

Biodiversity Net Gain Report

**Land West of Westbury Road,
New Farm, Warminster**

November 2025

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Report Produced for **BDW Trading Ltd.**

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EXECUTIVE SUMMARY

This report provides an assessment of the biodiversity change associated with the proposed development of Land West of Westbury Road, New Farm, Warminster.

The baseline habitats are arable, modified grassland habitats. The site also includes several residential dwelling and their associated gardens and road access, as well as line of mature trees, scrub and a small watercourse along the boundaries of the site.

The overall baseline habitats total 26.21 units for area habitats, 3.80 units for linear hedgerow habitats, and 1.91 units for linear watercourse habitat.

It is proposed to develop up to 205 residential units with associated infrastructure and open space on the site, amounting to an on-site post-intervention value of 37.65 biodiversity units for area habitats, 5.60 biodiversity units for linear hedgerow habitats, and 2.30 units for watercourse habitats.

Based on the DEFRA Statutory Biodiversity Metric Calculation Tool the habitats will generate a net change of +11.45 units (+43.68%) for area habitats, and +01.80 units (+47.26%) for hedgerow habitats, and 0.39 units (+20.57%) for watercourse habitat.

This exceeds the required BNG objective of at least a 10% net gain in biodiversity. The proposed habitats also satisfy the habitat trading rules.

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1 INTRODUCTION

- 1.1 The following report provides a summary of the biodiversity net gain calculations undertaken for Land off Westbury Road, New Farm, Warminster, henceforth referred to as 'the site' (see figure 1). The report sets out the policy background for biodiversity net gain, the baseline conditions of the site, the proposed site layout and the results of the net gain calculations.
- 1.2 The site is located within Wiltshire Local Planning Authority (LPA) and Salisbury Plan and West Wiltshire Downs National Character Area (NCA).
- 1.3 This report is submitted alongside the Statutory BNG Metric and detailed plans of the baseline and proposed habitats in the form of landscape proposals. This is used to inform the planning process in terms of the BNG objective for this project.
- 1.4 A Biodiversity Net Gain Plan and Habitat Management and Monitoring Plan (HMMP) will be required to secure the BNG planning condition for this project following planning approval.



2 SCOPE OF REPORT

2.1 The aims of this report are to:

- Establish the total number of baseline biodiversity units for area habitats, linear hedgerow habitats and linear watercourse habitats within the site.
- Establish the total number of area, hedgerow, and watercourse units which will be retained, enhanced, and created under the current design of the proposed development's landscape plan
- Determine whether the proposed development will result in a quantitative net loss, no net loss or a net gain for biodiversity on site
- Determine whether the proposed development achieves a scheme-wide net gain for biodiversity by evidencing compliance with the good practice principles.

2.2 Biodiversity Net Gain (BNG) assessment

2.2.1 This BNG assessment uses the following industry recognised best practice methods:

- CIEEM, IEMA & CIRIA (2016). Biodiversity Net Gain: Good Practice Principles for Development
- DEFRA (2023) The Statutory Biodiversity Metric
- CIEEM (2021). Biodiversity Net Gain Report & Audit Templates

2.2.2 The quantitative outcomes of the calculations are one component of the BNG assessment and associated good practice principles. A BNG assessment also requires the collation of qualitative evidence on the application of the mitigation hierarchy, stakeholder engagement and post-development habitat management. Collectively, these quantitative outcomes and qualitative evidence are used to inform the outcomes of the project wide BNG assessment.

2.3 Legislation

2.3.1 The relevant primary legislation for the statutory framework for biodiversity net gain is principally set out under Section 90A and Schedule 7A (Biodiversity Gain in England) of the Town and Country Planning Act 1990. This legislation was inserted into the Act by Schedule 14 of the Environment Act 2021 and includes amendments made by the Levelling Up and Regeneration Act 2023 and the Biodiversity Gain (Town and Country Planning) (Consequential Amendments) Regulations (2024). The relevant biodiversity net gain regulations most directly relevant to planning are:

- The Environment Act 2021 (Commencement No. 8 and Transitional Provisions) Regulations (2024) which commence biodiversity net gain for most types of new planning applications and provides transitional arrangements for section 73 permissions.

- The Biodiversity Gain Requirements (Exemptions) Regulations (2024) which prescribe exemptions for categories of development to which biodiversity net gain does not apply.
- The Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations (2024) which amend the Town and Country Planning (Development Management Procedure) (England) Order 2015 and the Town and Country Planning (Section 62A Applications) (Procedure and Consequential Amendments) Order 2013 to include provisions related to planning applications and the Biodiversity Gain Plan, as well as modifications for phased development.
- The Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations (2024) which set out the modifications for irreplaceable habitat.

2.4 BNG Hierarchy

2.4.1 The biodiversity gain hierarchy for the purpose of the statutory framework for biodiversity net gain is set out in Article 30A of the Development Management Procedure Order. This hierarchy is separate to the general mitigation hierarchy set out within the NPFF.

- Avoiding adverse effects of the development on onsite habitat with a habitat distinctiveness score, applied in the biodiversity metric, equal to or higher than six
- So far as those adverse effects cannot be avoided, mitigating those effects
- So far as those adverse effects cannot be mitigated, habitat enhancement of onsite habitat
- So far as there cannot be that enhancement, creation of onsite habitat
- So far as there cannot be that creation, the availability of registered offsite biodiversity gain
- So far as that offsite habitat enhancement cannot be secured, purchasing biodiversity credits.

3 METHOD

3.1 Desktop Survey

- 3.1.1 The LPA and NCA have been identified within this assessment. This is displayed within the desktop survey section of this report in figure 2.
- 3.1.2 A search was undertaken using publicly available information for priority using the Natural England Priority Habitat Inventory.
- 3.1.3 A search using publicly available information has been used to identify any irreplaceable habitats which are within or in proximity to the site. This included a search for Ancient Semi Natural Woodland (ASNW) and Ancient Trees using the Ancient Tree Inventory (ATI) online layer.
- 3.1.4 The desktop survey included a search for local plans, wildlife strategies, or local policy which may inform strategic significance of the habitats within this assessment. If habitats within the project are identified within a plan and are in the correct spatial location, they will be entered as being of high significance within this assessment. Habitats which are identified within a plan but fall outside spatial location or which are well suited to the area will be assigned as being of moderate strategic significance. Other habitats will be entered as being of low strategic significance. The following strategies were used to inform the strategic significance of the habitats within this project:
 - *Wiltshire and Swindon's Local Nature Recovery Strategy*

3.2 UK Habitat Classification survey

- 3.2.1 UKHab surveys were undertaken in 2022 and updated on 27th August and 29th September 2025. The UKHab survey incorporated an assessment of the land within the development boundary, including a description and mapping of all key features and habitat types. The survey was carried out to identify the range of habitats within the site and the predominant and notable species of flora. This survey was informed by the UKHab classification Version 2 (UKHab Ltd., 2023).

3.3 Condition Assessments

- 3.3.1 Condition assessments were undertaken for each habitat which require condition assessment sheets. Following the methodology and criteria provided within The Statutory Biodiversity Metric – Technical Annex 1: Condition Assessments Sheets and Methodology (2023).

3.4 Grassland Survey Methodology

- 3.4.1 Grasslands were surveyed using a systematic approach, using 1x1m² quadrats sample. A minimum of three quadrats were undertaken of each grassland section. However, this can be increased to take into account variation across the grassland or the extent of the field. Information collected within each quadrat included aspect, slope, average ground cover, sward variation, species, and their percentage cover.
- 3.4.2 Where the grassland differed to a certain extent or was divided by field boundary such as hedgerows it was considered that the grassland was a different habitat parcel, and another assessment was undertaken.
- 3.4.3 This survey methodology provides information required to classify the grassland to the correct grassland habitat type and provides sufficient information to undertake the statutory metric condition assessment.

3.5 Hedgerows

- 3.5.1 Species richness is determined using the methodology for species richness within the hedgerow regulations act 1997.

3.6 Morph River Assessment

- 3.6.1 The River Condition Assessment was completed on 14th October 2025 according to the Modular River Physical (MoRPh5) Survey methodology as outlined by within the MoRPh Manual 2022 (Gurnell et al. 2022).
- 3.6.2 The surveys were completed by trained and accredited personnel.

MoRPh Surveys

- 3.6.3 The River Condition Assessment consists of a series of visual inspections of sections, or sub-reaches, of a river recording the extent, and frequency of a large number of physical characteristics, such as height, width and shape, and material of the bank and bed, as well as other physical features such as presence and extent of bars and islands. The nature of the water flow is also considered, recording the nature of the water surface such as whether it is smooth, rippled, or unbroken waves. Vegetation within the river and along the bank and bank top is also recorded.

Desk Study

- 3.6.4 The methodology includes a desk study that identifies the wider length of the river that is relatively uniform, or reach of the river, that the site falls within, which is often several kilometres long. The study measures several characteristics such as the

- length, sinuosity, and gradient, which along with the information collected during the MoRPh surveys are used to categorise the river as one of 13 river types found in the UK.
- 3.6.5 The results of the surveys and desk top study are used to calculate a condition score which is typically between 0 and 2, though exceptionally poor or good quality rivers can score above or below this, respectively. This score is then used to allocate a condition to the river, based on the determined river type, with the sub-reach of the river categorised as either Poor, Fairly Poor, Moderate, Fairly Good, or Good.
- 3.6.6 Finally, the river is assessed as to whether it is over deep, i.e disconnected from the floodplain. Many streams and rivers within England, have a long history of channel modifications, as a result of which they have become 'over deep', and are to some extent hydrologically and ecologically disconnected from their riparian margins and floodplains. Over deep channels may support a diverse range of physical habitats but if these are hydrologically disconnected to some degree it reduces their potential to support biodiversity.
- 3.6.7 Where river sub-reaches are considered to be over deep, the resultant condition is downgraded by one category e.g., Fairly Good to Moderate.

