



Ashflame Properties Ltd

Land East of Calne Road, Lyneham

Biodiversity Net Gain Design Stage Report

2489428

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RSK GENERAL NOTES

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EXECUTIVE SUMMARY

1. This document has been prepared by RSK Biocensus, on behalf of Ashflame Properties Ltd, to present the results of a Biodiversity Net Gain (BNG) assessment for the proposed works at Land east of Calne Road, Lyneham, located at central grid reference SU 02045 77727. This is to inform and outline planning application (with all matters reserved except for access) for residential development of up to 200 dwellings (Use Class C3), provision of public open space, and associated infrastructure on land east of the A3102, Lyneham.
2. The BNG assessment uses the results of a UK Habitat Classification (UKHab) survey undertaken at the site during August and December 2025, to determine the habitats present on site before construction and to provide each habitat with a biodiversity value using the Statutory Biodiversity Metric. The biodiversity value of each habitat present on site is then totalled to provide an overall biodiversity value of the site before construction.
3. Proposed habitat changes after construction, based on an illustrative masterplan provided by TAG Design also provided a biodiversity value using the Statutory Biodiversity Metric. The biodiversity value for each habitat that will be present on site after construction is totalled and then compared against the total biodiversity value of habitats present before construction to provide an indication of the net change in biodiversity value as a result of the proposed development.
4. The Statutory Biodiversity Metric measures biodiversity value of habitats in 'biodiversity units' and this BNG assessment follows the methods set out in Statutory Biodiversity Metric user guide. A habitat is assigned a biodiversity unit score by considering its area (or length), distinctiveness, condition and strategic significance.
5. The full biodiversity assessment calculation can be found in the accompanying Excel document D02 (00) Land east of Calne Road, Lyneham Biodiversity Metric; however, screenshots of the main results tables are presented here in Appendix A, for convenience.
6. The condition assessments for all habitats present before construction are listed in Appendix B. This includes any deviation from standard guidance, assumptions and justifications for habitat classification and condition.
7. The site was found to comprise a range of habitats including modified grassland, other neutral grassland, individual trees and native hedgerows. This results in a baseline biodiversity value of 20.03 area habitat biodiversity units, 1.27 hedgerow biodiversity units, and 0.07 watercourse biodiversity units. No irreplaceable or very high distinctiveness habitats are present onsite.
8. Post-development plans include one retained habitat, no enhanced habitats and seven newly created habitats, totalling 26.26 area habitat biodiversity units, 7.74 hedgerow biodiversity units, and 0.07 watercourse biodiversity units. Utility corridor impacts have been treated as temporary for the purposes of this assessment, as works are anticipated to be completed within two weeks and all affected habitats reinstated to their existing condition within two years.
9. This Biodiversity Net Gain assessment concludes that the current proposed development could result in a net change of up to +6.23 area habitat biodiversity units and +6.48 hedgerow biodiversity units, with no change in watercourse biodiversity units. This equates

to a 31.09% net gain for area habitats and a 510.09% net gain for hedgerows. The trading rules in the Statutory Biodiversity Metric have been met for area habitats and hedgerows. However, there is no net gain required for watercourses due to the temporary nature of works, and therefore the statutory minimum requirement of 10% Biodiversity Net Gain is not achieved for this habitat type. The Proposed Development exceeds the statutory minimum requirement for area habitats and hedgerows under the Environment Act 2021.

10. As this is to inform outline planning, a BNG Plan will be required to assess the detailed design at reserved matters. A habitat management and monitoring plan will also be required, to sit alongside the Landscape and Ecology Management Plan (LEMP), to ensure the habitats created and enhanced are managed appropriately to deliver maximum biodiversity value and achieve minimum habitat conditions identified.

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1.0 INTRODUCTION

1.1 Purpose of Document

This document has been prepared by RSK Biocensus, on behalf of Ashflame Properties Ltd ('the Applicant') to present the results of a design stage Biodiversity Net Gain (BNG) assessment to inform a proposal for residential development of up to 200 dwellings (Use Class C3), provision of public open space, and associated infrastructure ('the Proposed Development') on land east of Calne Road, Lyneham ('the Application site').

The document provides:

- a detailed methodology, including assumptions, for undertaking the BNG assessment;
- the baseline biodiversity value of habitats within the Application site prior to construction;
- the likely biodiversity value of habitats within the Application site post-development based on the current design information; and
- the relative biodiversity change of habitats within the Application site after construction compared with before construction, determining whether the Proposed Development has achieved a 10% net gain in biodiversity.

1.2 Landscape Context

The Application Site is located to the south of the village of Lyneham, within the administrative boundary of Wiltshire Council. The site is situated at central grid reference SU 02045 77727. The main Site is 8.76 hectares (ha) and the utilities corridors are 0.10 hectares (ha). It comprises modified grassland, a road verge supporting other neutral grassland with a dry ditch, developed land; sealed surface, native hedgerow with trees – associated with bank or ditch, native hedgerow, species-rich native hedgerow, species-rich native hedgerow – associated with bank or ditch, rural individual trees, and a ditch (Figure 1).

The Application site is bordered to the north by an MoD base, to the south and east by pasture and arable fields and agricultural buildings; and to the west by the A3102, a residential development and RAF Lyneham.

The surrounding land comprises agricultural land and buildings, and an unnamed watercourse to the north-east associated with a strip of woodland.

1.3 The Proposed Development

The Proposed Development is for outline planning application (with all matters reserved except for access) for residential development of up to 200 dwellings (Use Class C3), provision of public open space, and associated infrastructure ('the Proposed Development') (Figure 3).

Two utility corridors extend from the main development site to the north-east and east. These are proposed for sewage connection and outfall drainage pipes. It is anticipated

that these can be installed within two weeks, with all habitats impacted returned to existing condition within 2 years (temporary impacts).

1.4 Policy context

The primary aims of the BNG process are for developments to secure a measurable improvement in habitat for biodiversity, to minimise biodiversity losses and to help to restore ecological networks whilst streamlining development processes. BNG does not replace other existing legislation and policy for nature conservation. The below legislation and policy provide the context behind the need to achieve BNG.

The Environment Act

The Environment Act 2021 mandates a statutory requirement for developments to deliver a minimum 10% BNG which became mandatory from 12th February 2024.

Town and Country Planning Act

Schedule 7A of the Town and Country Planning Act 1990 (as amended) mandates a statutory requirement for developments to deliver a minimum 10% BNG which became mandatory from 12th February 2024.

National Planning Policy Framework

The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these are expected to be applied by Local Authorities within their Local Development Frameworks (LDF). The revised National Planning Policy Framework was published December 2023 (Department for Levelling Up, Housing and Communities, 2023).

Chapter 15 of the NPPF 'Conserving and enhancing the natural environment' sets out the requirements to consider BNG in planning decisions. Paragraph 170 states: "*Planning policies and decisions should contribute to and enhance the natural and local environment by: ... d) minimising impacts and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;*"

Local Plans

The Application Site lies within the administrative area of Wiltshire Council, whose adopted and emerging planning policies emphasise the protection and enhancement of biodiversity, delivery of green infrastructure, and achievement of measurable Biodiversity Net Gain.

The Wiltshire core Strategy (Adopted January 2015) contains Core Policy 50 – Biodiversity and Geodiversity, which states:

"All developments 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.”

The core strategy also embeds the need for development to support ecological networks, maintain habitat connectivity, and protect priority habitats and species through Core Policies 51 (Landscape) and 52 (Green Infrastructure).

In addition, the Wiltshire Green & Blue Infrastructure Strategy (2022 – 2028) sets out a framework for protecting, strengthening and expanding the county's ecological networks. The strategy identifies the need for major development to contribute to multifunctional green infrastructure, including provision and enhancement of semi-natural habitats, strategic corridors and watercourse buffers.

The emerging Wiltshire Local Nature Recovery Strategy (LNRS) (Draft 2024) identifies priority areas for habitat creation, enhancement and connectivity across the county. Development proposals are expected to align with LNRS priorities by delivering habitat improvements in locations that contribute to strategic ecological recovery, support nature-rich networks, and help achieve county-wide biodiversity targets.

Together, these policies require development proposals within Wiltshire to:

- Demonstrate net gains for biodiversity using the Statutory Biodiversity Metric;
- Prioritise the protection and enhancement of existing ecological networks;
- Deliver habitat creation in line with local strategic priorities; and
- Contribute to the long-term resilience of nature across the county.

2.0 METHODS

2.1 Introduction

This BNG assessment has been carried out as a desk-based exercise and has been undertaken by a competent person in accordance with best practice¹ (CIEEM 2021;BS 8683:2021;CIEEM/CIRIA/IEMA 2016).

The results of UK Habitat Classification (UKHab) surveys carried out within the Application site by RSK Biocensus in August and December 2025 have been used to determine the biodiversity value of habitats within the Application site before construction (Figure 2).

The illustrative masterplan plan provided by TAG Design on behalf of the Applicant for the Proposed Development has been used to determine the biodiversity value of habitats within the Application Site after construction (Figure3).

The primary documents consulted as part of this assessment include:

- 2489482 DO1 (00) Land off A3102, Lyneham PEA Report
- TD.00.160 – 1001 – Lyneham, Wiltshire – Illustrative Masterplan (TAG Design)
- 2489428-D04 (00) Land off A3102, Lyneham – Ecological Impact Assessment
- TD.00.160 – PP-01B – Land East of Calne Road Lyneham, Wiltshire – Parameters Plan.

2.2 Biodiversity Assessment Methods

This assessment was undertaken in line with guidance from the Chartered Institute of Ecology and Environmental Management (CIEEM, 2021), the British Standard for Biodiversity Net Gain (BS 8683) (British Standard Institute, 2021) and industry best practice (CIEEM/CIRIA/IEMA, 2016).

