

Proposed Dwelling at Manor Farmhouse, East Grimstead

Biodiversity Net Gain Assessment

Prepared on behalf of Mr & Mrs Mullens

November 2025

Manor Farmhouse, East Grimstead

Ecology 8713

Version 02

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1.0 Executive Summary

- 1.1 Pro Vision Ecology were commissioned in November 2024 to carry out a Biodiversity Net Gain Assessment of land at Manor Farmhouse, East Grimstead, SP5 3RT. The aim of the assessment was to establish how a 10% net gain within the development would be achieved.
- 1.2 The site comprises a wooden stable, developed land and artificial surfaces, modified grassland and a native species hedgerow on its western boundary. Two individual trees are also present on site.
- 1.3 The stable and associated urban surfaces were constructed in 2022 by the Client as a temporary structure, and therefore, in line with guidance, the baseline for the site has been assessed using historic data and satellite imagery. Satellite imagery has shown that the site has comprised modified grassland within a fenced paddock since 2014, with the latest satellite imagery in 2020 also showing the site as comprising modified grassland within a paddock setting.
- 1.4 The condition assessment of the modified grassland cleared to facilitate construction of the temporary structure is based on the condition of adjacent modified grassland within the same paddock, as well as well as from satellite imagery.
- 1.5 The scheme includes the demolition of the existing stable and the construction of a residential dwelling with associated access and vegetated garden. All areas of the development will be within new residential curtilages and therefore it is not possible to provide any enhancements on-site. However, the existing trees will be retained.
- 1.6 Due to the nature of the proposed development, it is not possible to deliver net gain on site. Therefore, offsite habitat, within the same LPA boundary will be enhanced. This will be achieved by enhancing areas of modified grassland within the offsite area in poor condition to moderate condition through over-sowing a species rich seed mix and retention of an existing tree.
- 1.7 The proposed development will result in a combined net gain of 0.08 habitat units (11.66%) and a combined net gain 0.01 hedgerow units (11.13%). With these measures in place the development provides the required net gains in habitat and hedgerow units as required by the Environment Act 2021.

2.0 Introduction

Project Background

- 2.1 Pro Vison were commissioned in November 2024 to carry out a Biodiversity Net Gain (BNG) assessment of land at Manor farmhouse, East Grimstead, SP5 3RT. This report will contribute to an application for the construction of a residential dwelling. Proposed plans are shown in **Appendix A**.
- 2.2 This report provides the details for the BNG assessment and should be read alongside the submitted Statutory Biodiversity Metric and condition assessment sheets.

Brief

- 2.3 To carry out a BNG assessment of the site to determine the strategy for achieving a 10% net gain for habitat and hedgerow units.

Relevant Legislation and Planning Policy

- 2.4 The key legislative provisions of relevance to this report with respect to the development proposals and their potential effects on ecological features are listed below:
- The Conservation of Habitats and Species Regulations 2017
 - The Wildlife and Countryside Act 1981 (as amended)
 - The Natural Environment and Rural Communities (NERC) Act 2006
 - The Protection of Badgers Act (1992)
 - The Environment Act (2021)
- 2.5 The UK Biodiversity Action Plan (BAP) was the Governments response to the 1992 Convention on Biodiversity (The Rio Convention), with the aim of halting the loss of biodiversity in the UK. The new UK post-2010 Biodiversity Framework replaced the previous BAP and is the government's response to the new strategic plan on the United Nations Convention on Biological Diversity (CBD). Although the UK post-2010 Biodiversity Framework supersedes the UK BAP, the UK BAP lists of priority species and habitats still remain an important reference source for identifying habitats and species of principal importance within the UK. Within England, Section 41 of the NERC Act (2006) lists species and habitats of principal importance for the conservation of biodiversity.
- 2.6 The Government has set out its policies for the protection and enhancement of biodiversity through the planning system in the National Planning Policy Framework Section 15 (NPPF, 2024).
- 2.7 The Environment Act 2021 includes the requirement for developments to provide 10% biodiversity net gain, to be evidenced with the use of the statutory metric. Developments are exempt if they are self-build comprising less than nine dwellings on an area less than 0.5 hectares, householder applications or developments below the threshold of impacts to habitats.
- 2.8 The application site is located within Wiltshire Council. The Wiltshire Core Strategy (adopted in January 2015) includes the Core Policy 50 relating to Biodiversity and Geodiversity.