3.7 Limitations and Assumptions

- 3.7.1 Habitat surveys were carried out at a suitable time of year, but surveys were not exhaustive and may not have recorded all species present on site.
- 3.7.2 Habitat areas (ha) and lengths (km) produced in GIS were rounded to two significant figures for inputting into the metric. Due to rounding of values there are discrepancies in the total area of lost and created habitats within the metric. This is not considered a limitation to this BNG assessment because all habitats are considered to be captured accurately in GIS for representation in the BNG assessment.
- 3.7.3 The watercourse was dry at the time of the survey, however as the watercourse is considered to be a winterbourne stream and as such is likely to be dry for much of the year, and the dry conditions at the time of the survey are not atypical and therefore this is not considered to be a significant constraint to the assessment.

4 DESKTOP SURVEY

4.1 Site Context

- 4.1.1 The site is located within Wiltshire LPA and Salisbury Plain and West Wiltshire Downs NCA, as shown in figure 2 below.



Figure 2 LPA and NCA

4.2 Strategic Areas and Priority/Irreplaceable Habitats

- 4.2.1 There are no enhancement and creation measures listed within the Wiltshire and Swindon LNRs located on site, therefore all of the habitats within this assessment have been input as being of a low strategic significance.
- 4.2.2 No priority or irreplaceable habitats (excluding native hedgerows) were identified onsite during either desktop or on site surveys, see figure 3 below.
- 4.2.3 A desktop search using publicly available information did not identify any irreplaceable habitats onsite. This was confirmed during the UKHab survey.

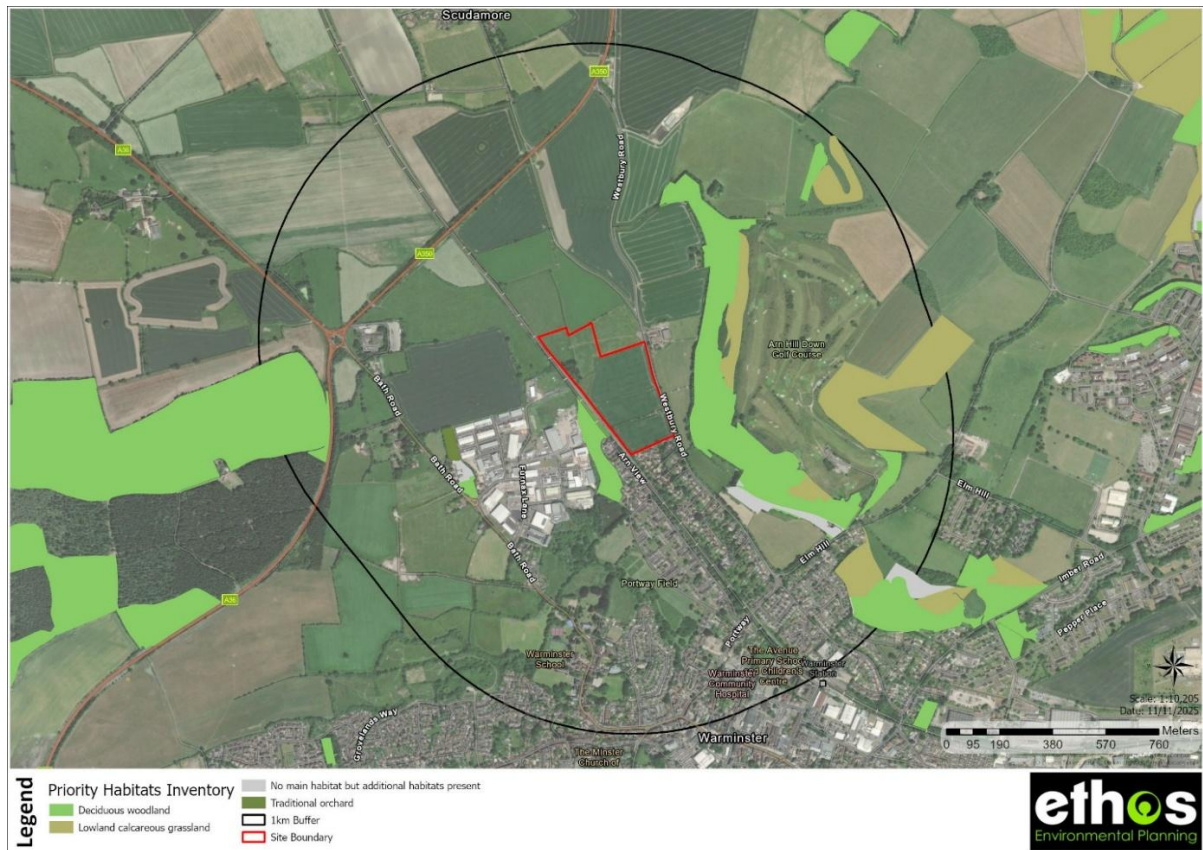


Figure 3 Priority habitats

4.3 Achieving BNG Good Practice Principles

4.3.1 This section sets out the 10 principles of biodiversity net gain and provides a summary of how these principles have been applied to the project from its inception to the current proposals.

Table 1 10 Principles of biodiversity net gain

PRINCIPLE	APPLICATION TO PROJECT
Principle 1: Apply the mitigation hierarchy Do everything possible to first avoid and then minimise impacts on biodiversity. Only as a last resort, and in agreement with external decision-makers where possible, compensate for losses that cannot be avoided. If compensating for losses within the development footprint is not possible or does not generate the most benefits for nature conservation, then offset biodiversity losses by gains elsewhere.	The hedgerows, wet woodland and grassland have been retained and enhanced where possible.
Principle 2: Avoid losing biodiversity that cannot be offset by gains elsewhere Avoid impacts on irreplaceable biodiversity – these impacts cannot be offset to achieve no net loss or net gain.	No irreplaceable habitats are present on site. The habitats with the highest distinctiveness (wet woodland and ponds) are being retained under the proposals.
Principle 3: Be inclusive and equitable Engage stakeholders early, and involve them in designing, implementing, monitoring and evaluating the approach to Biodiversity Net Gain. Achieve net gain in partnership with stakeholders where possible, and share the benefits fairly among stakeholders.	The proposals have been subject to extensive historic consultation and the new proposals have sought to address matters raised.
Principle 4: Address risk Mitigate difficulty, uncertainty and other risks to achieving net gain. Apply well-accepted ways to add contingency when calculating biodiversity losses and gains in order to account for any remaining risks, as well as to compensate for the time between the losses occurring and the gains being fully realised.	There is negligible to low risk associated with implementation of the habitat units on site.
Principle 5: Make a measurable net gain contribution Achieve a measurable, overall gain for biodiversity and the services ecosystems provide while directly contributing towards nature conservation priorities.	This report details the assessment and calculations for biodiversity net gain, using the Statutory metric. This demonstrates that the scheme delivers a net gain for biodiversity, increasing the value of habitats in that area. The proposals are creating two priority habitats – winterbourne chalk stream and traditional orchard.
Principle 6: Achieve the best outcomes for biodiversity Achieve the best outcomes for biodiversity by using robust, credible evidence and local knowledge to make clearly-justified choices when: • <i>Delivering compensation that is ecologically equivalent in type, amount and condition, and that accounts for the location and timing of biodiversity losses;</i> • <i>Compensating for losses of one type of biodiversity by providing a different type that delivers greater benefits for nature conservation;</i> • <i>Achieving Biodiversity Net Gain locally to the development while also contributing towards nature conservation priorities at local, regional and national levels;</i>	The proposals include improving the biodiversity value of the site in an urban context, providing higher quality habitat than that which is lost on the development site.

• Enhancing existing or creating new habitat; and • Enhancing ecological connectivity by creating more, bigger, better and joined areas for biodiversity.	
Principle 7: Be additional Achieve nature conservation outcomes that demonstrably exceed existing obligations (i.e. doesn't deliver something that would occur anyway).	The proposals deliver additional biodiversity value that would not otherwise have been delivered. The scheme is exceeded the mandatory 10% and delivering the creation of priority habitats on site.
Principle 8: Create a net gain legacy Ensure Biodiversity Net Gain generates long-term benefits by: • Engaging stakeholders and jointly agreeing practical solutions that secure net gain in perpetuity; • Planning for adaptive management and securing dedicated funding for long-term management; • Designing net gain for biodiversity to be resilient to external factors, especially climate change; • Mitigating risks from other land uses; • Avoiding displacing harmful activities from one location to another; and • Supporting local-level management of Biodiversity Net Gain activities.	The net gain proposals are delivered on site and will be managed in perpetuity by a Management Company for the benefit of the future occupants and the local community with public access through the site.
Principle 9: Optimise sustainability Prioritise Biodiversity Net Gain and, where possible, optimise the wider environmental benefits for a sustainable society and economy.	The proposals have been informed by the need to deliver BNG as well as the mitigation required for protected sites, species and habitats set out in the EclA for the site (Ethos, 2022).
Principle 10: Be transparent Communicate all Biodiversity Net Gain activities in a transparent and timely manner, sharing the learning with all stakeholders.	This report provides a transparent account of the biodiversity net gain assessment.