To calculate the baseline values for the Application Site, and assess any changes arising from the Proposed Development, this study uses methods set out the Statutory Biodiversity Metric (hereafter 'the Metric') user guide (Defra, 2023). The Metric measures biodiversity value for habitats in 'biodiversity units' (BUs)².

The Metric is designed to quantify losses and gains of biodiversity as a result of proposed development or land management to inform and improve planning, design, land management and decision-making. The Metric uses habitats as a proxy to describe biodiversity.

The Metric can calculate biodiversity value of:

- existing habitats;

¹ A competent person has the knowledge and skills to perform specified tasks to complete and review biodiversity metric calculations. This is obtained through training, qualifications, experience, or a combination of them. Competency is aligned with the British Standard '*Process for designing and implementing biodiversity net gain* (BS 8683:202)'.

² 'Biodiversity units' are used to describe relative biodiversity value. There are three types of biodiversity units: area habitat units, hedgerow units and watercourse units. Each of these are calculated in separate 'modules' of the biodiversity metric.

- habitat enhancement; and
- habitat creation.

The Metric can calculate different types of BUs. There are three types of biodiversity units, which are calculated in three separate 'modules' of the Metric. These are:

- area habitat units (e.g. woodland, grasslands, wetlands);
- hedgerow units (e.g. hedgerows and lines of trees); and
- watercourse units (e.g. culverts, canals, wet ditches, rivers and streams).

Consequently, a site can have three biodiversity unit values, which are assessed using the Metric, but which cannot be summed together or traded between.

The area or length of a habitat is multiplied by several factors in the Metric (called multipliers) that indicate its quality and value (distinctiveness, condition and strategic location), and this provides its BU value.

In addition, for those habitats that are to be created or enhanced, the risk of failure is accounted for by applying multipliers for risk factors (difficulty, time to target condition, and off-site risk).

A brief description of the different multipliers contained within the Metric are detailed below in Table 1.

Table 1 – Statutory Biodiversity Metric multipliers and their explanations

Biodiversity Metric multiplier	Explanation
Habitat distinctiveness	A measure based on the type of habitat and its distinguishing features. This includes: • consideration of species richness and rarity; • the extent to which the habitat is protected by designations; and • the degree to which a habitat supports species rarely found in other habitats.
Habitat condition	A measure of the habitat against its ecological optimum state. Condition is a way of measuring variation in the quality of patches of the same habitat type.
Strategic significance	Describes the local significance of the habitat based on its location and the habitat type.
Difficulty	A measure which represents the uncertainty in the effectiveness of management techniques used to enhance or create habitat.
Time to target condition	The average time taken between starting creation or enhancement of habitats and that habitat reaching its target condition or distinctiveness.
Spatial risk	Spatial risk represents the relationship between the location of biodiversity loss (on-site) and where the off-site habitat is being delivered. This is applied to off-site interventions only.
Riparian zone encroachment	A measure of any feature or intervention within the riparian zone that reduces the quantity, quality or ecological function of the riparian habitat.
Watercourse encroachment	A measure of any feature that adversely affects the natural function of the watercourse, or results in localised changes in habitat, species and migratory pathways.

2.3 BNG Good Practice Principles for Development

The Metric has been designed as a tool to help inform plans and decisions; however, when undertaking BNG assessments this must be undertaken in accordance with set principles outlined in the user guide (Defra, 2023). These are outlined in Table 2 along with a full justification regarding how each principle has been considered.

Table 2 – Statutory Biodiversity Metric good practice principles and justification

Principle	Justification of how principle has been applied
Principle 1: The metric assessment should be completed by a competent person.	DP49, an ecological consultant and an associate member of CIEEM with a relevant degree in ecology and experience in writing biodiversity net gain reports.
Principle 2: The use of this biodiversity metric does not override existing biodiversity protections, statutory obligations, policy requirements, ecological mitigation hierarchy or any other requirements. This includes consenting or licensing processes, for example woodlands.	Existing levels of protection afforded to protected species and habitats are not changed by use of this or any other metric. Statutory obligations will still need to be satisfied. The ecological impact assessment details the presence of protected and/or notable species, sites and habitats, and assesses potential impacts and outlines suitable mitigation measures to address these.
Principle 3: The biodiversity metric should be used in accordance with established good practice guidance and professional codes.	The mitigation hierarchy has been applied to the design of the Proposed Development. The area of permanent habitat loss has been kept to a minimum without comprising the development. The habitats that will be created and enhanced within the Order Limits will be appropriate, and of the correct distinctiveness, to compensate for the habitats that will be impacted.
Principle 4: The biodiversity metric is not a complex or comprehensive ecological model and is not a substitute for expert ecological advice.	RSK Biocensus acknowledges that the Statutory Biodiversity Metric has been kept deliberately simple to be of practical use. The calculations have been undertaken by specialists and input is underpinned by robust baseline evidence and ecological knowledge and experience.
Principle 5: Biodiversity units are a proxy for biodiversity and should be treated as relative values.	RSK Biocensus acknowledges that the Statutory Biodiversity Metric is tool to be used as a means of assessing changes in biodiversity value (losses or gains) brought about by the proposed development and is a habitat based approach to determining a proxy biodiversity value within the proposed development and the output does not represent absolute values.
Principle 6: This biodiversity metric is designed to inform decisions in conjunction with locally relevant evidence, expert input, or guidance.	Impacts to protected and notable species and habitats have been fully assessed as part of the ecological impact assessment undertaken for the Proposed Development.

Principle	Justification of how principle has been applied
Principle 7: Habitat interventions need to be realistic and deliverable within a relevant project timeframe.	The habitats chosen for creation and enhancement have been done so based on the existing on-site conditions and local context, not purely to achieve the greatest possible BNG result using the Defra Metric. The post-development habitats will be created, enhanced, managed and maintained in accordance with the LEMP which will ensure the habitats achieve their target
Principle 8: Created and enhanced habitats should be, where practical and reasonable, local to any impact and deliver strategically important outcomes for nature conservation.n6+	The created and enhanced habitats to achieve the BNG requirements are all being delivered within the Order Limits and are therefore local to the impacts. The landscape plans has been designed to be in keeping with the local character of the area whilst also being in accordance with the Lawton principles of 'bigger, better, more and joined up'.
Principle 9: The biodiversity metric does not enforce a minimum habitat size ratio for compensation of losses. Proposals should aim to: - maintain habitat extent - supporting more, bigger, better and more joined up ecological networks - ensure that proposed or retained habitat parcels are of sufficient size for ecological function	Where possible, in the first instance the same habitat type of better condition will be created. If conditions do not allow for the same habitat type to be created, consideration will be given to the creation of different habitats of the same broad type or higher and of better condition. A buffer of habitat will be either retained, created or enhanced around the perimeter of the Proposed Development which will continue to provide an ecological corridor to the wider landscape.

2.4 Irreplaceable Habitats and Very High Distinctiveness Habitats

No irreplaceable habitats or very high distinctiveness habitats were identified within the Application Site during the UKHab survey, consistent with the findings of the Baseline BNG Report.

2.5 Assumptions and Limitations

The following assumptions and limitations apply to this assessment:

- The UKHab survey undertaken in August and December 2025 represents an accurate depiction of habitats present onsite at that time.
- The baseline habitat areas and lengths have been calculated using GIS and confirmed against field survey data.
- The BNG assessment assumes that any proposed habitat creation or enhancement will be delivered in accordance with the future Landscape and Ecology Management Plan (LEMP).
- Any future changes to the design, red line boundary, or landscape scheme may alter BNG outcomes.

For the purposes of this Biodiversity Net Gain assessment, impacts associated with utility corridors have been treated as temporary, as they will be restored to existing condition with 2 years. Whilst they are included within the metric, a net gain is not required on them. Works are anticipated to be completed within approximately two weeks, with all affected habitats reinstated to their existing condition within two years. Modified grassland and the dry ditch will be stripped of turf, the trench excavated, and following pipe installation, the trench will be backfilled and turf reinstated. The ditch is dry for most of the year, and therefore its condition will not be adversely affected. Hedgerow impacts will be avoided wherever possible by utilising existing gaps and gateways; where removal is unavoidable, vegetation will be replanted or coppiced and allowed to regrow. These measures ensure that long-term biodiversity value is maintained and temporary losses do not influence the permanent BNG outcome.

3.0 RESULTS

3.1 Overview

To calculate the overall biodiversity accounting position for the Proposed Development, the BU values for the existing habitats (pre-development) and the proposed newly created/enhanced habitats (post-development) need calculating.

The full results of this assessment are summarised in Appendix A, with the habitat condition sheets presented in Appendix B (pre-development) and Appendix C (post-development). The full Statutory Biodiversity Metric spreadsheet is presented separately in 2489428 D02 (00) Land off A3102, Lyneham Biodiversity Metric.

3.2 Pre-development

The Application Site comprises modified grassland, a road verge of other neutral grassland with a dry ditch, Developed land; sealed surface, a ditch, a native hedgerow, Native hedgerow with trees - associated with bank or ditch, Species-rich native hedgerow, Species-rich native hedgerow - associated with bank or ditch, rural trees, and a ditch.

The UKHab Plan (Figure 2) has been used to determine all of the habitats present within the Application Site before construction.

Area habitats

The total area of each area habitat recorded within the Application Site before construction, the condition of each habitat (i.e. its current status) and a summary of the BUs this represents, are all presented in Table 3 below.

