10% net gain.

To pass trading rules, a minimum of 5.81 units of other neutral grassland, 0.19 units of bramble scrub and 1.18 units of urban trees are required.

5.0 Bibliography

- British Standard 8683:2021 (2021). Process for Designing and Implementing Biodiversity Net Gain.
- CIEEM-CIRIA-IEMA (2019) Biodiversity Net Gain – Good Practice Principles for Development.
- Joint Nature Conservation Committee (2010). Handbook for Phase 1 habitat survey a technique for environmental audit.
http://jncc.defra.gov.uk/PDF/pub10_handbookforphase1habitatsurvey.pdf
- Natural England (2023). The Statutory Biodiversity Metric (JP039).
- Natural England (2023). The Statutory Biodiversity Metric User Guide (JP039).
- Natural England (2023). The Statutory Biodiversity Metric Technical Annex 1 - Condition Assessment Sheets and Methodology (JP039).
- Natural England (2023). The Statutory Biodiversity Metric Technical Annex 2 – Technical Information (JP039).
- The UK Habitat Classification Habitat Definitions Version 2.0 (The UK Habitat Classification Working Group, July 2023)

Appendix 1: Proposed Development Plan



SKETCH PROPOSAL FOR CLASS 'E' RETAIL DEVELOPMENT AT ARMISHAW'S SITE, NETHERHAMPTON ROAD,
SP2 8NG. PROPOSED SITE PLAN, SCALE 1:500 @ A3, © R.R.P.L. AUGUST 2024.

Appendix 2: Site Location Plan



Appendix 3: Baseline Habitat Plan



Appendix 4: Headline BNG Results

The Defra Statutory Biodiversity Metric is provided as a separate excel spreadsheet.

FINAL RESULTS				
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	0.00		
	Hedgerow units	0.00		
	Watercourse units	0.00		
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	0.00%	Total net gain achieved is less than target set ▲	
	Hedgerow units	0.00%	Total net gain achieved is less than target set ▲	
	Watercourse units	0.00%		
Trading rules satisfied?	Yes ✓			
Unit Type	Target	Baseline Units	Units Required	Unit Deficit
Habitat units	10.00%	7.18	7.90	0.72
Hedgerow units	10.00%	0.84	0.93	0.08
Watercourse units	10.00%	0.00	0.00	0.00
				No additional watercourse units required to meet target ✓