5 BASELINE HABITATS

5.1 Introduction

5.1.1 The site covers 10.49 ha. The baseline biodiversity map showing the existing habitats across the site is shown in Figure 4 and the habitats are listed below:

- *Grassland – other neutral grassland;*
- *Grassland - modified grassland;*
- *Cropland - cereal crops;*
- *Ponds (Non-priority habitat);*
- *Wet woodland; and*
- ***Hedgerows – Native hedgerow.***
- *Watercourse – Other rivers and streams.*

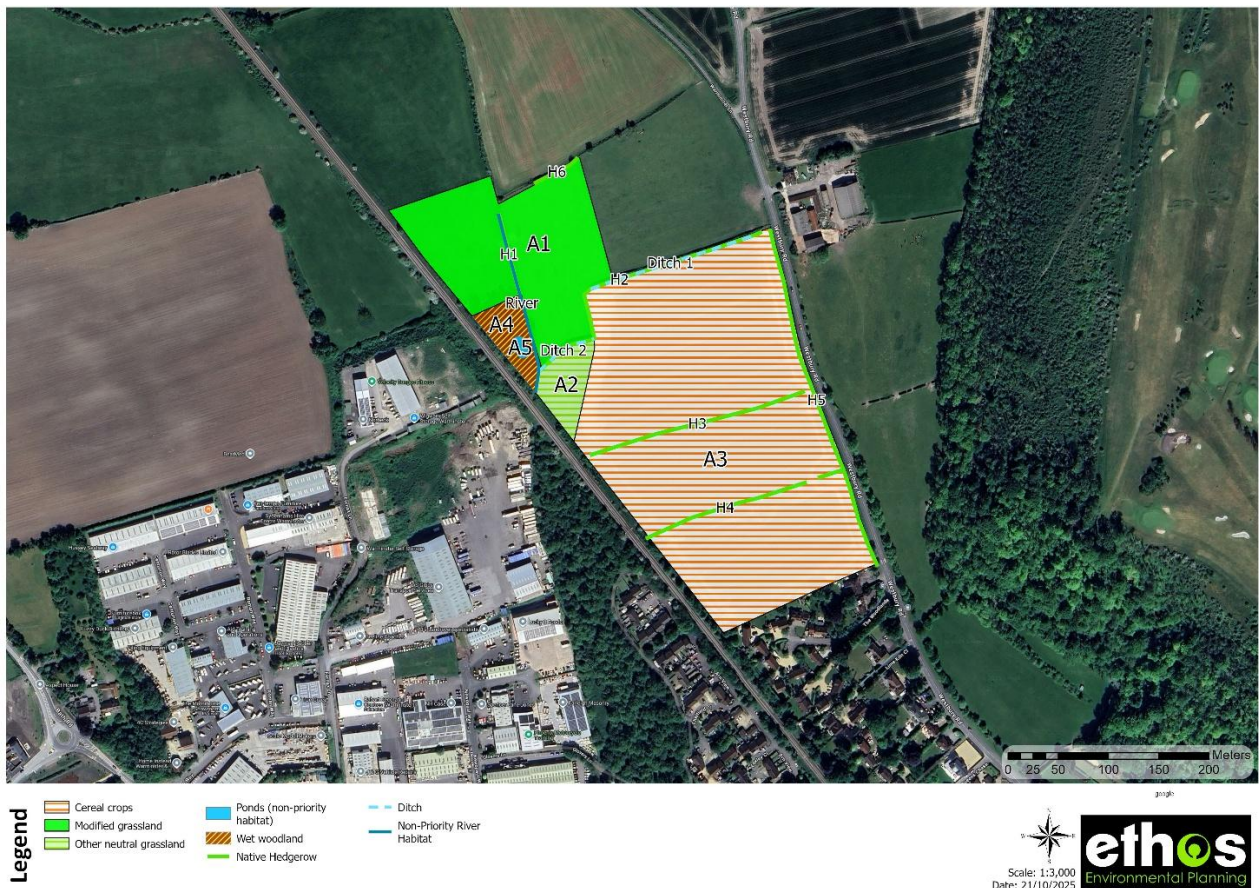


Figure 4 Existing habitats

5.1.2 A description of each habitat and its condition is given below. Area habitats are considered separately from linear habitats.

5.2 Area habitats

Cropland - Cereal crops

- 5.2.1 Arable fields dominated the site, occupying 7.49ha. This is an agricultural habitat with no associated condition assessment.

Grassland – Other neutral grassland

- 5.2.2 To the south east of the wet woodland is a parcel of other neutral grassland. The grassland is variable in botanical and structural diversity across the parcel, with tall unmanaged areas and managed margins, and dominated by grasses.
- 5.2.3 Overall, the parcel is a medium distinctiveness habitat in ‘poor’ condition. The grassland is not considered to be a good example of a neutral grassland as it is dominated by grasses with few characteristic species, and significant encroachment from ruderal species such as nettles and thistles.

5.2.21 See appendix 2 for full species list and condition sheet data.



Photo 1 Parcel of Other neutral grassland in the west of the site (2022)

Grassland - Modified

- 5.2.4 The northern section of the site comprised 2.38ha of modified grassland fields. These two of the fields were assessed to be species poor.
- 5.2.5 The site is not within a location identified as a strategic priority. The grassland was in poor condition (managed as pasture with cover of undesirables above 20% and fails most condition criteria).



Photo 2 Modified grassland in the north of site (2022)

Lakes – Ponds (Non-priority habitat)

5.2.6 A pond occupying 0.024ha was located in the west of the site was fed by a stream which ran along the western boundary of the site. The pond was bordered by trees and scrub and was located adjacent to the rough grassland. The pond was wet when surveyed in 2022 and dry at the time of survey in 2025.

5.2.7 The pond was in **good condition** (passes all the condition criteria).



Photo 3 Pond 1 (2022)

Photo 4

Woodland and forest – Wet woodland

5.2.8 There was a section of wet woodland measuring 0.27ha located on the western boundary of the site. The woodland comprised crack willow (*Salix fragilis*) and alder (*Alnus glutinosa*) with scattered hawthorn and blackthorn. The woodland canopy was closed with minimal ground flora present. The woodland was located adjacent to the stream (Photo 7) and pond 1 was located within the woodland. The woodland

was small, had low botanical diversity and vegetation was of a similar age with low structural diversity.

5.2.9 The woodland was in **good condition** (fails no more than 2 of the criteria in table 4).



Photo 4 Ruderal vegetation



Photo 5 Ruderal vegetation

5.3 Linear habitats

(H1) Hedgerow – Native hedgerow associated with ditch

5.3.1 Hedgerow 1 was 0.83km long and located to the north of the wet woodland. The hedgerow was dominated by hawthorn, with hazel (*Corylus avellana*), bramble, elm (*Ulmus procera*), field maple (*Acer campestre*) and willow (*Salix spp.*). Ground flora included lords and ladies (*Arum maculatum*) and common nettle and was bordered by grassland field margins.

5.3.2 H1 was in **good condition**.



Photo 6 H1 from east (2022)

(H2) Hedgerow – Native hedgerow

5.3.3 Hedgerow 2 was 0.3km long and comprised an internal hedgerow that traversed the site from east to west. The hedgerow was dominated by hawthorn (*Crataegus monogyna*) with scattered blackthorn (*Prunus spinosa*) present

5.3.4 H2 was in **moderate condition**.



Photo 7 H2 from east

(H3) Hedgerow – Native hedgerow associated with ditch

5.3.5 Hedgerow 3 was an internal hedgerow that traversed the site from east to west measuring 0.22km. The hedgerow was dominated by hawthorn with scattered blackthorn present. The hedgerow had a poor vegetational structure, was gappy, and was assessed to be over managed.

5.3.6 H3 was in **poor condition**.



Photo 8 H3

(H4) Hedgerow – Native hedgerow with trees

5.3.7 Hedgerow 4 was an internal hedgerow with four semi mature trees present measuring 0.19m. There were large gaps within the hedgerow some >20m. The hedgerow was assessed to be heavily managed resulting in a poor vegetational structure.

5.3.8 H4 was in **moderate condition**.



Photo 9 Western section of H4

(H5) Hedgerow – Native hedgerow

5.3.9 H5 was 0.35km long and formed the eastern site boundary. The hedgerows were dominated by hawthorn and were heavily managed. Other species present included blackthorn, privet (*Ligustrum spp.*), bramble, ash and elm. Ground flora included Lords and ladies and wood sedge (*Carex sylvatica*). There was also a grassland margin present along both hedgerows.

5.3.10 H5 was in **poor condition**.



Photo 10 Eastern section of H5 taken from the south

(H6) Hedgerow – Native hedgerow

5.3.11 A short section of H6 (0.051km) was present on the northern boundary. The hedge was intensively managed and dominated by hawthorn with occasional blackthorn.

5.3.12 H6 was in **moderate condition**



Photo 11 H6 along the northeast boundary.

5.4 Watercourse Habitats

Other rivers and streams

5.4.1 A heavily altered unnamed winterbourne stream runs along the western part of the site. The watercourse runs southward joining a series of waterbodies and channels that likely feed into The Were River.

5.4.2 The watercourse runs for approximate 212m through and along the western part of the site, with approximately 10m culvert for farm access.