Table 3 – Baseline biodiversity unit values for each habitat recorded within the Application Site before construction

Habitat type (UKHab classification)	Baseline habitat condition	Area (ha)	Baseline biodiversity unit value (BU)
Modified grassland	Poor	8.23	16.46
Other neutral grassland	Moderate	0.006	0.05
Individual trees	Moderate	0.0204	0.18
Individual trees	Good	0.00286	0.37
Modified Grassland (Utility line)	Good	0.39	2.34
Modified Grassland (Utility line)	Moderate	0.13	0.52

Modified Grassland (Utility line)	Poor	0.05	0.10
Developed land; sealed surface (Utility line)	N/A – Other	0.005	0
Total	Area with individual trees	8.86	20.03
	Area without individual trees	8.81	19.48

The total area of each existing area habitat that will be lost, retained or enhanced within the Application Site and a summary of the BUs this represents, are all presented in Table 4 below.

Table 4 – Extent of baseline area habitats being lost, retained and enhanced within Application Site along with their associated biodiversity unit values

Habitat type	Baseline habitat condition	Area lost (ha)	Area retained (ha)	Area enhanced (ha)	Forecast biodiversity units (BU) lost	Forecast biodiversity units (BU) retained	Baseline biodiversity units (BU) enhanced
Modified grassland	Poor	8.23	0	0	10.14	0	0
Other neutral grassland	Moderate	0.006	0.006	0	0	0.05	0
Individual trees	Moderate	0.0204	0.0204	0	0	0	0
Individual trees	Good	0.0123	0.0082	0	0.05	0.1	0
Modified Grassland (Utility line)	Good	0	0.39	0	0	2.34	0
Modified Grassland (Utility line)	Moderate	0	0.13	0	0	0.52	0
Modified Grassland (Utility line)	Poor	0	0.05	0	0	0.10	0
Developed land; sealed surface (Utility line)	N/A - Other	0	0.005	0	0	0.00	0

Habitat type	Baseline habitat condition	Area lost (ha)	Area retained (ha)	Area enhanced (ha)	Forecast biodiversity units (BU) lost	Forecast biodiversity units (BU) retained	Baseline biodiversity units (BU) enhanced
Total		8.23	0.63	0	16.51	3.52	0

Hedgerows

The total length of each hedgerow recorded within the Application Site before construction, the condition of each habitat (i.e. its current status) and a summary of the BUs this represents, are all presented in Table 5 below.

Table 5 – Baseline biodiversity unit values for each hedgerow recorded within Application Site before construction

Habitat type (UKHab classification)	Baseline habitat condition	Length (km)	Baseline biodiversity unit value (BU)
Native hedgerow with trees – associated with bank or ditch	Moderate	0.05	0.86
Native hedgerow (Utility line)	Poor	0.01	0.02
Species-rich native hedgerow (Utility line)	Good	0.004	0.05
Species-rich native hedgerow - associated with bank or ditch (Utility line)	Good	0.017	0.34
Total		0.1	1.27

The total length of each existing hedgerow that will be lost, retained or enhanced within the Application Site and a summary of the BUs this represents, are all presented in Table 6 below:

Table 6 – Extent of baseline hedgerows being lost, retained and enhanced within Application Site along with their associated biodiversity unit values

Habitat type	Baseline habitat condition	Length lost (km)	Length retained (km)	Length enhanced (km)	Baseline biodiversity units (BU) lost	Baseline biodiversity units (BU) retained	Baseline biodiversity units (BU) enhanced
Native hedgerow with trees – associated with bank or ditch	Moderate	0.02	0.044	0	0.02	0.58	0
Native hedgerow (Utility line)	Poor	0	0.01	0	0	0.02	0
Species-rich native hedgerow (Utility line)	Good	0	0.004	0	0	0.05	0
Species-rich native hedgerow – associated with bank or ditch (Utility line)	Good	0	0.017	0	0	0.34	0
Total		0.02	0.08	0	0.28	0.99	0

Watercourses

The total length of each watercourse within the Application Site before construction, the condition of each habitat (i.e. its current status) and a summary of the BUs this represents, are all presented in Table 7 below.

Table 7 – Baseline biodiversity unit values for each watercourse recorded within Application Site before construction

Habitat type (UKHab classification)	Baseline habitat condition	Length (km)	Baseline biodiversity unit value (BU)
Ditches (Utility line)	Moderate	0.01	0.07
Total		0.01	0.07

The total length of each existing watercourse that will be lost, retained or enhanced within the Application Site and a summary of the BUs this represents, are all presented in Table 6 below:

Table 8 – Extent of baseline watercourse being lost, retained and enhanced within Application Site along with their associated biodiversity unit values

Habitat type	Baseline habitat condition	Length lost (km)	Length retained (km)	Length enhanced (km)	Baseline biodiversity units (BU) lost	Baseline biodiversity units (BU) retained	Baseline biodiversity units (BU) enhanced
Ditches	Moderate	0	0.01	0	0	0.07	0
Total		0	0.01	0	0	0.07	0

3.3 Post-development

The illustrative masterplan for outline consent (Figure 3) has been used to identify all the habitats that will be created, enhanced or retained within the Application Site after construction. There are no proposed biodiversity offsets off-site for the Proposed Development.

Area habitats

A breakdown of areas for each proposed area habitat created or enhanced post-development within Application Site and a summary of the BUs this represents are presented in Table 9.

Table 9 – Post-development area habitat biodiversity unit values within the Application Site based on the current design

Habitat type	Forecast habitat condition	Habitat intervention	Forecast area (ha)	Forecast biodiversity unit value (BU)
Grassland – Modified grassland	Moderate	1	0.118	0.23
Grassland – Other neutral grassland	Moderate	5	2.35	17.31
Urban – Sustainable drainage system	Moderate	3	0.63	1.52
Urban – Developed land; sealed surface	N/A - Other	0	3.043	0

Habitat type	Forecast habitat condition	Habitat intervention	Forecast area (ha)	Forecast biodiversity unit value (BU)
Urban – Vegetated garden	Condition Assessment N/A	1	1.88	3.63
Urban – Artificial unvegetated, unsealed surface	N/A - Other	0	0.201	0
Individual trees – Rural tree	Moderate	30	0.0164	0.06
Total			8.24	22.74

A breakdown of the total areas and BU values of retained area habitats within Application Site are detailed in Table 4

The post-development biodiversity accounting calculations for area habitats have been undertaken using the following assumptions based off the illustrative masterplan(Figure 3).

Condition assessment criteria for newly created and enhanced area habitats are provided in Appendix B.

Hedgerows

A breakdown of lengths for each proposed hedgerow created or enhanced post-development within Application Site and a summary of the BUs this represents are presented in Table 10.

Table 10 – Post-development hedgerow biodiversity unit values within the Application Site based on the current design

Habitat type	Forecast habitat condition	Habitat intervention	Forecast length (km)	Forecast biodiversity unit value (BU)
Species-rich native hedgerow	Moderate	5	0.865	6.30
Species-rich native hedgerow with trees-associated with bank or ditch	Moderate	10	0.037	0.46
Total			0.89	6.75

The total lengths and BU values of retained hedgerows within the Application Site is detailed in Table 6.

The post-development biodiversity accounting calculations for hedgerows have been undertaken using the following assumptions based off the landscape plans (Figure 3).

Condition assessment criteria for newly created and enhanced hedgerows are provided in Appendix B.

Watercourses

No proposed watercourse created or enhanced post-development are within the Application Site, as the utility corridors are treated as temporary impacts, 10% net gain does not apply.

3.4 Change in Biodiversity Value

The habitat creation and enhancement proposals as per the illustrative masterplan (Figure 3) is anticipated to result in a net increase of area habitat and hedgerow BUs. This is summarized in Table 11.

Table 11 – Change in biodiversity units as a result of the Proposed Development

Post-development area habitat biodiversity units (BU)		Baseline area habitat area biodiversity units (BU)		Change in area habitat biodiversity units (BU)	Percentage change (%)
26.26	-	20.03	=	6.23	31.09%
Post-development hedgerow biodiversity units (BU)		Baseline hedgerow biodiversity units (BU)		Change in hedgerow biodiversity units (BU)	Percentage change (%)
7.74	-	1.27	=	6.48	510.09%
Post-development watercourse biodiversity units (BU)		Baseline watercourse biodiversity units (BU)		Change in watercourse biodiversity units (BU)	Percentage change (%)
0.07	-	0.07	=	0	0%

The change in biodiversity value for the Proposed Development, as set out in Table 9, indicates that post-development:

- there would be an increase of **6.23** area habitat BUs which equates to an **31.09%** net gain in area habitats. The trading rules associated with the Metric have been met for area habitats as a result of the Proposed development.
- there would also be an increase of **6.48** hedgerow BUs which equates to an **510.09%** net gain in hedgerows. The trading rules associated with the Metric have been met for hedgerows as a result of the Proposed Development.
- There would be no change in watercourse BUs as impacts to this features will be temporary only.
- Net gain in area habitats = 31.09%. Net gain in hedgerows = 510.09%.

4.0 PROJECT

IMPLEMENTATION AND CONSTRUCTION PLAN

The implementation and creation of habitats post-development will be outlined in a Landscape and Ecology Management Plan (LEMP), to be produced as part of reserved matters / condition discharge. The LEMP will translate the design concepts and ecological aims of the scheme into deliverable actions on the ground, setting out the required methods, sequencing, and responsibilities necessary to establish all newly created and retained habitats, including modified grassland, other neutral grassland, SuDS basins and attenuation ponds, vegetated gardens, species-rich native hedgerows (with and without trees), and rural individual trees.

