



Biodiversity Net Gain Report

Manor Farm, Easton Piercy, SN14 6JT

For LPC (Trull) Ltd and on behalf of Mr Tim Reynolds

October 2025

DOCUMENT CONTROL SHEET

Project Name: Manor Farm, Easton Piercy, SN14 6JT
Preliminary Ecological Appraisal

Client: Mr Tim Reynolds

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The evidence which Herdwick Ecology has been prepared and provided in accordance with the Chartered Institute of Ecology and Environmental Management's Code of Professional Conduct. We confirm that the opinions expressed are our true and professional opinions.

1.0 Introduction

- 1.1 Herdwick Ecology Ltd has been commissioned by LPC (Trull) Ltd and on behalf of Mr Tim Reynolds to undertake a Preliminary Ecological Appraisal (PEA) and Biodiversity Net Gain (BNG) assessment at Manor Farm, Easton Piercy, SN14 6JT (Central Reference ST 88558 77354) to inform proposals for new farm units.
- 1.2 The Environment Bill received Royal Assent on 9th November 2021, becoming the Environment Act; this includes the provision of biodiversity gain for developments in England, which will be mandated through an amendment to the Town and Country Planning Act 1990. The two-year transition period that follows Royal Assent means that mandatory Biodiversity Net Gain (BNG) became law on 12th February 2024, with small sites being mandatory on the 2nd April 2024 under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021).
- 1.1 This report has been prepared by Ceri Griffiths, Director at Herdwick Ecology, who is a Full Member of the Chartered Institute of Ecology and Environmental Management (CIEEM). The Statutory Metric was implemented, with the habitat data collated during the site visit in JULY 2025 used to calculate the baseline units.

2.0 Aims and objectives

- 2.1 This report aims to:
- Present the baseline habitat value of the development site, based on previous ecological habitat surveys
 - Present the habitat value of the proposed landscaping incorporated into the post-development design; and
 - Present the overall net habitat value change in both habitat units and a percent change.

3.0 Methodology

- 3.1 The Statutory Biodiversity Metric is designed to provide a quantitative approach to assessing the changes in biodiversity value brought about by development or changes in land management. It is a habitat-based approach and uses the attributes of a habitat to provide a biodiversity value based on components such as distinctiveness, condition and strategic significance of the existing habitat as well as time to establish and difficulty of creation for proposed habitats.
- 3.2 The baseline BNG calculations, as outlined below, provides a numerical habitat value which indicates the existing value of the habitats present on the site based on the identified habitat types and their condition score.

Pre-development habitat baseline approach

- 3.3 The habitat baseline used to support the biodiversity net gain assessment was obtained during the site visit on 9th July 2025 when habitats were assessed under the UKHab classification and condition assessment.

Post-development habitat approach

- 3.4 The proposals will involve the construction of new farm units adjacent to the existing. The habitats are described in more detail within the accompanying Preliminary Ecological Appraisal report¹

4.0 Biodiversity Net Gain**Pre-development biodiversity value*****Baseline Conditions***

- 4.1 A summary table of the calculations, habitat types and areas, and condition scores of the existing habitats on site before development are provided below.

Habitats on site

- 4.1 The site covers approximately 0.61ha, with a gravel track accessed off Cromhall Lane. There are newly planted trees to each side of the trees. The track leads down to an existing farm yard comprising cattle race, cow barn and silage pit. There is a mix of concrete hardstanding, gravel and bare ground within the yard, with storage areas around the periphery. A crop field extends to the west, with an (offsite) hedgerow to the west. There are minimal habitats onsite, with the exception of the arable fields. To the south, there is a area of disturbed ground, where the tractors have been accessing the silage pit. This is predominately bare with some ephemeral vegetation establishing.
- 4.4 The UK Habitat Classification and Biodiversity Metric equivalents are provided in Table 1 below, along with justification for the habitat choice, where relevant.

Table 1: Baseline Habitats

UKHab	BNG SSM Metric	Justification
Urban – Developed Land / Sealed Surfaces u1b6	Urban – Developed Land / Sealed Surfaces	Access track leading from Cromhall Lane down to the farmyard
Other developed land u1b6 73	Urban – Bare ground Poor condition (no criterion met)	Compacted ground where gravel/ hardcore is absent
Non cereal crops c1d	Cropland – cereal crops Condition Assessment N/A	

¹ Herdwick Ecology (Oct 2025) Preliminary Ecological Appraisal 423/R1/2025/V1

4.15 The baseline habitat value, as assessed using the Biodiversity Metric is **0.81** habitat units.

Table 2: Baseline Habitat Values

Habitat type	Area (ha)	Strategic significance	Habitat units
Urban – Developed Land, sealed surface	0.23	n/a	0.00
Urban – Bare ground	0.04	n/a	0.08
Cropland – non-cereal crops	0.337	n/a	0.67
Total habitat area	0.63		0.75



Plate 1: Baseline Habitats

Post Development Habitats

- 5.1 The proposals will involve the creation of a new agricultural barns adjacent to the existing. There will be minimal loss of habitat, which is predominantly arable land and small areas of bare ground.
- 5.3 In order to deliver the BNG onsite, an area of existing cropland/bare ground will be converted to 'other neutral grassland' of a moderate condition. The newly created areas will be seeded with a more diverse mix, such as EM2 Standard General Purpose Meadow Mixture² and managed to maximise the species diversity – the details of which can be set out in a Landscape and Ecological Management Plan (LEMP) that can be secured via a planning condition.

² [EM2 Standard General Purpose Meadow Mixture - Emorsgate Seeds \(wildseed.co.uk\)](https://www.wildseed.co.uk/em2-standard-general-purpose-meadow-mixture/)

- 5.4 There will also be the planting nine native individual small trees within the area of grassland. Species should include bird cherry, field maple.
- 5.5 In order to meet the target 'moderate condition' for the grassland, 3 – 5 of the following measures must be delivered (and 1-3 to achieve 'poor'; over 5 to achieve 'good')
- A) The appearance and composition must fit the UKHab definition of other neutral grassland;
 - B) The sward height must be varied with at least 20% of the sward >7cm in height, and 20% <7cm;
 - C) Bare ground is only between 1 to 5%
 - D) No bracken or scrub encroachment should be allowed to establish;
 - E) No invasive non-native species should be present or physical damage present (i.e. from storage, machinery etc)
 - F) There are 10 or more vascular plants species per m² present (excluding species that are considered suboptimal for this habitat type).



Plate 2: Proposed Site Plan – Showing BNG Creation

Table 4: Onsite Habitats Created

Habitat type	Area (ha)	Condition	Habitat units
Urban – Developed Land	0.268	n/a	0.00
Grassland – g3c	0.11	Moderate	0.12
Ind Trees – Rural Tree	0.0326	Moderate	0.12
Total habitat area (ex trees)	0.38		0.84

- 4.6 **The development results in a 10.89% habitat net loss and the trading rules have not been met.**
- 4.7 In addition, there are a number of enhancement measures for species, as set out within the Preliminary Ecological Appraisal.

Photographs



Photo 1: Existing barn with sealed surface and bare ground



Photo 2 Showing bare ground, crops and hardstanding



Photo 3 Showing bare ground, with silage pit in the distance