5.4.3 The watercourse was classified as a calculated river type of K.

Table 1 Thresholds for allocating condition, based on preliminary condition score

River Type	K
Likely best average condition score	2.4
Lower threshold for GOOD	> 1.9
Lower threshold for FAIRLY GOOD	> 1.2
Lower threshold for MODERATE	> 0.2
Lower threshold for FAIRLY POOR	> -1.0
Likely worst average condition scores	-2.5

- 5.4.4 The watercourse had a calculated condition score of 0.304. See Appendix 2 for a summary of the calculated indicators.
- 5.4.5 The watercourse has a river shape score of 1.2. River shape values of <2 are indicative of watercourses highly likely to be overdeep. Given the agricultural setting, depth, and bank profile it is clear the channel has been subjected to straightening and artificial deepening for the channel. Therefore, the preliminary condition, as dictated by the preliminary indicator score, is reduced by one grade.
- 5.4.6 Therefore the watercourse has been assessed to be in 'fairly poor' condition, generally scoring moderately for most negative and positive indices (between -2 and +2), but with a significant negative score of -4 for the reshaped bank profile.



Photo 24: Typical section of the watercourse on site



Photo 25: Culvert within the stream

5.5 Summary of baseline units

- 5.5.1 Overall, the site comprises of a range of area habitats of very low, low, and medium distinctiveness habitats of 'poor' or 'moderate' condition, with a total baseline biodiversity unit value of 26.21 units.
- 5.5.2 Hedgerows on site comprise of low distinctiveness habitat in 'poor' or 'moderate' condition, with a total value of 3.80 biodiversity units for linear hedgerow habitats.
- 5.5.3 Watercourses comprising of high and low distinctiveness habitat in 'fairly poor' and 'poor' condition respectively making up a total of 1.91 biodiversity units for linear watercourse habitat on site.
- 5.5.4 A summary of the condition assessment, with calculated indices is present in appendix 2.

6 PROPOSED HABITATS

6.1 Development Proposals and landscape strategy



6.2 Proposed habitat map

- 6.2.1 The post-development habitats expected on site after construction are based on the development proposals and shown in figure 6 below. The development proposals identify the habitats lost to the development and the habitats created on site.



Figure 6 Proposed habitats

6.3 Created habitats

Grassland – other neutral grassland (A6, A7)

- 6.3.1 Areas of other neutral grassland will be created throughout the site along the hedgerows and enhanced in the centre and northwest of the site. Table 13 shows how the proposed habitat will be managed to achieve its **target condition of moderate**.
- 6.3.2 In addition, a community traditional orchard is proposed to be created in the north-west of the site. The management prescriptions set out in table 13 are relevant to the grassland within the orchard.

Table 2 Other neutral grassland proposed management – target condition moderate

Condition Assessment Criteria	Proposed management	Pass/Fail
1. The area is clearly and easily recognisable as a good example of this type of habitat and there is little difference between what is described in the relevant habitat classifications and what is visible on site.	Habitat will be created using a species-rich seed mix containing a mix of grass and herb species with a low percentage of perennial rye grass.	Pass

Condition Assessment Criteria	Proposed management	Pass/Fail
2. <i>The appearance and composition of the vegetation on site should very closely match the characteristics for the specific Priority Habitat [i.e as described by either the Phase 1 Habitat Classification or the UK Habitat Classification], with species typical of the habitat representing a significant majority of the vegetation.</i>	The grassland will be cut annually between July and August with arisings removed to allow a varied structure to develop.	Fail – improved management but not meeting appearance and composition of priority habitat
3. <i>Wildflowers, sedges and indicator species for the specific Priority grassland habitat are very clearly and easily visible throughout the sward and occur at high densities in high frequency. See relevant Habitat Classification for details of indicator species for specific habitat.</i>	Annual mowing and removal of arisings will allow wildflowers to develop and the grassland will be monitored to ensure fast-growing and undesirable species are controlled.	Pass
4. <i>Undesirable species and physical damage is below 5% cover.</i>	The grassland will be regularly monitored to assess the coverage of these species and inform remedial actions.	Pass / potential fail – cover of undesirables may exceed 5%.
5. <i>Cover of bare ground less than 10% (including localised areas, for example, rabbit warrens).</i>	Footpaths will keep recreational pressures on the grassland to a minimum.	Pass
6. <i>Cover of bracken less than 20% and cover of scrub and bramble less than 5%.</i>	Monitoring and annual mowing will control the encroachment of scrub and bracken.	Pass

Urban – Built Environment

- 6.3.3 Various urban habitat types will be created which do not require a condition assessment including; developed land; sealed surface (1.5ha), vegetated garden (0.88ha), artificial unvegetated unsealed surface (0.21ha), allotments (0.12ha) and urban street trees (0.7125ha). Overall these urban habitats will occupy 3.4ha.

Urban – Amenity Grassland

- 6.3.4 Areas of amenity grassland will be created throughout the development as part of the landscaping for the site and will occupy 1.59ha of the completed development.

Woodland – Other woodland; broadleaved

- 6.3.5 Woodland planting will be undertaken along the northern, southern and western boundaries of the site, screening the development from the railway and adjacent residential areas. This will occupy 0.9ha and comprise a mix of native tree and shrub species. Table 15 shows how this habitat will be managed to achieve its **target condition of good** (meeting at least 10 of the criteria with only minor variation).

Table 3 Woodland proposed management – target condition good

Condition Assessment Criteria	Proposed management	Pass/Fail
1. This should be an area of trees with complete canopy cover.	The woodland will be planted using bare root trees and planted at 2.5m spacings to provide continuous canopy cover.	Pass
2. Native species are dominant. Non-native and invasive species account for less than 10% of the vegetation cover.	Only native species of local provenance will be used for creation and the woodland will be monitored regularly and any non-native invasive species will be managed appropriately.	Pass
3. A diverse age and height structure of the trees.	A mix of tree and shrub species will be planted with semi-mature specimens and whips used to create a diverse structure.	Pass
4. Free from damage [Bark stripping; Browse line; Damage shoot tips] (in the last five years) from stock or wild mammals with less than 20% of vegetation being browsed.	New trees will be protected from browsing with tubes and monitored once established to assess the need for remedial actions if browsing pressure exceeds this threshold.	Pass
5. There should be evidence of successful (i.e. not browsed off before it gets well established) tree regeneration such as seedlings, saplings and young trees.	Once established, the woodland will be put into active management (for example thinning every 5 years) to allow natural regeneration.	Pass
6. Standing and fallen dead wood of over 20 cm diameter are present including fallen large dead branches/stems and stumps.	As the woodland matures, these features are expected to develop.	Pass
7. Wetland habitat if they exist within the wood has little sign of drainage or channel straightening.	No wetland habitat is proposed within the woodland	N/A
8. The area is protected from damage by agricultural and other adjacent operations.	The woodland will be fenced off to protect it from adjacent residential development	Pass
9. There should be no evidence of inappropriate management (e.g. deep ruts, animal poaching or compaction).	A management plan will form part of the LEMP which will preclude inappropriate management.	Pass
10. Invasive non-native plants are below 5% (see list below).	The woodland will be monitored regularly and any invasive non-native plants will be removed in line with best practice.	Pass
11. No signs of significant nutrient enrichment present.	Due to the location of the woodland, it will not be possible to exclude nutrient enrichment from this habitat.	Fail

Condition Assessment Criteria	Proposed management	Pass/Fail
12. More than 3 different native trees and 3 shrub species in an average 10 m radius.	A high diversity of native tree and shrub species will be used in the creation of the woodland.	Pass

Native Species-Rich Hedgerows

- 6.3.6 Native species-rich hedgerows will be created in the north-west of the site, along the edge of the wet woodland, bordering the allotments and extending H6 to connect it to H1. This will result in the creation of 0.04km of new native hedgerow.
- 6.3.7 Hedgerows H2 and H4 function as a commuting feature for bats, therefore, they will be managed to establish a higher/bushier structure of at least 3m in height with grassland buffers of a minimum 5m either side.

Table 4 Hedgerow proposed management

Condition Assessment Criteria	Proposed management
1. Height >1.5 m average along length	Once established, hedgerows will be cut to achieve a minimum height of 2m. H2 and H4 will be managed to achieve a minimum height of 3m.
2. Width >1.5 m average along length	Once established, hedgerows will be cut to achieve a minimum width of 2m.
3. Gap between ground and base of canopy <0.5 m for >90% of length (unless 'line of trees')	Hedgerows will be cut frequently in the first five years to ensure a dense structure.
4. Gaps make up <10% of total length and · No canopy gaps >5 m	Planted hedgerows will be monitored to ensure plants are established and healthy with any failed stock replaced in the planting season following the monitoring visit.
5. Undisturbed ground and perennial vegetation: >1 m width of undisturbed ground with perennial herbaceous vegetation for >90% of length measured from outer edge of hedgerow, on at least one side of the hedge	A buffer of at least 1m will be implemented along all hedges which will be mown annually to protect these features from adjacent activities. Hedgerows H2 and H4 will have a minimum of 5m long sward grassland buffers (bat habitat).
6. Undesirable perennial vegetation: Plant species indicative of nutrient enrichment of soils dominate <20% cover of the area of undisturbed ground The indicator species used are nettles (<i>Urtica</i> spp.), cleavers (<i>Galium aparine</i>) and docks (<i>Rumex</i> spp.). Their presence, either singly or together, should not exceed the 20% cover threshold.	Hedgerows will be monitored for the presence of undesirable species and appropriate remedial actions taken.
7. Invasive and neophyte species: >90% of the hedgerow and undisturbed ground is free of invasive non-native and neophyte species	Only native plants of local provenance will be used in the creation of the hedgerows and regular monitoring will identify the presence and

Condition Assessment Criteria	Proposed management
<i>Neophytes are plants that have naturalised in the UK since AD 1500. For information on neophytes see the JNCC website and for information on invasive non-native species see the GB Non-Native Secretariat website.</i>	extent of invasive non-native species and inform appropriate remedial actions.
<i>8. >90% of the hedgerow or undisturbed ground is free of damage caused by human activities</i>	The hedgerows will be managed on a rotation with each side (left/top/right) cut annually and the adjacent grassland mown annually. Low intensity management will avoid damage to the hedgerows.