The LEMP will also provide detailed guidance for the construction handover process to ensure that all habitats are created in the correct locations and to the required specifications. These will include drawings, management proposals and timetables, as well as a plan to define who is responsible for activities. The implementation plan will reference the final landscape drawings and planting schedules, including specification sheets for grassland seeding, hedgerow planting, tree establishment, and SuDS construction, as well as any relevant cross-sections necessary for establishing earthworks and hydrological features. A construction-phase implementation timetable will be provided to set out when each habitat creation element is to be delivered, followed by the establishment and management periods that will be required to ensure these habitats reach their target condition.

The implementation plan will specify the roles and responsibilities for the client, landscape contractors and ecologists, including competency requirements for those undertaking ecological watching brief duties, habitat inspections and condition assessments. A construction handover checklist will be included to confirm that each habitat parcel has been created in accordance with the approved plans before responsibility transitions to the long-term management phase. All actions will be closely aligned with the management and monitoring recommendations presented in Section 5.0 to ensure consistency between construction delivery and long-term ecological outcomes.

5.0 OUTLINE BIODIVERSITY NET GAIN MANAGEMENT AND MONITORING PLAN

The Landscape and Ecology Management Plan (LEMP) will provide a comprehensive framework for the long-term management and monitoring of all habitats created and retained within the Application Site. It will set out clear and proportionate objectives to ensure that habitats progress towards and achieve their target condition in accordance with the Statutory Biodiversity Metric. The LEMP will include detailed prescriptions for the establishment and maintenance of modified grassland, other neutral grassland, SuDS basins and attenuation ponds, vegetated gardens, species-rich native hedgerows with and without trees, and rural individual trees.

The plan will define short-term establishment measures for the first five years following construction and broader management aims for a minimum of thirty years, as required under Biodiversity Net Gain legislation. It will specify the timing and methods for routine maintenance, such as seasonal cutting of grassland, management of aquatic and marginal vegetation within SuDS features, and formative pruning and replacement of hedgerow and tree planting where necessary. The LEMP will also include adaptive management measures to address any failure to achieve target condition, ensuring that remedial actions can be implemented promptly.

Monitoring will be undertaken at intervals defined within the LEMP and will use the Statutory Biodiversity Metric condition assessment criteria to verify compliance. Reports will be submitted to the Local Planning Authority to demonstrate progress towards habitat targets and confirm that the commitments set out in the Biodiversity Net Gain plan are being met. The plan will also outline the roles and responsibilities of all parties involved in management and monitoring, including competency requirements for those undertaking inspections and reporting.

Long-term delivery of habitat creation and enhancement measures will be secured through an appropriate legal and financial mechanism, such as a planning obligation or conservation covenant, to guarantee that management and monitoring are maintained for at least thirty years. These arrangements will ensure that the biodiversity enhancements proposed for the site are fully implemented and sustained, delivering measurable net gains for nature in accordance with the Environment Act 2021.

Table 12 – Recommended management and maintenance actions to establish newly created or enhanced habitats on the Site.

Subject	Task	Management to be undertaken	Rationale	Timing	Year					Summary of long-term management and monitoring
					Yr 1	Yr 2	Yr 3	Yr 4	Yr 5	
Grassland	Watering	During Year 1 only, water seeded areas in periods of prolonged dry weather to aid germination and ensure successful establishment of the sward.	Watering to be undertaken if required to ensure establishment of grassland/ hedge / tree planting.	May to September	✓					Continue with annual or biannual actions. Management and monitoring may need to adapt as habitats mature, fail or deteriorate over time and response to different factors (e.g. drought).
	Cut grassland to 150 mm at end of first growing season	Undertake a single cut in August of Year 1 at 150 mm. Leave an uncut margin around grassland boundaries. Collect arisings and remove from site. Remove all litter and debris prior to cutting.	Cutting aims to encourage an open sward, structural diversity and habitat suitable for invertebrates, reptiles and amphibians.	August	✓					
	Control of undesirable species	Annual inspection for undesirable species including docks, thistles and ragwort. Spot treatment with herbicide or hand-pulling to maintain <5% cover across grassland.	Aims to prevent undesirable species gaining dominance within the grassland sward.	August	✓	✓	✓	✓	✓	
	Seasonal cutting	From Year 2 onward, implement seasonal cutting, with no more than 4 cuts per year, and no cutting between May and August to allow flowers to set seed. Remove litter and debris prior to cutting. Ideally leave arisings in place	Cutting aims to maintain an open sward with structural diversity suitable for	Up to four cuts of grassland September-April	✓	✓	✓	✓	✓	

Subject	Task	Management to be undertaken	Rationale	Timing	Year					Summary of long-term management and monitoring
					Yr 1	Yr 2	Yr 3	Yr 4	Yr 5	
		for seven days following cutting before collecting.	invertebrates, reptiles and amphibians.							
Rural trees (created)	Watering	Water newly planted trees in prolonged dry periods to aid establishment.	Ensures successful establishment of young trees.	April–September	✓	✓				
	Replace failures	Annual inspection and replacement of dead/dying trees in the next available planting season.	Ensures planting densities are maintained.	November–March	✓	✓	✓	✓	✓	

Subject	Task	Management to be undertaken	Rationale	Timing	Year					Summary of long-term management and monitoring
					Yr 1	Yr 2	Yr 3	Yr 4	Yr 5	
	Mulch and weed control	Maintain clear mulch rings; remove competing vegetation.	Reduces competition for nutrients and moisture.	April–September	✓	✓	✓			
Hedgerows	Watering	Water newly planted lines of trees during establishment in dry periods.	Ensures survival and early growth.	April–September	✓	✓				
	Formative pruning	Remove crossing, diseased or weak branches to establish strong, upright form.	Encourages long-term structural integrity and habitat function.	November–February		✓	✓			
	Weed control	Maintain 1 m weed-free strips, using mulch or hand-weeding as appropriate in first three years. After that don't manage understorey as enhances established hedgerows	Improves establishment and reduces competition.	April–September	✓	✓	✓			

Subject	Task	Management to be undertaken	Rationale	Timing	Year					Summary of long-term management and monitoring
					Yr 1	Yr 2	Yr 3	Yr 4	Yr 5	
Site-wide tasks	Annual walkover	Survey and remove INNS following best-practice methods.	Identify issues early and prevent spread.	May–September	✓	✓	✓	✓	✓	
	Litter and pollution	Remove litter and address any potential pollution sources.	Maintain habitat quality and prevent deterioration.	March	✓	✓	✓	✓	✓	
SuDS basins and attenuation ponds	Establish aquatic and marginal vegetation	Plant native wetland species and maintain during establishment. Remove litter and debris.	Provides habitat diversity and supports hydrological function	Spring	✓	✓	✓			
	Control of invasive species	Inspect for invasive species and remove promptly	Prevents ecological degradation and maintains target condition	May–September	✓	✓	✓	✓	✓	

6.0 EVALUATION AND CONCLUSIONS

6.1 Biodiversity Net Gain

The Proposed Development will lead to the loss of modified grassland, other neutral grassland, a section of native hedgerow with trees, and several rural individual trees. However, to compensate and offset for these impacts, the Proposed Development will result in the creation of modified grassland, other neutral grassland, urban sealed and unsealed surfaces, a sustainable drainage system, vegetated gardens, individual trees, and species-rich native hedgerows with and without trees and a ditch. The Proposed Development will also retain and enhance the remaining sections of native hedgerow and newly created trees within the public open space network.

Based on the updated Statutory Biodiversity Metric calculations, the Proposed Development could deliver a net gain of up to 31.09% in area habitat biodiversity units, representing an increase of 6.23 units compared to baseline, and a net gain of 510.09% in hedgerow biodiversity units, representing an increase of 6.48 units.

There will be no change in watercourse biodiversity units, with no net gain or loss recorded as it is being treated as a temporary impact (restored within 2 years), and therefore a net gain is not required. It is included within the metric for completeness, but is excluded from the requirement for net gain.

The trading rules associated with the Statutory Biodiversity Metric have been met for area habitats and hedgerows but not for watercourses due to a required minimum net gain of 10%. The Proposed Development therefore is capable of achieving the statutory minimum requirement of 10% Biodiversity Net Gain for habitat and hedgerows.

Long-term delivery of these biodiversity enhancements will be secured through a Landscape and Ecology Management Plan (LEMP), which will ensure that all created and enhanced habitats achieve and maintain their target condition for a minimum of 30 years. This will include measures to maintain habitat quality, monitor progress against condition criteria, and implement remedial actions where necessary to ensure compliance with Biodiversity Net Gain commitments.