Biodiversity and geodiversity Protection

Development proposals must demonstrate how they protect features of nature conservation and geological value as part of the design rationale. There is an expectation that such features shall be retained, buffered, and managed favourably in order to maintain their ecological value, connectivity and functionality in the long-term. Where it has been demonstrated that such features cannot be retained, removal or damage shall only be acceptable in circumstances where the anticipated ecological impacts have been mitigated as far as possible and appropriate compensatory measures can be secured to ensure no net loss of the local biodiversity resource, and secure the integrity of local ecological networks and provision of ecosystem services.

All development proposals shall incorporate appropriate measures to avoid and reduce disturbance of sensitive wildlife species and habitats throughout the lifetime of the development.

Any development potentially affecting a Natura 2000 site must provide avoidance measures in accordance with the strategic plans or guidance set out in paragraphs 6.75-6.77 above where possible, otherwise bespoke measures must be provided to demonstrate that the proposals would have no adverse effect upon the Natura 2000 network. Any development that would have an adverse effect on the integrity of a European nature conservation site will not be in accordance with the Core Strategy.

Biodiversity enhancement

All development should seek opportunities to enhance biodiversity. Major development in particular must include measures to deliver biodiversity gains through opportunities to restore, enhance and create valuable habitats, ecological networks and ecosystem services. Such enhancement measures will contribute to the objectives and targets of the Biodiversity Action Plan (BAP) or River Basin/ Catchment Management Plan, particularly through landscape scale projects, and be relevant to the local landscape character.

Local sites

Sustainable development will avoid direct and indirect impacts upon local sites through sensitive site location and layout, and by maintaining sufficient buffers and ecological connectivity with the wider environment. Damage or disturbance to local sites will generally be unacceptable, other than in exceptional circumstances where it has been demonstrated that such impacts:

- i. cannot reasonably be avoided*
- ii. are reduced as far as possible*
- iii. are outweighed by other planning considerations in the public interest*
- iv. where appropriate compensation measures can be secured through planning obligations or agreements.*

Development proposals affecting local sites must make a reasonable contribution to their favourable management in the long-term

3.0 Methodologies

Strategic Significance

- 3.1 A data-gathering exercise was undertaken to obtain any available information relating to statutory and non-statutory nature conservation sites to establish the strategic significance of the site, outlined within **Table 1**.

Table 1: Summary of information sources used for the Desk Study.

Organisation / Source	Information Sought
Wiltshire & Swindon Biological Records Centre (WSBRC)	Records of the presence of key protected and notable species and non-statutory wildlife sites within one kilometre of the site.
MAGIC	Locations of and citations for all national statutory wildlife sites, including SSSI, within two kilometres and all international sites including SAC, SPA or Ramsar sites within five kilometres of the site.
Ordnance Survey Maps	Large scale habitat information and identification of off-site habitats which may require consideration (such as ponds) within 500m.

Baseline Assessment

- 3.2 A site visit was undertaken on the 4th of December 2024 by ecologist Jake Purchase during overcast weather, 3/12 wind with an ambient temperature of 8°C. Jake has been completing biodiversity net gain assessments for the last three years.
- 3.3 The survey employed techniques based on the UK Habitat Classification System.
- 3.4 The collection of botanical information focused on the dominant and/or key indicator species for each habitat, to allow allocation of habitats to hierarchy levels 3 and/or 4 and where relevant to identify any priority habitats which are present on site.
- 3.5 The conditions of the habitats on the site were assessed in line with the condition sheets supplied alongside the Statutory Biodiversity Metric.

Survey Limitations

- 3.6 The botanical assessment was undertaken in November when all flowering grassland species may not be present, however it is considered sufficient information could be obtained to accurately assess the habitats present and conditions of these habitats.

Biodiversity Net Gain Hierarchy

- 3.7 The scheme has been designed in line with the BNG hierarchy:
- Enhance and restore biodiversity on-site (within the red line boundary of a development site).
 - If developers can only achieve part of their BNG on-site, they can deliver through a mixture of on-site and off-site. Developers can either make off-site biodiversity gains on their own land outside the development site, or buy off-site biodiversity units on the market.
 - If developers cannot achieve on-site or off-site BNG, they must buy statutory biodiversity credits from the government. This must be a last resort. The government will use the revenue to invest in habitat creation in England.