6.4 Watercourse Units

- 6.4.1 A new channel of approximately 142m will be created along the western edge of the field the stream runs through. The stream will be created to replicate the existing channel on site, to be a ground water fed channel in similar 'fairly poor' condition.
- 6.4.2 The new channel generates 0.39 units for watercourse habitats.

6.5 Enhanced habitats

(A13) Grassland – Other neutral grassland (A1, A2)

- 6.5.1 0.33ha of the other neutral grassland and 2.38ha of modified grassland, will be enhanced on site. To achieve its target condition of moderate the existing swards will be overseeded with a species-rich seed mix to increase species-diversity and appropriate management for cutting, and removal of undesirables will be applied.

Native Hedgerows (H1, H2, H3, H4, H5, H6)

- 6.5.2 All hedgerows on site will be enhanced to species rich hedgerows. This will be achieved by planting to increase species-diversity and a reduction in management intensity and the creation of a margin of undisturbed ground.
- 6.5.3 All hedgerows will be rotationally cut and less intensively managed. The hedgerows will be buffered by a margin of undisturbed ground.
- 6.5.4 Hedgerows 2 and 4 will be subject to the creation of a margin of not less than 5m of undisturbed ground (bat corridor habitat).

6.6 Summary

- 6.6.1 Within the site, area-based habitats generate 43.06 biodiversity units, of which 25.74 are from newly created habitats, with the remaining 17.32 units from retained and enhanced habitats.
- 6.6.2 Hedgerow habitats generate 10.82 biodiversity units, 2.03 units of which are from the creation of new hedgerows and the remainder are from the retention and enhancement of the existing hedgerows.
- 6.6.3 The other linear units generated are +0.39 biodiversity units, or +20.57%, for watercourse units.

7 SUMMARY OF OVERALL BIODIVERSITY CHANGE

7.1 Based on the metric calculations, the proposed habitats on the site would deliver a net gain of biodiversity of:

- 43.68% for habitats
- 47.26% for hedgerows.
- 20.57% for watercourses.

7.2 Figure 3 shows the headline results from the metric.

Land West of Westbury Road (New Farm)

Headline Results

Scroll down for final results ▲

Return to results menu

On-site baseline	Area habitat units	26.21	
	Hedgerow units	3.80	
	Watercourse units	1.91	
On-site post-intervention (Including habitat retention, creation & enhancement)	Area habitat units	37.65	
	Hedgerow units	5.60	
	Watercourse units	2.30	
On-site net change (units & percentage)	Area habitat units	11.45	43.68%
	Hedgerow units	1.80	47.26%
	Watercourse units	0.39	20.57%

Off-site baseline	Area habitat units	0.00	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Off-site post-intervention (Including habitat retention, creation & enhancement)	Area habitat units	0.00	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Off-site net change (units & percentage)	Area habitat units	0.00	0.00%
	Hedgerow units	0.00	0.00%
	Watercourse units	0.00	0.00%

Combined net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Area habitat units	11.45	
	Hedgerow units	1.80	
	Watercourse units	0.39	
Spatial risk multiplier (SRM) deductions	Area habitat units	0.00	
	Hedgerow units	0.00	
	Watercourse units	0.00	

FINAL RESULTS

Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Area habitat units	11.45
	Hedgerow units	1.80
	Watercourse units	0.39
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	Area habitat units	43.68%
	Hedgerow units	47.26%
	Watercourse units	20.57%

Trading rules satisfied?	Yes ✓
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Unit Type	Target	Baseline Units	Units Required	Unit Deficit
Area habitat units	10.00%	26.21	28.83	0.00
Hedgerow units	10.00%	3.80	4.18	0.00
Watercourse units	10.00%	1.91	2.10	0.00

No additional area habitat units required to meet target ✓

No additional hedgerow units required to meet target ✓

No additional watercourse units required to meet target ✓

Figure 1 Headline result from the DEFRA Statutory Metric

8 CONCLUSION AND RECOMMENDATIONS

- 8.1 The development proposals for the site would result in a net gain of biodiversity in both area and linear habitats.
- 8.2 The management recommendations required to achieve the target conditions for each of the created and enhanced habitats have been set out in this report and will be included in a LEMP which will include management of the features set out as part of the mitigation strategy for the site.

APPENDIX 1 POLICY AND LEGISLATION

Statutory Framework

- 8.1.1 Biodiversity net gain is a way of creating and improving biodiversity by requiring development to have a positive impact ('net gain') on biodiversity.
- 8.1.2 In England, biodiversity net gain is required under a statutory framework introduced by Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021). This is referred to as biodiversity net gain in Planning Practice Guidance to distinguish it from other or more general biodiversity gains.
- 8.1.3 Under the statutory framework for biodiversity net gain, every grant of planning permission is deemed to have been granted subject to a general biodiversity gain condition to secure the biodiversity gain objective. This objective is to deliver at least a 10% increase in relation to the pre-development biodiversity value of the development granted permission. This increase can be achieved through onsite biodiversity gains, registered offsite biodiversity gains or statutory biodiversity credits.
- 8.1.4 The general biodiversity gain condition is a pre-commencement condition: once planning permission has been granted, a Biodiversity Gain Plan must be submitted and approved by the planning authority before commencement of the development. There are exemptions and transitional arrangements which disapply the condition from certain planning permissions, as well as special modifications for planning permissions for phased development and the treatment of irreplaceable habitats.
- 8.1.5 The statutory framework for biodiversity net gain also includes provisions about information requirements for planning applications and the treatment of the condition on planning decision notices.

Environment Act 2021

- 8.1.6 The Act requires a minimum of 10% net gain for biodiversity as a condition of planning permission.
- 8.1.7 Net gain is to be measured by the biodiversity metric published by the Secretary of State. The Act requires that gains must be secured for a minimum of 30 years post completion of development. Also, under Section 40 the NERC Act 2006, as amended by the Environment Act 2021, "A public authority which has any functions exercisable in relation to England must from time-to-time consider what action the authority can properly take, consistently with the proper exercise of its functions, to further the general biodiversity objective."...the biodiversity objective is, "...the conservation and enhancement of biodiversity in England through the exercise of functions in relation to England". This is referred to as the Biodiversity Duty.
- 8.1.8 The Environment Act received Royal Assent in November 2021, meaning that by February 2024 the expectation for all planning permissions to include a biodiversity net gain of at least 10% will become a legal requirement.

BNG Exemptions

Developments below Threshold

- 8.1.9 A development that's below the threshold means that it does not impact a priority habitat and impacts less than:
- 25 square metres (5m by 5m) of habitat
 - 5 metres of linear habitats such as hedgerows

Householder Applications

- 8.1.10 These are applications made by householders as defined within [article 2\(1\) of the Town and Country Planning \(Development Management Procedure\) \(England\) Order 2015](#). It includes, for example, small projects like home extensions, conservatories or loft conversions

Self-build and Custom Applications

- 8.1.11 An exemption applies to this type of development when all the following conditions apply:
- it consists of no more than 9 dwellings
 - it's on a site that has an area no larger than 0.5 hectares
 - it consists exclusively of dwellings that are self-build or custom housebuilding as defined in [section 1\(A1\) of the Self-build and Custom Housebuilding Act 2015](#)

Biodiversity Gain Site

- 8.1.12 Developments undertaken for the purpose of fulfilling the BNG planning condition for another development are exempt.

High Speed Railway Network

- 8.1.13 An exemption applies to any development forming part of, or ancillary to, the high-speed railway transport network, comprising connections between all or any of the places or parts of the transport network specified in [section 1\(2\) of the High Speed Rail \(Preparation\) Act 2013](#)

National Planning Policy Framework

- 8.1.14 The **National Planning Policy Framework (NPPF)** (published Dec 2024) sets out national planning policy, including policies of relevance to conserving and enhancing the natural environment. Policies of relevance to the proposed development (parts of paragraphs 187, 192, 193 and 198) have been summarised below:

Para 187: Planning policies and decisions should contribute to and enhance the natural and local environment by:

- a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan)*
- d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures and incorporating features which support priority or threatened species such as swifts, bats and hedgehogs;*

Para 192: To protect and enhance biodiversity and geodiversity, plans should:

- a) Identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity; wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation; and*
- b) promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.*

Para 193: When determining planning applications, local planning authorities should apply the following principles, notably:

- a) *if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;*
- ...
- d) *development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate*

Para 198:

- c) *limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.*

UK Governments 25 Year Environment Plan

- 8.1.15 The UK Government's 25 Year Environment Plan (DEFRA, 2018) states a desire to 'embed a 'net environmental gain' principle for development to deliver environmental improvements locally and nationally' and plans to consult on making Biodiversity Net Gain a mandatory requirement.
- 8.1.16 On 14th March 2019, Her Majesty's Treasury confirmed that following consultation, the government will use the forthcoming Environment Bill to mandate BNG for development in England, ensuring that the delivery of much-needed infrastructure and housing is not at the expense of vital biodiversity.