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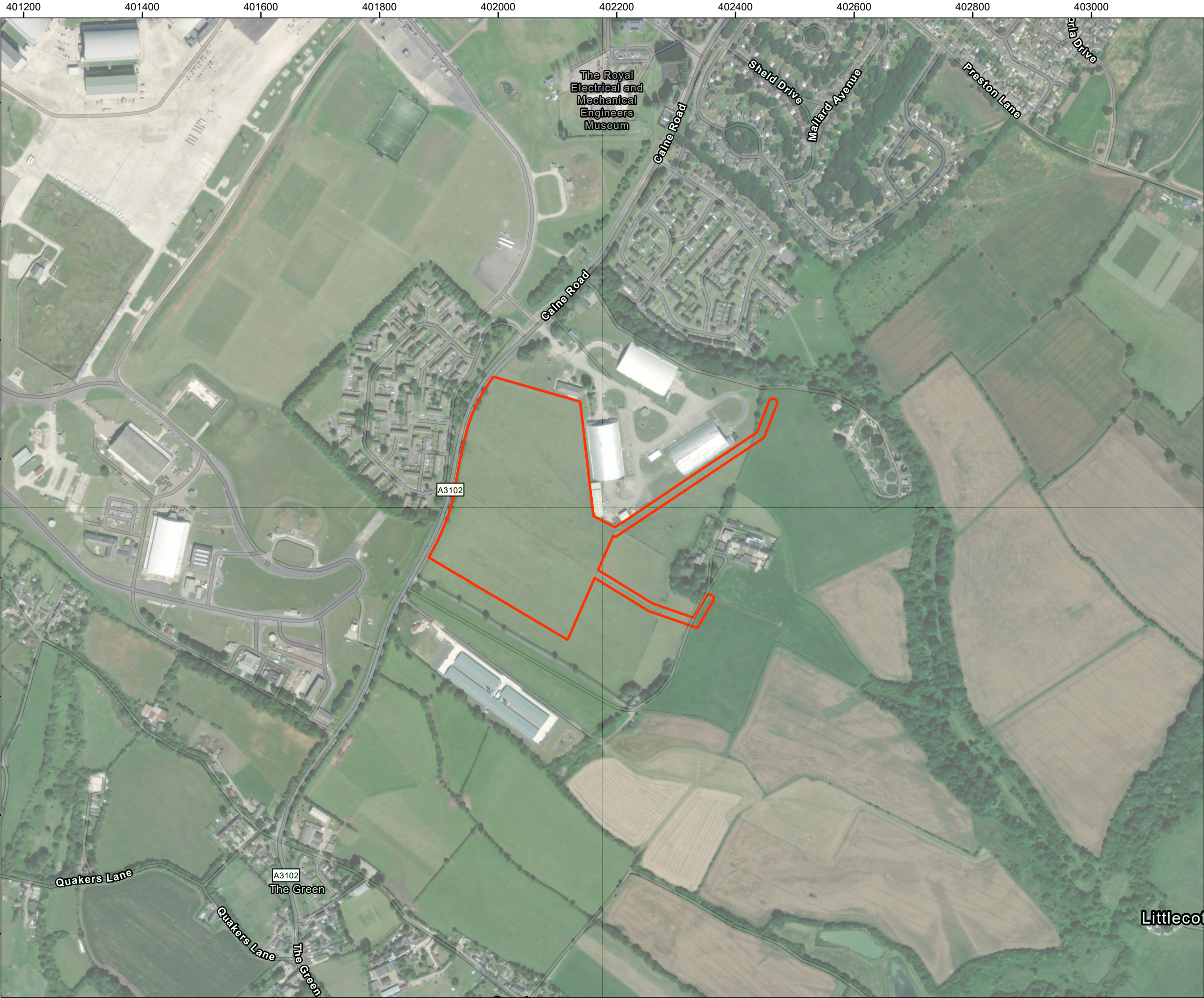
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FIGURES

Figure 1. Site location plan

Figure 2. UKHab Plan

Figure 3. Landscape plan



Legend:

Site boundary

01	15/12/2025	2489428	RS	RG	CSR
Rev	Date	Project Code	Drn	Chk	App

PEA BNG Lyneham

RSK

biocensus

EXPERTS IN ECOLOGY

TITLE: Figure 1:
Site Location Plan

075150225

Metres

SCALE: 1:6,000 @ A3

N
W
E
S

REV 00



- Legend:**
- Site boundary
 - UKHab Classification
 - Other neutral grassland
 - Modified grassland
 - Developed land; sealed surface
 - Native hedgerow
 - Native hedgerow with ditch
 - Species-rich native hedgerow
 - Species-rich native hedgerow with ditch
 - Ditch
 - Dry ditch
 - Built linear features
 - Fence
 - Tree
 - Secondary code

Secondary Code	Description
50	Ditch
100	Grazed
102	Sheep grazed



01	18/12/2025	2489428	RS	RG	CSR
Rev	Date	Project Code	Drn	Chk	App

PEA BNG Lyneham

EXPERTS IN ECOLOGY

TITLE: Figure 2:
Habitat Survey

0 25 50 75
Metres
SCALE: 1:2,000 @ A3

REV 00



- Key:
- Site Boundary (8.17ha)
 - Built Development
 - Road network
 - Private Drives
 - Footway & Cycleway routes
 - Existing Trees & Vegetation
 - Proposed Trees & Vegetation
 - Open Space
 - Proposed Ponds & Swales
 - Proposed Play Space (LAP)

 Architectural & Civil Engineering Design Unit 1 Access House, Dorchester Road, Bournemouth, Bournemouth, Dorset, BH1 2JF info@tagdesign.co.uk 01202 415122	Client:		Project:		Drawing Title:		Rev	Date	Description		By	Chkd
	Gallagher Estates		Lyneham, Wiltshire		Illustrative Masterplan		Scale:	Plot size:	Drawn:	Check:	Date:	
							1 : 2000	A3	SLB	TDA	24.10.25	
							Project No.:		Drawing No.:			
		TD.00.160			1001							

APPENDIX B – PRE-DEVELOPMENT HABITAT CONDITION SURVEY RESULTS

This appendix presents the assessment of the condition of the pre-development habitats against the Statutory Biodiversity Metric condition sheets (Defra, 2025).

Table 13 Habitat condition survey results for Modified grassland - Poor

Source of condition assessment criteria: Statutory Biodiversity Condition Assessment		
Date of survey		
05/09/2025		
Condition Assessment Criteria	Pass or Fail	Justification
Criteria A: There are 6-8 vascular plant species per m2 present, including at least 2 forbs	Fail	6-8 vascular plants were not present per m2.
Criteria B: Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for vertebrates and invertebrates to live and breed	Fail	Sward height was not found to be varied.
Criteria C: Some scattered scrub (including bramble <i>Rubus fruticosus</i> agg.) may be present, but scrub accounts for less than 20% of total grassland area	Fail	Scrub was found in more than 20% of total grassland area.
Criteria D: Physical damage is evident in less than 5% of total grassland area. Examples include excessive poaching, damage from machinery use or storage, erosion caused by high levels of access, or any other damage	Pass	Physical damage was not found to be present in more than 5% of total grassland area.
Criteria E: Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens)	Pass	Bare ground coverage found to be between 1% and 10%.
Criteria F: Cover of bracken <i>Pteridium aquilinum</i> is less than 20%	Pass	Bracken cover was less than 20%.
Criteria G: There is an absence of invasive non-native plant species (as listed on Schedule 9 of WCA)	Pass	No invasive species were found.
Overall Condition Assessment		
Poor		
Photograph		



Table 14 Habitat condition survey results for Watercourses – Dry Ditch - Poor

Source of condition assessment criteria: Statutory Biodiversity Condition Assessment		
Date of survey		
05/09/2025		
Condition Assessment Criteria	Pass or Fail	Justification
Criteria A: The ditch is of good water quality, with clear water (low turbidity) indicating no obvious signs of pollution	Fail	Ditch was not of good water quality.
Criteria B: A range of emergent, submerged and floating-leaved plants are present. As a guide more than 10 species of emergent, floating or submerged plants present in a 20 m ditch length	Fail	10 species of emergent floating or submerged plants were not present.
Criteria C: There is less than 10% cover of filamentous algae and or duckweed Lemna spp. (these are signs of eutrophication)	Fail	There is more than 10% cover of filamentous algae.
Criteria D: A fringe of aquatic marginal vegetation is present along more than 75% of the ditch	Fail	No fringe found in more than 75% of the ditch.
Criteria E: Physical damage is evident along less than 5% of the ditch, with examples of damage including: excessive poaching, damage from	Pass	Less than 5% of physical damage evident along the ditch.

machinery use or storage, or any other damaging management activities		
Criteria F: Sufficient water levels are maintained - as a guide a minimum summer depth of approximately 50cm in minor ditches and 1m in main drains	Fail	Sufficient water levels are not maintained for a minimum summer depth of 50cm.
Criteria G: Less than 10% of the ditch is heavily shaded	Fail	More than 10% of the ditch is heavily shaded.
Criteria H: There is an absence of non-native plant and animal species	Pass	No non-native plant and animal species were identified.
Overall Condition Assessment		
Poor		
Photograph		
		

Table 15 Habitat condition survey results for Watercourses – Ditch – Moderate (Utility Line, retained)

Source of condition assessment criteria: Statutory Biodiversity Condition Assessment		
Date of survey		
08/12/2025		
Condition Assessment Criteria	Pass or Fail	Justification

Criteria A: The ditch is of good water quality, with clear water (low turbidity) indicating no obvious signs of pollution	Pass	Ditch was of good water quality.
Criteria B: A range of emergent, submerged and floating-leaved plants are present. As a guide more than 10 species of emergent, floating or submerged plants present in a 20 m ditch length	Pass	10 species of emergent floating or submerged plants were present.
Criteria C: There is less than 10% cover of filamentous algae and or duckweed Lemna spp. (these are signs of eutrophication)	Pass	There is less than 10% cover of filamentous algae.
Criteria D: A fringe of aquatic marginal vegetation is present along more than 75% of the ditch	Fail	Fringe found in more than 75% of the ditch.
Criteria E: Physical damage is evident along less than 5% of the ditch, with examples of damage including: excessive poaching, damage from machinery use or storage, or any other damaging management activities	Pass	Less than 5% of physical damage evident along the ditch.
Criteria F: Sufficient water levels are maintained - as a guide a minimum summer depth of approximately 50cm in minor ditches and 1m in main drains	Fail	Sufficient water levels are not maintained for a minimum summer depth of 50cm.
Criteria G: Less than 10% of the ditch is heavily shaded	Pass	Less than 10% of the ditch is heavily shaded.
Criteria H: There is an absence of non-native plant and animal species	Pass	No non-native plant and animal species were identified.
Overall Condition Assessment		
Moderate		
Photograph		



Table 16 Habitat condition survey results for Hedgerows – Native hedgerow - Moderate

Source of condition assessment criteria: Statutory Biodiversity Condition Assessment		
Date of survey		
05/09/2025		
Condition Assessment Criteria	Pass or Fail	Justification
Criteria A1: Height - More than 1.5m average along length	Pass	Average height was more than 1.5m along length.
Criteria A2: Width - More than 1.5m average along length	Pass	Width was more than 1.5m on average across length.
Criteria B1: Gap - Hedge Base - Gap between ground and base of canopy less than 0.5m for more than 90% of length	Pass	The gap between ground and base canopy was less than 0.5m for more than 90% of the length.
Criteria B2: Gap - Hedge Canopy Continuity - Gaps make up less than 10% of total length; and no canopy gaps more than 5m	Pass	Hedge canopy continuity make up less than 10% of total length with no canopy gaps more than 5m.
Criteria C1: Undisturbed ground and perennial vegetation - More than 1m width of undisturbed ground with perennial herbaceous vegetation for more than 90% of length (Measured from outer edge of hedgerow and present on one side of the hedgerow at least	Fail	Disturbed ground in more than 10%.