Biodiversity Net Gain

- 3.8 On completion of the fieldwork the habitat information was mapped using Biodiversity Metric QGIS template and areas were imported into the Statutory Biodiversity Metric calculation tool using the GIS Import tool. The metric calculates the baseline biodiversity units for the site based on the following factors:-
- Area
 - Habitat distinctiveness
 - Habitat condition
 - Strategic significance
- 3.9 The proposed habitat creation measures were selected in line with the site conditions and the surrounding habitats. Once inputted the metric provides biodiversity units for the proposed habitats based on the following factors:-
- Area
 - Habitat distinctiveness
 - Habitat condition
 - Strategic significance
 - Time habitat is created
 - Time to target condition
 - Difficulty of creation
- 3.10 The difference between the baseline units and proposed units is then used as a measure of change and is used to assess the number of biodiversity units achieved. Habitats, hedgerows and rivers are inputted as separate factors, with each requiring net gains, where present on a site.

4.0 Baseline Conditions

- 4.1 The results of the baseline survey are presented below. A habitat survey map is shown in **Appendix B** for the onsite area and **Appendix C** for the offsite area. The map illustrates the location and extent of the site surveyed, along with additional notable features. Full condition assessments have been provided alongside this report. There are no irreplaceable habitats on the site and habitat degradation has occurred which is detailed further below.

Strategic significance

- 4.2 Wiltshire's Local Natural Recovery Strategy was consulted, and the site is not located in any of LNRS Strategically Significant Habitat Networks. It is considered that the site is not located within an ecological network, and it is therefore considered that the site is not in a local strategy.

On-site Habitats

Surrounding habitat

- 4.11 The site is located in the village of East Grimstead in southern Wiltshire. The site lies within an area comprising rural residential properties and agricultural land forming pasture and arable fields. The nearest substantial woodland parcel is located approximately 500 metres to the east of the development site.

Modified grassland

- 4.12 Habitat degradation has occurred within the red line boundary since January 2020 with a small block of stables constructed alongside hardstanding in 2022. Because of this, satellite imagery has been used to determine the type and condition of the habitats present on site prior to this clearance. Evidence of the previous habitats on site are shown below in **Figures 1 and 2**.



Figure 1 and 2: Satellite imagery of the pre-construction habitats, dated 31.02.2014 and 31.07.2020 respectively.

- 4.13 The condition assessment of the cleared grassland is based on the condition of the retained grassland adjacent to the site (**Section 4.15**). This area was assessed as being in poor condition, however, as the only evidence of the cleared habitat is from satellite imagery, it cannot be determined whether the grassland would have passed the essential criterion A and therefore the cleared grassland has been assessed as being in moderate condition as a precautionary measure.
- 4.14 An area in the east of the site is comprised of short sward modified grassland that forms a paddock (**Figure 3**). The grass is dominated by perennial rye-grass (*Lolium perenne*) with occasional creeping buttercup (*Ranunculus repens*) and ribwort plantain (*Plantago lanceolata*) and is short sward, with an average height of approximately four centimetres. The parcel is heavily poached due to the presence of livestock within the parcel, as well as being waterlogged at the time of survey.



Figure 3: Modified grassland forming a paddock.

- 4.15 This parcel has been assessed as being in poor condition, failing criteria A for the presence of 6-8 vascular species which is essential to reach moderate or good condition. The parcel also fails Criteria B for sward height variation, D for physical damage and E for cover of bare ground.

Developed land; sealed surface

- 4.16 The site includes an area of the access road which leads into the site. This area has no vegetation and a condition assessment is not required.

Native hedgerow

- 4.17 A native hedgerow lines the western boundary (**Figure 4**). The hedgerow is approximately 1.5 metres high and wide and runs the length of the field. The hedgerow is comprised of hawthorn (*Crataegus monogyna*), hazel (*Corylus avellana*) and bramble (*Rubus fruticosus*) whips and small shrubs and contains no trees. The ground layer is comprised predominantly of common nettle (*Urtica dioica*), with an abundance of common nettle on the eastern side of the hedgerow.



Figure 4: Native hedgerow on the western site boundary.

- 4.18 This hedgerow has been assessed as being in moderate condition, failing Criterion A2 for width, as well as failing both C1 and C2 for the presence of undisturbed ground vegetation and nutrient-enriched perennial vegetation respectively.

Individual trees

- 4.19 Two individual trees are located within the site boundary (**Figure 5**). These comprise a Norway maple (*Acer platanoides*) located just north of the existing stables, and a pedunculate oak (*Quercus robur*) located just to the southeast of the stables.



Figure 5: Norway maple in the foreground, and pedunculate oak in the background.

- 4.20 The two individual trees were assessed together and were assessed as being in moderate condition, failing criteria C for tree maturity and D for evidence of adverse impact by human activities.

Off-site Habitats

Modified Grassland

- 4.21 The offsite area comprises a section of the modified grassland paddock fields that lies south of the onsite area. The grass is dominated by perennial rye-grass with occasional creeping buttercup and ribwort plantain and is short sward, with an average height of approximately four centimetres.