Biodiversity 2020: A Strategy for England's Wildlife and Ecosystem

- 8.1.17 A strategy for England's wildlife and ecosystem services (DEFRA, 2011) is the national strategy for biodiversity. This sets out an ambition to halt the loss of biodiversity and see an increase in the area of priority habitats by 200,000 ha by 2020. Biodiversity 2020 sets in policy the objectives to improve our wildlife Sites, make them bigger, develop more of them and join them up (summarised as 'Bigger, Better, More and Joined').

NERC Act

- 8.1.18 The Natural Environment and Rural Countryside (NERC) Act (HMSO, 2006) requires public bodies, including local authorities, 'to have regard to the conservation of biodiversity in England when carrying out their normal functions'. Section 40 sets out that:
- Paragraph 1. "Every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity";
 - Paragraph 3. "Conserving biodiversity includes, in relation to a living organism or type of habitat, restoring or enhancing a population or habitat".
 - Section 41 sets out that: Paragraph 1. "The Secretary of State must... publish a list of the living organisms and types of habitat ... of principal importance for the purpose of conserving biodiversity" based on consultation with Natural England; and that Every planning authority must "a) take such steps... to further the conservation of the living organisms and types of habitat included in any list published under this section, or (b) promote the taking by others of such steps".

APPENDIX 1

Table 5 *Condition Assessment: Grassland – Other neutral grassland*

Condition Assessment Criteria	Evidence	Pass / Fail
1. The area is clearly and easily recognisable as a good example of this type of habitat and there is little difference between what is described in the relevant habitat classifications and what is visible on site.	The habitat does not match the description of a good example of this habitat	Fail
2. The appearance and composition of the vegetation on site should very closely match the characteristics for the specific Priority Habitat [i.e as described by either the Phase 1 Habitat Classification or the UK Habitat Classification], with species typical of the habitat representing a significant majority of the vegetation.	Not a priority habitat	Fail
3. Wildflowers, sedges and indicator species for the specific Priority grassland habitat are very clearly and easily visible throughout the sward and occur at high densities in high frequency. See relevant Habitat Classification for details of indicator species for specific habitat.	Wildflowers and sedges only present with low coverage, sward dominated by palatable grasses	Fail
4. Undesirable species and physical damage is below 5% cover.	Over 15% coverage of thistles and white clover	Fail
5. Cover of bare ground less than 10% (including localised areas, for example, rabbit warrens).	Less than 10% bare ground	Pass
6. Cover of bracken less than 20% and cover of scrub and bramble less than 5%.	Bracken absent and scrub encroachment negligible	Pass

Table 6 *Lakes – Ponds (Non-priority habitat)*

Condition Assessment Criteria	Evidence	Pass / Fail
1. Are of good water quality, with clear water (substrate can be seen) and no obvious sign of pollution in the water body.	Substrate visible and no obvious signs of pollution	Pass
2. The water body should have semi natural riparian land for at least 10 m from the pond edge.	Pond is located within woodland which extends for at least 10m in all directions	Pass
3. Non-woodland ponds should be dominated by plants, be they submerged or floating (note dominance of duckweed is a sign of eutrophication).	Woodland pond – N/A	Pass
4. Non-woodland ponds [i.e. that have always been open] should not be shaded more than 50%	Woodland pond – N/A	Pass
5. Many ponds will be fishless, those which naturally contain fish should not be stocked and should contain a native fish assemblage.	No evidence of fish or stocking	Pass
6. Ponds should not be artificially connected to other water bodies, e.g. ditches.	Pond fed by natural connection to adjacent stream	Pass
7. Pond water levels should be able to fluctuate naturally throughout the year.	Water levels not controlled artificially	Pass
8. Non-native species should be absent.	No non-native species present	Pass

Condition Assessment Criteria	Evidence	Pass / Fail
9. Less than 10% of the pond should be covered with duckweed or filamentous algae.	Duckweed and filamentous algae absent	Pass

Table 7 *Woodland and forest – Other woodland; broadleaved*

Criteria	Evidence
Site Name	Land West of Westbury Road (New Farm)
Broad Habitat Type	woodland
BNG Detailed Habitat	Other woodland; broadleaved
Condition	Good
Date Completed	2025-10-14 00:00:00
Surveyed by:	Stefan
Label	Woodland
Is the survey completed to final? Or does it need checking?	Final
Woodland Sample Name	Q1 Q2
Woodland Type	Broadleaved Broadleaved
Wild, domestic and feral herbivore impact	no no
Invasive Plant Species	None None
Number of native tree/ shrub species richness	Hazel, Crackwillow, Field Maple, Blackthorn, Hornbeam, Blackpoplar, Common Alder Crackwillow, Hawthorn, Blackthorn
Number of non-native species	None None
Native Species Count	6 3
Non-native Species Count	1 1
Total Species Count	7 4
Percentage of native to non-native species	86 75
percentage of openspace within woodland	25 15
Woodland Regeneration	3 2
Tree health percentage	5 5

Ancient woodland indicators	no no
NVC Community	yes yes
Woodland Vertical Structure	5 4
Is deadwood present?	yes yes
Disturbance percentage	5 5
Average plots with deadwood	100
Average plots with browsing damage	0
Average age distribution	2
Average of native species	4.5
Average percentage of native/non-native species	80.5
percentage of openspace within woodland	20
Tree health percentage	5
Woodland Regeneration calculation	2.5
Woodland Vertical Structure	4.5
Disturbance percentage	5
Age distribution of trees	2
Evidence	An average distribution of 2 was recorded.
Wild, domestic and feral herbivore damage	3
Evidence	0% of browsing recorded across the woodland
Invasive plant species	3
Evidence	The following invasive species were recorded within the woodland: None None.

Number of native tree species	3
Evidence	An average 5.5 native species were recorded.
Cover of native tree and shrub species	3
Evidence	100% were native
Open space within woodland	3
Evidence	Average percentage of openspace across the woodland was 20% but the woodland is less than 10ha
Woodland regeneration	3
Evidence	2.5 classes were present on average across the woodland.
Tree health	3
Evidence	An average 5% tree mortality coverage
Vegetation and ground flora	2
Evidence	There was a recognisable NVC plant community. Some grasses along with scrubby species
Woodland vertical structure	2
Evidence	Clear over storey and understory
Veteran trees	1
Evidence	None recorded
Amount of deadwood	3
Evidence	Deadwood was found in 100% of all survey plots.
Woodland disturbance	2
Evidence	An average 5% disturbance across all survey plots.
Woodland Walk	yes
Number of veteran trees in woodland plot	0
Veteran trees	0
Total Score:	33
Consultation	Yes