Criteria C2: Nutrient-enriched perennial vegetation - Plant species indicative of nutrient enrichment of soils dominate less than 20% cover of the area of undisturbed ground	Fail	Plant species indicative of nutrient enrichment dominate more than 20% of cover.
Criteria D1: Invasive and neophyte species - More than 90% of the hedgerow and undisturbed ground is free of invasive non-native plant species (including those listed on Schedule 9 of WCA3) and recently introduced species	Pass	Invasive species were not found in more than 90% of the hedgerow.
Criteria D2: Current damage - More than 90% of the hedgerow or undisturbed ground is free of damage caused by human activities	Fail	Human activities caused damage to more than 90% of the hedgerow
Criteria E1: Tree Class - 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	Pass	More than one age class of tree present per 20-50m of hedgerow.
Criteria E2: Tree Health - At least 95% of hedgerow trees are in a healthy condition. There is little or no evidence of an adverse impact on tree health by damage from livestock or wild animals, pests or diseases, or human activity	Pass	95% of hedgerow trees are in healthy condition.
Overall Condition Assessment		
Moderate		
Photograph		

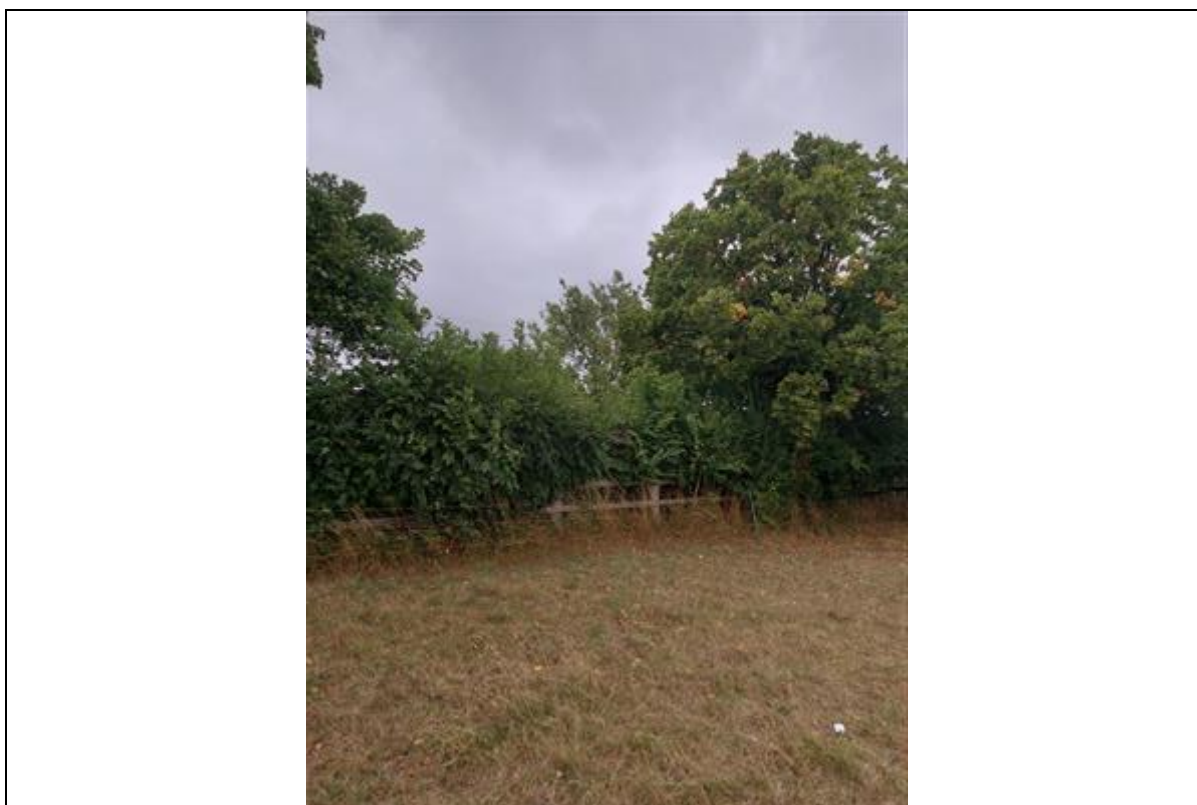


Table 17 Habitat condition survey results for Hedgerows –Species-rich native hedgerow – associated with bank or ditch – Good (Utility line, retained)

Source of condition assessment criteria: Statutory Biodiversity Condition Assessment		
Date of survey		
08/12/2025		
Condition Assessment Criteria	Pass or Fail	Justification
Criteria A1: Height - More than 1.5m average along length	Pass	Average height was more than 1.5m along length.
Criteria A2: Width - More than 1.5m average along length	Pass	Width was more than 1.5m on average across length.
Criteria B1: Gap - Hedge Base - Gap between ground and base of canopy less than 0.5m for more than 90% of length	Pass	The gap between ground and base canopy was more than 0.5m for more than 90% of the length.
Criteria B2: Gap - Hedge Canopy Continuity - Gaps make up less than 10% of total length; and no canopy gaps more than 5m	Pass	Hedge canopy continuity make up less than 10% of total length with no canopy gaps more than 5m.
Criteria C1: Undisturbed ground and perennial vegetation - More than 1m width of undisturbed ground with perennial herbaceous vegetation for more than 90% of length (Measured from outer edge of hedgerow and present on one side of the hedgerow at least	Pass	Disturbed ground in less than 10%.

Criteria C2: Nutrient-enriched perennial vegetation - Plant species indicative of nutrient enrichment of soils dominate less than 20% cover of the area of undisturbed ground	Pass	Plant species indicative of nutrient enrichment dominate less than 20% of cover.
Criteria D1: Invasive and neophyte species - More than 90% of the hedgerow and undisturbed ground is free of invasive non-native plant species (including those listed on Schedule 9 of WCA3) and recently introduced species	Pass	Invasive species were not found in more than 90% of the hedgerow.
Criteria D2: Current damage - More than 90% of the hedgerow or undisturbed ground is free of damage caused by human activities	Pass	Human activities caused damage to less than 90% of the hedgerow
Criteria E1: Tree Class - 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	Fail	Less than one age class of tree present per 20-50m of hedgerow.
Criteria E2: Tree Health - At least 95% of hedgerow trees are in a healthy condition. There is little or no evidence of an adverse impact on tree health by damage from livestock or wild animals, pests or diseases, or human activity	Fail	95% of hedgerow trees are not in healthy condition.
Overall Condition Assessment		
Good		
Photograph		



Table 18 Habitat condition survey results for Hedgerows – Native hedgerow – Poor (Utility Line, retained)

Source of condition assessment criteria: Statutory Biodiversity Condition Assessment		
Date of survey		
08/12/2025		
Condition Assessment Criteria	Pass or Fail	Justification
Criteria A1: Height - More than 1.5m average along length	Fail	Average height was not more than 1.5m along length.
Criteria A2: Width - More than 1.5m average along length	Fail	Width was less than 1.5m on average across length.
Criteria B1: Gap - Hedge Base - Gap between ground and base of canopy less than 0.5m for more than 90% of length	Fail	The gap between ground and base canopy was more than 0.5m for more than 90% of the length.
Criteria B2: Gap - Hedge Canopy Continuity - Gaps make up less than 10% of total length; and no canopy gaps more than 5m	Fail	Hedge canopy continuity make up more than 10% of total length with no canopy gaps more than 5m.
Criteria C1: Undisturbed ground and perennial vegetation - More than 1m width of undisturbed ground with perennial herbaceous vegetation for more than 90% of length (Measured from outer edge of hedgerow and present on one side of the hedgerow at least	Pass	Disturbed ground in less than 10%.