Figure 6: Off-site area of modified grassland and pedunculate oak tree.

Individual tree

- 4.22 A single pedunculate oak tree lies within the modified grassland within the offsite area. This tree has been assessed as being in good condition, passing all criteria for individual trees.

Baseline summary

The current BNG baseline is provided below in **Table 2**. The site has a baseline of 0.73 Habitat units and 0.10 hedgerow units.

Table 2: Statutory Biodiversity Metric Baseline.

Habitat baseline					
Habitat	Biodiversity Units	Area (ha)	Condition	Distinctiveness	Suggested action
Modified grassland	0.37	0.0915	Moderate	Low	Same distinctiveness or better habitat required
Modified grassland	0.10	0.0508	Poor	Low	Same distinctiveness or better habitat required
Developed land; sealed surface	0.00	0.0068	N/A - Other	V. Low	Compensation not required
Individual trees	0.26	0.0326	Moderate	Medium	Same broad habitat or a higher distinctiveness habitat required
Hedgerow baseline					
Hedgerow type	Biodiversity Units	Length (km)	Condition	Distinctiveness	Suggested action
Native hedgerow	0.10	0.026	Moderate	Low	Same distinctiveness band or better

4.23 The off-site baseline is provided in **Table 3** with a baseline of 0.69 habitat units.

Table 3: Statutory Biodiversity Metric Baseline for the off-site area.

Off-site Habitat baseline					
Habitat	Biodiversity Units	Area (ha)	Condition	Distinctiveness	Suggested action
Modified Grassland	0.49	0.2432	Poor	Low	Same distinctiveness or better habitat required
Individual tree	0.20	0.0163	Good	Medium	Same broad habitat or higher distinctiveness habitat required

5.0 Proposed Habitats

- 5.1 The proposed plans have been designed to retain as much of the existing habitats as possible by positioning the building away from the hedgerow on the western boundary. The existing hedgerow and two native trees will be retained.
- 5.2 The entire site will be in the residential curtilage of the properties and therefore, in accordance with the guidance it is not possible to secure any enhancements on the site. The enhancements will be provided on an off-site area of land which is within the client's ownership.
- 5.3 A summary is provided below of habitats to be retained and created, and the locations of these habitats shown in **Appendix C**.

Retention of Existing of onsite Habitats

- 5.4 The development includes retaining two individual trees (0.0326 hectares) and the native hedgerow (0.026 km). These habitats will be retained in their current condition.

Creation of habitats (on site)

Vegetated garden

- 5.5 An area of vegetated garden habitat, measuring 0.1098 hectares will be created around the periphery of the proposed dwelling.

Hedgerows

- 5.6 A native hedgerow, 0.006 kilometres in length, will be created at the access to the site. The hedgerow will be located along the entrance to the site, and the aim of the hedgerow will be only to ensure it is established and retained for 30 years.

Habitat retention and enhancement (off-site)

Modified grassland

- 5.7 A total of 0.2432 hectares of modified grassland will be enhanced from poor condition to moderate condition. This area will be oversown with a wildflower seedmix and management altered. This will be achieved through aiming for the conditions outlined in **Table 4**.

Table 4: Condition assessment criteria to be met for modified grassland in moderate condition.

	Criteria	How it will be achieved
A	There are 6-8 vascular plant species per m ² present, including at least 2 forbs. Note - this criterion is essential for achieving Moderate or Good condition.	The modified grassland will be sown with a flowering lawn mix to ensure a good species diversity per metre square.
C	Any scrub present accounts for less than 20% of the total grassland area. (Some scattered scrub such as bramble <i>Rubus fruticosus</i> agg. may be present). Note - patches of scrub with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.	Areas will be mown / grazed and managed to ensure there is no scrub encroachment onto the grassland
F	Cover of bracken <i>Pteridium aquilinum</i> is less than 20%.	Areas will be mown / grazed and managed to ensure bracken encroachment remains less than 20% of the grassland area
G	There is an absence of invasive non-native plant species (as listed on Schedule 9 of WCA).	Grassland will be managed to ensure no invasive species are present.

Individual tree

- 5.8 The development will retain the existing individual tree in its current condition.

6.0 Biodiversity Net Gain Assessment

- 6.1 The Statutory Biodiversity Metric was run based on the measures outlined in **Section 5.0** and is shown in **Appendix C**. The assessment results in a combined net gain of 0.08 habitat units (11.66%) and 0.01 hedgerow units (11.13%).