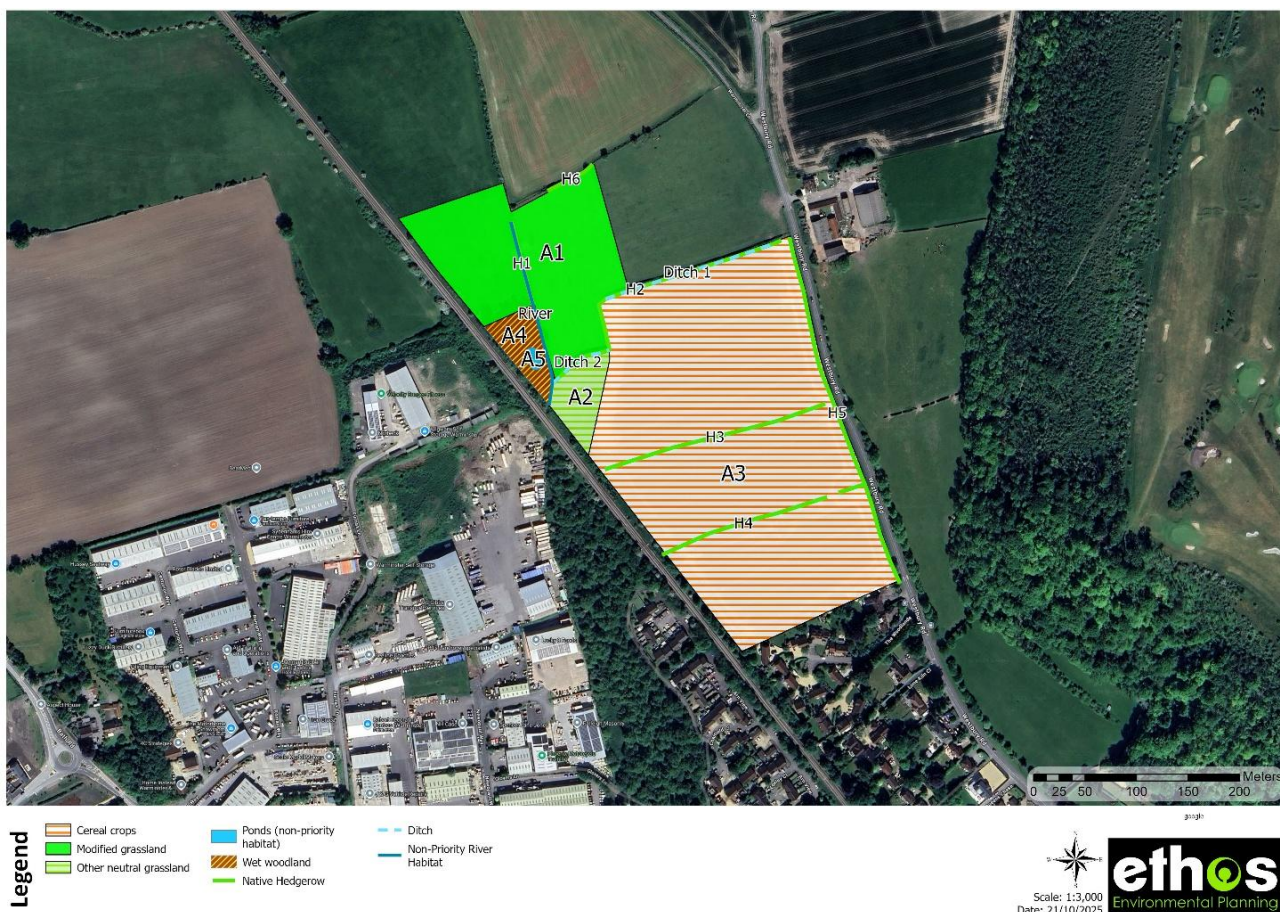


Table 8 Hedgerow – Native hedgerow H1 – north with ditch

Criteria	Evidence
Site Name	Land West of Westbury Road (New Farm)
Broad Habitat Type	hedgerow
BNG Detailed Habitat	Native hedgerow - associated with bank or ditch
Condition	Good
Date Completed	2025-09-25 00:00:00
Surveyed by:	Becky
Label	H1
Level 3 UK Hab Code	Hedgerows (h2)
Level 4 UK Hab Code	Native hedgerow (h2a)
Level 5 UK Hab Code	Other native hedgerow [h2a6]
Does the Hedgerow Contain Trees?	No
Is the hedgerow associated with a ditch or a bank?	Ditch
Overall species list	Hawthorn Blackthorn Dog Rose
Species Average	4
Is the hedgerow species rich?	Species poor
A1. Height: >1.5m average along length	pass

Evidence	4m high
A2. Width: >1.5m average along length	pass
Evidence	1.5m wide
B1. Gap - hedge base: Gap between ground and base of canopy 90% of length	pass
Evidence	No gap at ground level.
B2. Gap - hedge canopy continuity: Gaps make up 5m This is the horizontal gappiness of the woody component of the hedgerow. Gaps are complete breaks in the woody canopy (no matter how small).	pass
Evidence	No gaps except at gateway
C1. Undisturbed ground and perennial vegetation: >1 m width of undisturbed ground with perennial herbaceous vegetation for >90% of length measured from outer edge of hedgerow, on at least one side of the hedge	pass
Evidence	Perennial grass on both sides.
C2. Undesirable perennial vegetation: Plant species indicative of nutrient enrichment of soils dominate The indicator species used are nettles (Urtica spp.), cleavers (Galium aparine) and docks (Rumex spp.). Should not exceed the 20% cover threshold.	pass
Evidence	None seen
D1. Invasive and neophyte species: >90% of the hedgerow and undisturbed ground is free of invasive non-native and neophyte species.	pass
Evidence	None seen
D2. Current damage: >90% of the hedgerow or undisturbed ground is free of damage caused by human activities This criterion addresses damaging activities that may have led to or lead to deterioration in other attributes.	pass
Evidence	None seen
E1. Tree class/p> There is more than one age-class (or morphology) of tree present (for example: young, mature, veteran and or ancient), and there is on average at least one mature, ancient or veteran tree present per 20-50m of hedgerow	nan
E2. Tree Health: At least 95% of hedgerow trees are in a healthy condition (excluding veteran features valuable for wildlife). There	nan

is little or no evidence of an adverse impact on tree health.	
Number of Criteria Failed:	0
Number of Functional Groups Failed:	0
If not.	Compare to previous assessment

Table 9 Hedgerow 2 – Native hedgerow – H2 – north east, with ditch

Criteria	Evidence
Site Name	Land West of Westbury Road (New Farm)
Broad Habitat Type	hedgerow
BNG Detailed Habitat	Native hedgerow - associated with bank or ditch
Condition	Moderate
Date Completed	2025-09-25 00:00:00
Surveyed by:	Becky
Label	Hedge 2
Level 3 UK Hab Code	Hedgerows (h2)
Level 4 UK Hab Code	Native hedgerow (h2a)
Level 5 UK Hab Code	Other native hedgerow [h2a6]
Does the Hedgerow Contain Trees?	No
Is the hedgerow associated with a ditch or a bank?	Ditch
Overall species list	Hawthorn Blackthorn Dog Rose
Species Average	2
Is the hedgerow species rich?	Species poor
A1. Height: >1.5m average along length	pass
Evidence	2.5m high
A2. Width: >1.5m average along length	pass
Evidence	1.5m wide
B1. Gap - hedge base: Gap between ground and base of canopy 90% of length	pass
Evidence	Foliage to ground
B2. Gap - hedge canopy continuity: Gaps make up 5m This is the horizontal gappiness of the woody component of the hedgerow. Gaps are complete breaks in the woody canopy (no matter how small).	pass
Evidence	No gap
C1. Undisturbed ground and perennial vegetation: >1 m width of undisturbed ground with perennial herbaceous vegetation for >90% of length measured from outer edge of hedgerow, on at least one side of the hedge	pass
Evidence	Pasture both sides and large ditch

C2. Undesirable perennial vegetation: Plant species indicative of nutrient enrichment of soils dominate The indicator species used are nettles (<i>Urtica</i> spp.), cleavers (<i>Galium aparine</i>) and docks (<i>Rumex</i> spp.). Should not exceed the 20% cover threshold.	fail
Evidence	Lots nettles
D1. Invasive and neophyte species: >90% of the hedgerow and undisturbed ground is free of invasive non-native and neophyte species.	pass
Evidence	None seen
D2. Current damage: >90% of the hedgerow or undisturbed ground is free of damage caused by human activities This criterion addresses damaging activities that may have led to or lead to deterioration in other attributes.	pass
Evidence	None seen
E1. Tree class/p> There is more than one age-class (or morphology) of tree present (for example: young, mature, veteran and or ancient), and there is on average at least one mature, ancient or veteran tree present per 20-50m of hedgerow	N/A
E2. Tree Health: At least 95% of hedgerow trees are in a healthy condition (excluding veteran features valuable for wildlife). There is little or no evidence of an adverse impact on tree health.	N/A
Number of Criteria Failed:	1
Number of Functional Groups Failed:	0

Table 10 Hedgerow – Native hedgerow – H3 – central

Criteria	Evidence
Site Name	Land West of Westbury Road (New Farm)
Broad Habitat Type	hedgerow
BNG Detailed Habitat	Native hedgerow - associated with bank or ditch
Condition	Poor
Date Completed	2025-09-25 00:00:00
Surveyed by:	Becky
Label	Hedge 3
Level 3 UK Hab Code	Hedgerows (h2)
Level 4 UK Hab Code	Native hedgerow (h2a)
Level 5 UK Hab Code	Other native hedgerow [h2a6]
Does the Hedgerow Contain Trees?	No

Is the hedgerow associated with a ditch or a bank?	Yes ditch
Overall species list	Blackthorn Hawthorn
Species Average	2
Is the hedgerow species rich?	Species poor
A1. Height: >1.5m average along length	fail
Evidence	Approx 1m high
A2. Width: >1.5m average along length	fail
Evidence	Approx 1m wide for much of length
B1. Gap - hedge base: Gap between ground and base of canopy 90% of length	fail
Evidence	Gaps in foliage on base.
B2. Gap - hedge canopy continuity: Gaps make up 5m This is the horizontal gappiness of the woody component of the hedgerow. Gaps are complete breaks in the woody canopy (no matter how small).	fail
Evidence	Approx. 40% percent gaps
C1. Undisturbed ground and perennial vegetation: >1 m width of undisturbed ground with perennial herbaceous vegetation for >90% of length measured from outer edge of hedgerow, on at least one side of the hedge	pass
Evidence	Perennial veg on one side
C2. Undesirable perennial vegetation: Plant species indicative of nutrient enrichment of soils dominate The indicator species used are nettles (Urtica spp.), cleavers (Galium aparine) and docks (Rumex spp.). Should not exceed the 20% cover threshold.	pass
Evidence	None seen
D1. Invasive and neophyte species: >90% of the hedgerow and undisturbed ground is free of invasive non-native and neophyte species.	pass
Evidence	None seen
D2. Current damage: >90% of the hedgerow or undisturbed ground is free of damage caused by human activities This criterion addresses damaging activities that may have led to or lead to deterioration in other attributes.	fail
Evidence	Over cutting
E1. Tree class/p> There is more than one age-class (or morphology) of tree present (for example: young, mature, veteran and or ancient), and	None.

there is on average at least one mature, ancient or veteran tree present per 20-50m of hedgerow	
E2. Tree Health: At least 95% of hedgerow trees are in a healthy condition (excluding veteran features valuable for wildlife). There is little or no evidence of an adverse impact on tree health.	None.
Number of Criteria Failed:	5
Number of Functional Groups Failed:	2

Table 11 Hedgerow – Native hedgerow – H4 – lower central

Criteria	Evidence
Site Name	Land West of Westbury Road (New Farm)
Broad Habitat Type	hedgerow
BNG Detailed Habitat	Native hedgerow - associated with bank or ditch
Condition	Moderate
Date Completed	2025-09-29 00:00:00
Surveyed by:	Becky
Label	Hedge 4
Level 3 UK Hab Code	Hedgerows (h2)
Level 4 UK Hab Code	Native hedgerow (h2a)
Level 5 UK Hab Code	Other native hedgerow [h2a6]
Does the Hedgerow Contain Trees?	No
Is the hedgerow associated with a ditch or a bank?	Small bank
Overall species list	Ash Blackthorn Elder Hawthorn Field Maple
Species Average	6
Is the hedgerow species rich?	Species rich
A1. Height: >1.5m average along length	pass
Evidence	Approx 2.5m high
A2. Width: >1.5m average along length	pass
Evidence	Approx 1.5m wide
B1. Gap - hedge base: Gap between ground and base of canopy 90% of length	pass
Evidence	Thick l foliage to ground
B2. Gap - hedge canopy continuity: Gaps make up 5m This is the horizontal gappiness of the woody component of the hedgerow. Gaps are complete breaks in the woody canopy (no matter how small).	pass
Evidence	None except for gate
C1. Undisturbed ground and perennial vegetation: >1 m width of undisturbed ground with perennial herbaceous vegetation for >90% of length measured from outer edge of hedgerow, on at least one side of the hedge	fail
Evidence	Crops both sides
C2. Undesirable perennial vegetation: Plant species indicative of nutrient enrichment of soils dominate The indicator species used are nettles (Urtica spp.), cleavers (Galium aparine) and docks	fail