Criteria C2: Nutrient-enriched perennial vegetation - Plant species indicative of nutrient enrichment of soils dominate less than 20% cover of the area of undisturbed ground	Pass	Plant species indicative of nutrient enrichment dominate less than 20% of cover.
Criteria D1: Invasive and neophyte species - More than 90% of the hedgerow and undisturbed ground is free of invasive non-native plant species (including those listed on Schedule 9 of WCA3) and recently introduced species	Pass	Invasive species were not found in more than 90% of the hedgerow.
Criteria D2: Current damage - More than 90% of the hedgerow or undisturbed ground is free of damage caused by human activities	Fail	Human activities caused damage to more than 90% of the hedgerow
Criteria E1: Tree Class - 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	Fail	Less than one age class of tree present per 20-50m of hedgerow.
Criteria E2: Tree Health - At least 95% of hedgerow trees are in a healthy condition. There is little or no evidence of an adverse impact on tree health by damage from livestock or wild animals, pests or diseases, or human activity	Fail	95% of hedgerow trees are not in healthy condition.
Overall Condition Assessment		
Poor		
Photograph		



Table 19 Habitat condition survey results for Hedgerows – Native hedgerow – Good (Utility line, retained)

Source of condition assessment criteria: Statutory Biodiversity Condition Assessment		
Date of survey		
08/12/2025		
Condition Assessment Criteria	Pass or Fail	Justification
Criteria A1: Height - More than 1.5m average along length	Pass	Average height was more than 1.5m along length.
Criteria A2: Width - More than 1.5m average along length	Pass	Width was more than 1.5m on average across length.
Criteria B1: Gap - Hedge Base - Gap between ground and base of canopy less than 0.5m for more than 90% of length	Pass	The gap between ground and base canopy was less than 0.5m for more than 90% of the length.
Criteria B2: Gap - Hedge Canopy Continuity - Gaps make up less than 10% of total length; and no canopy gaps more than 5m	Fail	Hedge canopy continuity did not make up less than 10% of total length with no canopy gaps more than 5m.
Criteria C1: Undisturbed ground and perennial vegetation - More than 1m width of undisturbed ground with perennial herbaceous vegetation for more than 90% of length (Measured from outer edge of hedgerow and present on one side of the hedgerow at least	Pass	There was undisturbed ground and perennial vegetation in more than 1m width for more than 90% of length.

Criteria C2: Nutrient-enriched perennial vegetation - Plant species indicative of nutrient enrichment of soils dominate less than 20% cover of the area of undisturbed ground	Fail	Plant species indicative of nutrient enrichment dominate more than 20% of cover.
Criteria D1: Invasive and neophyte species - More than 90% of the hedgerow and undisturbed ground is free of invasive non-native plant species (including those listed on Schedule 9 of WCA3) and recently introduced species	Pass	Invasive species were not found in more than 90% of the hedgerow.
Criteria D2: Current damage - More than 90% of the hedgerow or undisturbed ground is free of damage caused by human activities	Pass	Human activities did not cause more than 10% damage and undisturbed ground is free of human activities.
Criteria E1: Tree Class - 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	Fail	less than one age class of tree present per 20-50m of hedgerow.
Criteria E2: Tree Health - At least 95% of hedgerow trees are in a healthy condition. There is little or no evidence of an adverse impact on tree health by damage from livestock or wild animals, pests or diseases, or human activity	Fail	95% of hedgerow trees are not in healthy condition.
Overall Condition Assessment		
Good		
Photograph		



Table 20 Habitat condition survey results for Modified grassland - Poor (Utility Line, retained)

Source of condition assessment criteria: Statutory Biodiversity Condition Assessment		
Date of survey		
08/12/2025		
Condition Assessment Criteria	Pass or Fail	Justification
Criteria A: There are 6-8 vascular plant species per m2 present, including at least 2 forbs	Pass	6-8 vascular plants were present per m2.
Criteria B: Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for vertebrates and invertebrates to live and breed	Fail	Sward height was not found to be varied.
Criteria C: Some scattered scrub (including bramble <i>Rubus fruticosus</i> agg.) may be present, but scrub accounts for less than 20% of total grassland area	Pass	Scrub was found in less than 20% of total grassland area.
Criteria D: Physical damage is evident in less than 5% of total grassland area. Examples include excessive poaching, damage from machinery use or storage, erosion caused by high levels of access, or any other damage	Pass	Physical damage was not found to be present in more than 5% of total grassland area.

Criteria E: Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens)	Pass	Bare ground coverage found to be between 1% and 10%.
Criteria F: Cover of bracken <i>Pteridium aquilinum</i> is less than 20%	Pass	Bracken cover was less than 20%.
Criteria G: There is an absence of invasive non-native plant species (as listed on Schedule 9 of WCA)	Pass	No invasive species were found.
Overall Condition Assessment		
Good		
Photograph		



Table 21 **Habitat condition survey results for Modified grassland – Moderate (Utility Line, retained)**

Source of condition assessment criteria: Statutory Biodiversity Condition Assessment		
Date of survey		
08/12/2025		
Condition Assessment Criteria	Pass or Fail	Justification
Criteria A: There are 6-8 vascular plant species per m2 present, including at least 2 forbs	Pass	6-8 vascular plants were present per m2.
Criteria B: Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which	Fail	Sward height was not found to be varied.

provide opportunities for vertebrates and invertebrates to live and breed		
Criteria C: Some scattered scrub (including bramble <i>Rubus fruticosus</i> agg.) may be present, but scrub accounts for less than 20% of total grassland area	Pass	Scrub was found in more than 20% of total grassland area.
Criteria D: Physical damage is evident in less than 5% of total grassland area. Examples include excessive poaching, damage from machinery use or storage, erosion caused by high levels of access, or any other dama	Pass	Physical damage was not found to be present in more than 5% of total grassland area.
Criteria E: Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens)	Fail	Bare ground coverage found to be greater than 10%.
Criteria F: Cover of bracken <i>Pteridium aquilinum</i> is less than 20%	Pass	Bracken cover was less than 20%.
Criteria G: There is an absence of invasive non-native plant species (as listed on Schedule 9 of WCA)	Pass	No invasive species were found.
Overall Condition Assessment		
Moderate		
Photograph		
		

Table 22 **Habitat condition survey results for Urban – Developed land; sealed surface – N/A (Utility Line, retained)**

Source of condition assessment criteria: Statutory Biodiversity Condition Assessment		
Date of survey		
08/12/2025		
Condition Assessment Criteria	Pass or Fail	Justification
Overall Condition Assessment		
N/A		
Photograph		
		

APPENDIX C - POST-DEVELOPMENT CONDITION ASSESSMENTS

This appendix presents the assessment of the condition of the post-development habitats against the Statutory Biodiversity Metric condition sheets (Defra, 2025).

Grassland (low distinctiveness)

Table 23 Habitat condition for Grassland habitat (low distinctiveness) - Moderate

Source of condition assessment criteria: Statutory Biodiversity Condition Assessment		
Condition Assessment Criteria	Pass or Fail	Justification
There are 6-8 vascular plant species per m2 present, including at least 2 forbs (these may include those listed in Footnote 1). Note - this criterion is essential for achieving Moderate or Good condition. Where the vascular plant species present are characteristic of medium, high or very high distinctiveness grassland, or there are 9 or more of these characteristic species per m2 (excluding those listed in Footnote 1), please review the full UKHab description to assess whether the grassland should instead be classified as a higher distinctiveness grassland. Where a grassland is classed as medium, high, or very high distinctiveness, please use the relevant condition sheet.	Fail	6-8 vascular plants not planned per m2.
Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for vertebrates and invertebrates to live and breed. 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.	Pass	Sward height will be varied (at least 20% will be less than 7cm and at least 20% is more than 7cm).
Physical damage is evident in less than 5% of total grassland area. Examples of physical damage include excessive poaching, damage from machinery use or storage, erosion caused by high levels of access, or any other damaging management activities.	Pass	Physical damage will be evident in less than 5% of total grassland area.
Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens)2.	Pass	Cover of bare ground will be between 1% and 10%.

Cover of bracken <i>Pteridium aquilinum</i> is less than 20%.	Pass	Cover of bracken <i>Pteridium aquilinum</i> will be less than 20%.
There is an absence of invasive non-native plant species ³ (as listed on Schedule 9 of WCA4).	Pass	Absence of invasive non-native plant species.
Overall Condition Assessment		
Moderate		

Grassland (medium distinctiveness)

Table 24 Habitat condition for Grassland habitat (medium distinctiveness) - Moderate

Source of condition assessment criteria: Statutory Biodiversity Condition Assessment		
Condition Assessment Criteria	Pass or Fail	Justification
The parcel represents a good example of its habitat type, with a consistently high proportion of characteristic indicator species present relevant to the specific habitat type (and relative to Footnote 3 suboptimal species which may be listed in the UKHab description).¹ Note - this criterion is essential for achieving Moderate or Good condition for non-acid grassland types only.	Pass	Indicator species will be found.
Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for insects, birds and small mammals to live and breed.	Pass	Sward height will be varied (at least 20% will be less than 7cm and at least 20% is more than 7cm).
Cover of bare ground is between 1% and 5%, including localised areas, for example, rabbit warrens ² .	Pass	Physical damage will be evident in less than 5% of total grassland area.
Cover of bracken <i>Pteridium aquilinum</i> is less than 20% and cover of scrub (including bramble <i>Rubus fruticosus</i> agg.) is less than 5%.	Pass	Cover of bare ground will be between 1% and 10%.
Combined cover of species indicative of suboptimal condition³ and physical damage (such as excessive poaching, damage from machinery use or storage, damaging levels of access, or any other damaging management activities) accounts for less than 5% of total area. If any invasive non-native plant species⁴ (as listed on Schedule 9 of WCA5) are present, this criterion is automatically failed.	Fail	Damage from machinery is possible.