Table 5: Statutory Biodiversity Metric results

On-site baseline	Habitat units	0.73
	Hedgerow units	0.10
On-site post intervention	Habitat units	0.47
	Hedgerow units	0.12
On-site net change	Habitat units	-0.26 (-35.10%)
	Hedgerow units	0.01 (11.13%)
Off-site baseline	Habitat units	0.68
Off-site post intervention	Habitat units	1.02
Off-site net change	Habitat units	0.34 (49.94%)
Total net unit change	Habitat units	0.08 (11.66%)
	Hedgerow units	0.01 (11.13%)
Trading Rules Satisfied	Yes	

- 6.2 The scheme satisfies the trading rules and delivers more that 10% net gain in habitat and hedgerow units.
- 6.3 The off-site area will need to legally secured with either a section 106 agreement or conservation covenant and a habitat management and monitoring plan produced to cover a time period of 30 years. The off-site area will need to be registered on the Natural England database and then the units allocated to the site.
- 6.4 The development will be subject to the Biodiversity Gain condition under paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990. The condition is deemed to apply to every planning permission granted for the development of land in England (unless exemptions or transitional provisions apply). Once planning is approved the final details for the discharge of this condition will be required within a Biodiversity Gain Plan which will be submitted to the LPA.

7.0 References and Bibliography

CIEEM, CIRIA, IEMA (2019) Biodiversity Net Gain. Good practice principles for development. A practical guide. CIRIA C776a. London, 2019.

Defra (2023) The Statutory Biodiversity Metric– Habitat Condition Assessment Sheets with Instructions

Defra (2023) The Statutory Biodiversity Metric - auditing and accounting for biodiversity calculation tool

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National Planning Policy Framework (2024). *National Planning Policy Framework*. Ministry of Housing, Communities and Local Government, London.

Pro Vision (2025). *Manor Farmhouse, East Grimstead Barn – Preliminary Ecological Appraisal*.

UKHab Ltd (2023). *UK Habitat Classification Version 2.0*.

Appendices

Appendix A: Proposed Plans

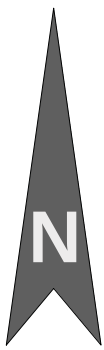
The Contractor is to check all dimensions and conditions on site before commencing. This drawing is for design intent only. The contract is responsible for all aspects of design.

SCALES:		
1:50@A1		3 M
1:100@A1		6 M
1:500@A1		30 M

Rev:	Description:	Date



1 Proposed Block Plan (Barn)
1 : 500



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Project Manor Farm House, East Grimstead,
Salisbury, SP5 3RT

Drawing Title
**Proposed Block Plan
(Barn)**

Status **Planning**

Project number **Z150** Date **September 25**

Drawing no. **A-05-303** Revision **A**

Drawn by **DJB** Scale **1 : 500 @A1**

Appendix B: Baseline Habitats

The plan shown here is for the purpose of supporting a planning application only. Only scale from this drawing for the purposes of determining a planning application. Do not scale from this drawing for construction purposes.

The proposal presented here is subject to review by specialist consultants, and is to be read in conjunction with all relevant specialist's drawings and information where available. Any discrepancies between this and any other consultant's drawings and information should be reported to Pro Vision immediately.

Legend

- Red Line Boundary
- Offsite boundary
- Developed land; sealed surface
- Modified grassland
- Baseline Habitat Condition
 - Moderate
 - Poor
 - N/A - Other
- Existing Medium Urban Tree
- Native hedgerow



ISSUE	DATE	DESCRIPTION	DRAWN	CHECKED
v1	26.11.25	First Issue	JP	AH

CLIENT:	Mr and Mrs Mullens		
PROJECT:	Manor Farmhouse, East Grimstead		
DRAWING:	Baseline Habitats	1:650	
NUMBER:	8713-XX-E0-01	A4	
ISSUE:	v1	26.11.25	



Appendix C: Proposed Habitats

The plan shown here is for the purpose of supporting a planning application only. Only scale from this drawing for the purposes of determining a planning application. Do not scale from this drawing for construction purposes.

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Legend

- Red Line Boundary
- Offsite boundary
- Developed land; sealed surface
- Modified grassland
- Vegetated garden

Proposed Habitats Condition

- Moderate
- N/A - Other
- Condition Assessment N/A

Hedgerow Retention

- Created
- Retained
- Retained Medium Urban Tree



ISSUE	DATE	DESCRIPTION	DRAWN	CHECKED
v1	26.11.25	First Issue	DC	AH

CLIENT:	Mr and Mrs Mullens		
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