(Rumex spp.). Should not exceed the 20% cover threshold.	
Evidence	Lots nettles
D1. Invasive and neophyte species: >90% of the hedgerow and undisturbed ground is free of invasive non-native and neophyte species.	pass
Evidence	None seen
D2. Current damage: >90% of the hedgerow or undisturbed ground is free of damage caused by human activities This criterion addresses damaging activities that may have led to or lead to deterioration in other attributes.	pass
Evidence	None seen
E1. Tree class/p> There is more than one age-class (or morphology) of tree present (for example: young, mature, veteran and or ancient), and there is on average at least one mature, ancient or veteran tree present per 20-50m of hedgerow	None.
E2. Tree Health: At least 95% of hedgerow trees are in a healthy condition (excluding veteran features valuable for wildlife). There is little or no evidence of an adverse impact on tree health.	None.
Number of Criteria Failed:	2
Number of Functional Groups Failed:	1

Table 12 Hedgerow – Native hedgerow – H5 – east

Criteria	Evidence
Site Name	Land West of Westbury Road (New Farm)
Broad Habitat Type	hedgerow
BNG Detailed Habitat	Native hedgerow
Condition	Poor
Date Completed	2025-09-29 00:00:00
Surveyed by:	Becky
Label	New farm
Level 3 UK Hab Code	Hedgerows (h2)
Level 4 UK Hab Code	Native hedgerow (h2a)
Level 5 UK Hab Code	Other native hedgerow [h2a6]
Does the Hedgerow Contain Trees?	No
Is the hedgerow associated with a ditch or a bank?	No
Overall species list	English elm Ash Hawthorn
Species Average	4

Is the hedgerow species rich?	Species poor
A1. Height: >1.5m average along length	fail
Evidence	Approx 1m
A2. Width: >1.5m average along length	fail
Evidence	Approx 1 to 1,5 but under generally
B1. Gap - hedge base: Gap between ground and base of canopy 90% of length	pass
Evidence	Most areas have foliage to ground
B2. Gap - hedge canopy continuity: Gaps make up 5m This is the horizontal gappiness of the woody component of the hedgerow. Gaps are complete breaks in the woody canopy (no matter how small).	pass
C1. Undisturbed ground and perennial vegetation: >1 m width of undisturbed ground with perennial herbaceous vegetation for >90% of length measured from outer edge of hedgerow, on at least one side of the hedge	fail
Evidence	crop one side road verge other under 1m
C2. Undesirable perennial vegetation: Plant species indicative of nutrient enrichment of soils dominate The indicator species used are nettles (Urtica spp.), cleavers (Galium aparine) and docks (Rumex spp.). Should not exceed the 20% cover threshold.	fail
Evidence	Lots nettles
D1. Invasive and neophyte species: >90% of the hedgerow and undisturbed ground is free of invasive non-native and neophyte species.	pass
Evidence	None seen
D2. Current damage: >90% of the hedgerow or undisturbed ground is free of damage caused by human activities This criterion addresses damaging activities that may have led to or lead to deterioration in other attributes.	pass
Evidence	None seen
E1. Tree class/p> There is more than one age-class (or morphology) of tree present (for example: young, mature, veteran and or ancient), and there is on average at least one mature, ancient or veteran tree present per 20-50m of hedgerow	nan
E2. Tree Health: At least 95% of hedgerow trees are in a healthy condition (excluding veteran features valuable for wildlife). There	nan

is little or no evidence of an adverse impact on tree health.	
Number of Criteria Failed:	4
Number of Functional Groups Failed:	2

Table 13 *Hedgerow – Native hedgerow – H6 – central north*

Criteria	Evidence
Site Name	Land West of Westbury Road (New Farm)
Broad Habitat Type	hedgerow
BNG Detailed Habitat	Native hedgerow - associated with bank or ditch
Condition	Moderate
Date Completed	2025-09-29 00:00:00
Surveyed by:	Becky
Label	H6
Is the survey completed to final? Or does it need checking?	To Check
Level 3 UK Hab Code	Hedgerows (h2)
Level 4 UK Hab Code	Native hedgerow (h2a)
Level 5 UK Hab Code	Other native hedgerow [h2a6]
Does the Hedgerow Contain Trees?	No
Is the hedgerow associated with a ditch or a bank?	Small bank
Overall species list	Ash Blackthorn Elder Hawthorn
Species Average	4
Is the hedgerow species rich?	Species poor
A1. Height: >1.5m average along length	Pass
Evidence	On average 1.5m high
A2. Width: >1.5m average along length	pass
Evidence	Approx 1.5m wide
B1. Gap - hedge base: Gap between ground and base of canopy 90% of length	pass
Evidence	Thick l foliage to ground
B2. Gap - hedge canopy continuity: Gaps make up 5m This is the horizontal gappiness of the woody component of the hedgerow. Gaps are complete breaks in the woody canopy (no matter how small).	pass
Evidence	None
C1. Undisturbed ground and perennial vegetation: >1 m width of undisturbed ground with perennial herbaceous vegetation for >90% of length measured from	fail

outer edge of hedgerow, on at least one side of the hedge	
Evidence	Grazed pasture both sides
C2. Undesirable perennial vegetation: Plant species indicative of nutrient enrichment of soils dominate The indicator species used are nettles (<i>Urtica</i> spp.), cleavers (<i>Galium aparine</i>) and docks (<i>Rumex</i> spp.). Should not exceed the 20% cover threshold.	fail
Evidence	Lots nettles
D1. Invasive and neophyte species: >90% of the hedgerow and undisturbed ground is free of invasive non-native and neophyte species.	pass
Evidence	None seen
D2. Current damage: >90% of the hedgerow or undisturbed ground is free of damage caused by human activities This criterion addresses damaging activities that may have led to or lead to deterioration in other attributes.	pass
Evidence	None seen
E1. Tree class/p> There is more than one age-class (or morphology) of tree present (for example: young, mature, veteran and or ancient), and there is on average at least one mature, ancient or veteran tree present per 20-50m of hedgerow	None.
E2. Tree Health: At least 95% of hedgerow trees are in a healthy condition (excluding veteran features valuable for wildlife). There is little or no evidence of an adverse impact on tree health.	None
Number of Criteria Failed:	2
Number of Functional Groups Failed:	1

Table 17 Summary of baseline condition indices for the unnamed watercourse at the western part of the site.

Indicator Type	Indices	Score for the Sub-reach
	A6: Bedrock Reaches	No
	A7: Coarsest Bed Material Size Class	Silt
	A8: Average Alluvial Bed Material Size	Silt
Positive	B1: Bank Top Vegetation Structure	2
Positive	B2: Bank Top Tree Feature Richness	1
Positive	B3: Bank Top Water-Related Features	2
Negative	B4: Bank Top NNIPS Cover	0
Negative	B5: Bank Top Managed Ground Cover	-2
Positive	C1: Bank Face Riparian Vegetation Structure	2
Positive	C2: Bank Face Tree Feature Richness	0
Positive	C3: Bank Face Natural Bank Profile Extent	0
Positive	C4: Bank Face Natural Bank Profile Richness	0
Positive	C5: Bank Face Natural Bank Material Richness	1
Positive	C6: Bank Face Bare Sediment Extent	2
Negative	C7: Bank Face Artificial Bank Profile Extent	-4
Negative	C8: Bank Face Reinforcement Extent	0
Negative	C9: Bank Face Reinforcement Material Severity	0
Negative	C10: Bank Face NNIPS Cover	0
Positive	D1: Channel Margin Aquatic Vegetation Extent	0
Positive	D2: Channel Margin Aquatic Morphotype Richness	0
Positive	D3: Channel Margin Physical Feature Extent	1
Positive	D4: Channel Margin Physical Feature Richness	1
Negative	D5: Channel Margin Artificial Features	-1
Positive	E1: Channel Aquatic Morphotype Richness	0
Positive	E2: Channel Bed Tree Features Richness	2
Positive	E3: Channel Bed Hydraulic Features Richness	0
Positive	E4: Channel Bed Natural Features Extent	0

Indicator Type	Indices	Score for the Sub-reach
Positive	E5: Channel Bed Natural Features Richness	0
Positive	E6: Channel Bed Material Richness	2
Negative	E7: Channel Bed Siltation	0
Negative	E8: Channel Bed Reinforcement Extent	0
Negative	E9: Channel Bed Reinforcement Severity	0
Negative	E10: Channel Bed Artificial Features Severity	0
Negative	E11: Channel Bed NNIPS Extent	0
Negative	E12: Channel Bed Filamentous Algae Extent	0
	River shape	1.2
	Average of Negative Indicators	-0.538
	Average of Positive Indicators	0.842
	Condition Score (Preliminary)	0.303
	Condition (Preliminary)	Moderate
	Condition Final	Fairly Poor