There are 10 or more vascular plant species per m ² present, including forbs that are characteristic of the habitat type (species referenced in Footnote 3 and 5 cannot contribute towards this count).	Fail	There will be an absence of invasive non-native plant species. But 10 or more vascular plant species may not be found.
Note - this criterion is essential for achieving Good condition for non-acid grassland types only.		
Overall Condition Assessment		
Moderate		

Table 25 Habitat condition for Urban – Sustainable drainage system (SuDS) - Moderate

Source of condition assessment criteria: Statutory Biodiversity Condition Assessment		
Condition Assessment Criteria	Pass or Fail	Justification
Vegetation structure is varied, providing opportunities for vertebrates and invertebrates to live, eat and breed. A single structural habitat component or vegetation type does not account for more than 80% of the total habitat area.	Fail	Unknown vegetation structure.
The habitat parcel contains different plant species that are beneficial for wildlife, for example flowering species providing nectar sources for a range of invertebrates at different times of year.	Pass	Habitat will contain different plant species beneficial for wildlife
Invasive non-native plant species (listed on Schedule 9 of WCA1) and others which are to the detriment of native wildlife (using professional judgement) ² cover less than 5% of the total vegetated area ³ . Note - to achieve Good condition, this criterion must be satisfied by a complete absence of invasive non-native species (rather than <5% cover).	Pass	Habitat will not contain non-native plant species.
Plant species are mostly native. If non-native species are present, they should not be detrimental to the habitat or native wildlife ⁴ .	Pass	Plants will only be native.
The vegetation is comprised of plant species suited to wetland or riparian situations.	Fail	Unknown vegetation species.
Overall Condition Assessment		
Moderate		

Table 26 Habitat condition for Urban – Developed land; sealed surface - N/A

Source of condition assessment criteria: Statutory Biodiversity Condition Assessment		
Condition Assessment Criteria	Pass or Fail	Justification
No assessment required – condition fixed at N/A	Pass	N/A
Overall Condition Assessment		
N/A		

Table 27 Habitat condition for Urban – Vegetated garden

Source of condition assessment criteria: Statutory Biodiversity Condition Assessment		
Condition Assessment Criteria	Pass or Fail	Justification
No assessment required – condition fixed at N/A	Pass	N/A
Overall Condition Assessment		
N/A		

Table 28 Habitat condition for Urban – Artificial, unvegetated, unsealed surface- N/A

Source of condition assessment criteria: Statutory Biodiversity Condition Assessment		
Condition Assessment Criteria	Pass or Fail	Justification
No assessment required – condition fixed at N/A	Pass	N/A
Overall Condition Assessment		
N/A		

Table 29 Habitat condition for Individual Trees – Rural - Good

Source of condition assessment criteria: Statutory Biodiversity Condition Assessment		
Condition Assessment Criteria	Pass or Fail	Justification
The tree is a native species (or at least 70% within the block are native species).	Pass	Only native species will be planted.
The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	Pass	The tree canopy will be continuous.
The tree is mature (or more than 50% within the block are mature)1.	Fail	Trees may not be mature.
There is little or no evidence of an adverse impact on tree health by human activities	Pass	Trees will be in healthy condition with no human activity.

(such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.		
Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	Pass	Trees will have features suitable for ecological niches.
More than 20% of the tree canopy area is oversailing vegetation beneath.	Pass	Vegetation will be oversailed by the tree canopy.
Overall Condition Assessment		
Moderate		

Table 30 Habitat condition for Species-rich native hedgerow - Moderate

Source of condition assessment criteria: Statutory Biodiversity Condition Assessment		
Condition Assessment Criteria	Pass or Fail	Justification
>1.5 m average along length The average height of woody growth estimated from base of stem to the top of the shoots, excluding any bank beneath the hedgerow, any gaps or isolated trees. Newly laid or coppiced hedgerows are indicative of good management and pass this criterion for up to a maximum of four years (if undertaken according to good practice). A newly planted hedgerow does not pass this criterion (unless it is >1.5 m height).	Pass	Height will exceed 1.5m
>1.5 m average along length The average width of woody growth estimated at the widest point of the canopy, excluding gaps and isolated trees. Outgrowths (such as blackthorn <i>Prunus spinosa</i> suckers) are only included in the width estimate when they are >0.5 m in height. Laid, coppiced, cut and newly planted hedgerows are indicative of good	Pass	Width will exceed 0.5m

management and pass this criterion for up to a maximum of four years (if undertaken according to good practice).		
Gap between ground and base of canopy <0.5 m for >90% of length This is the vertical ‘gappiness’ of the woody component of the hedgerow, and its distance from the ground to the lowest leafy growth. Certain exceptions to this criterion are acceptable (see page 65 of the Hedgerow Survey Handbook).	Fail	Gaps may exceed 0.5m for 90% of length.
Gaps make up <10% of total length; and No canopy gaps >5 m This is the horizontal ‘gappiness’ of the woody component of the hedgerow. Gaps are complete breaks in the woody canopy (no matter how small). Access points and gates contribute to the overall ‘gappiness’ but are not subject to the >5 m criterion (as this is the typical size of a gate).	Pass	Gaps make up less than 10% of total length and no canopy gaps greater than 5m.
>1 m width of undisturbed ground with perennial herbaceous vegetation for >90% of length: · Measured from outer edge of hedgerow; and · Is present on one side of the hedgerow (at least). This is the level of disturbance (excluding wildlife disturbance) at the base of the hedgerow. Undisturbed ground is present for at least 90% of the hedgerow length, greater than 1 m in width and must be present along at least one side of the hedgerow. This criterion recognises the value of the hedgerow base as a boundary habitat with the capacity to support a wide range of species. Cultivation, heavily trodden	Pass	Greater than 1 m width of undisturbed ground with perennial herbaceous vegetation for greater than 90% of length.

footpaths, poached ground etc. can limit available habitat niches.		
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, does not exceed the 20% cover threshold.	Pass	Less than 20% of the hedgerow will contain species indicative of nutrient enrichment.
>90% of the hedgerow and undisturbed ground is free of invasive non-native plant species (including those listed on Schedule 9 of WCA3) and recently introduced species. Recently introduced species refer to plants that have naturalised in the UK since AD 1500 (neophytes). Archaeophytes count as natives. For information on archaeophytes and neophytes see the JNCC website⁴, as well as the BSBI website⁵ where the 'Online Atlas of the British and Irish Flora'⁶ contains an up-to-date list of the status of species. For information on invasive non-native species see the GB Non-Native Secretariat website⁷.	Pass	Invasive species will not be found for greater than 90% of the hedgerow.
>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. This could include evidence of pollution, piles of manure or rubble, or inappropriate management practices (for example, excessive hedgerow cutting).	Fail	Hedgerow may be disturbed for more than 10%
Overall Condition Assessment		
Moderate		

Table 31 **Habitat condition for Species-rich native hedgerow with trees – associated with bank or ditch - Moderate**

Source of condition assessment criteria:
 Statutory Biodiversity Condition Assessment

Condition Assessment Criteria	Pass or Fail	Justification
>1.5 m average along length The average height of woody growth estimated from base of stem to the top of the shoots, excluding any bank beneath the hedgerow, any gaps or isolated trees. Newly laid or coppiced hedgerows are indicative of good management and pass this criterion for up to a maximum of four years (if undertaken according to good practice). A newly planted hedgerow does not pass this criterion (unless it is >1.5 m height).	Pass	Height will exceed 1.5m
>1.5 m average along length The average width of woody growth estimated at the widest point of the canopy, excluding gaps and isolated trees. Outgrowths (such as blackthorn <i>Prunus spinosa</i> suckers) are only included in the width estimate when they are >0.5 m in height. Laid, coppiced, cut and newly planted hedgerows are indicative of good management and pass this criterion for up to a maximum of four years (if undertaken according to good practice).	Pass	Width will exceed 0.5m
Gap between ground and base of canopy <0.5 m for >90% of length This is the vertical 'gappiness' of the woody component of the hedgerow, and its distance from the ground to the lowest leafy growth. Certain exceptions to this criterion are acceptable (see page 65 of the Hedgerow Survey Handbook).	Fail	Gaps may exceed 0.5m for 90% of length.
Gaps make up <10% of total length; and No canopy gaps >5 m	Pass	Gaps make up less than 10% of total length and no canopy gaps greater than 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). Access points and gates contribute to the overall ‘gappiness’ but are not subject to the >5 m criterion (as this is the typical size of a gate).		
>1 m width of undisturbed ground with perennial herbaceous vegetation for >90% of length: · Measured from outer edge of hedgerow; and · Is present on one side of the hedgerow (at least). This is the level of disturbance (excluding wildlife disturbance) at the base of the hedgerow. Undisturbed ground is present for at least 90% of the hedgerow length, greater than 1 m in width and must be present along at least one side of the hedgerow. This criterion recognises the value of the hedgerow base as a boundary habitat with the capacity to support a wide range of species. Cultivation, heavily trodden footpaths, poached ground etc. can limit available habitat niches.	Pass	Greater than 1 m width of undisturbed ground with perennial herbaceous vegetation for greater than 90% of length.
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, does not exceed the 20% cover threshold.	Pass	Less than 20% of the hedgerow will contain species indicative of nutrient enrichment.
>90% of the hedgerow and undisturbed ground is free of invasive non-native plant species (including those listed on Schedule 9 of WCA3) and recently introduced species.	Pass	Invasive species will not be found for greater than 90% of the hedgerow.

Recently introduced species refer to plants that have naturalised in the UK since AD 1500 (neophytes). Archaeophytes count as natives. For information on archaeophytes and neophytes see the JNCC website ⁴ , as well as the BSBI website ⁵ where the 'Online Atlas of the British and Irish Flora' ⁶ contains an up-to-date list of the status of species. For information on invasive non-native species see the GB Non-Native Secretariat website ⁷ .		
>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. This could include evidence of pollution, piles of manure or rubble, or inappropriate management practices (for example, excessive hedgerow cutting).	Fail	Hedgerow may be disturbed for more than 10%
There is more than one age-class (or morphology) of tree present (for example: young, mature, veteran and or ancient ⁸), and there is on average at least one mature, ancient or veteran tree present per 20 - 50m of hedgerow.		More than one age-class of tree will be present.
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 by damage from livestock or wild animals, pests or diseases, or human activity.	Pass	Hedgerow trees will be in healthy condition.
Overall Condition Assessment		
Moderate		

