

LHB Ecology

Biodiversity Net Gain Assessment

Site: 101 Pickwick Rd. Corsham, Wiltshire, SN13 9DA

Client: Cliffe Property Investments Ltd.

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Limitations

This report has been prepared exclusively for the use of the above-named client or their agents. Site assessment and reports have been carried out for the client in accordance with written agreement and with the diligence and skills that are typical of an ecological consultant.

The conclusions and subsequent recommendations contained in this report are partly based upon information provided by third parties. Information obtained from third parties has not been independently verified by LHB Ecology.

Any third-party usage of the report will require prior written agreement from LHB Ecology.

Any assessments made are based upon current site conditions with the assumption that the site will continue to be used for the current purpose without significant change prior to any development. Findings and recommendations within this report are based on the professional opinion of qualified and experienced ecological consultants and do not constitute professional legal advice.

Guidelines

This assessment has been designed to meet:

British Standard 8683:2021 (2021). Process for Designing and Implementing Biodiversity Net Gain.

British Standard 42020 (2013) 'Biodiversity – Code of Practice for Planning and Development'.

Chartered Institute of Ecology and Environmental Management, Construction Industry Research and Information Association & Institute of Environmental Management and Assessment (2019). Biodiversity Net Gain – Good Practice Principles for Development.

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1.0 Executive Summary

1.1 Summary

1.1.1 LHB Ecology undertook a Biodiversity Net Gain (BNG) assessment at 101 Pickwick Rd. Corsham, Wiltshire, SN13 9DA (hereinafter referred to as 'the site'), on 17 November 2025. The assessment was carried out to inform a full planning application for the site.

1.1.2 The site consists of a petrol station with two buildings, areas of ornamental planting and scattered trees. Residential development, private gardens and urban greenspaces surround the site and there are scattered trees within the vicinity of the site

1.1.3 The development proposals are described as follows:

'Demolition of existing petrol filling station shop and car wash and construction of replacement retail building, together with relocation of vac and air facilities, introduction of EV charging points and replacement of underground fuel storage tanks, pipework, forecourt drainage, interceptor, utilities infrastructure and associated works'.

1.1.4 No irreplaceable habitat or statutory designated sites are directly impacted by the proposed development.

1.1.1 The BNG metric calculation indicates that under the current proposed development, the baseline score of 0.30 habitat units would decrease to 0.20 units, post-intervention. This equates to a post-development loss of 34.08% for habitat units.

1.1.2 It is therefore assessed that the development as currently proposed will fail to meet the Biodiversity Net Gain requirements as stipulated through current legislation (Environment Act 2021) and current planning policy (National: NPPF 2024; Local: Wiltshire Local Plan Review Biodiversity Net Gain Topic Paper November 2024)

1.1.3 In order to meet the shortfall of 0.16 habitat units off-site habitat units will need to be purchased.

See section 8.0 for further conclusions and recommendations

2.0 Introduction and Context

2.1 Background

- 2.1.1 LHB Ecology undertook a Biodiversity Net Gain (BNG) assessment at 101 Pickwick Rd. Corsham, Wiltshire, SN13 9DA (hereinafter referred to as 'the site') on 17 November 2025. The assessment was carried out to inform a full planning application for the site.
- 2.1.2 The Statutory Biodiversity Metric Calculation Tool was used to calculate the biodiversity unit score for the site.
- 2.1.3 A site walkover survey was completed on 17 November 2025 and the findings of the walkover have been used to inform the baseline BNG calculation for the site.
- 2.1.4 The Local Planning Authority (LPA) is Wiltshire Council.
- 2.1.5 Biodiversity Net Gain is the end result of a process applied to development so that overall, there is a net gain for biodiversity. The aim of this report is to assess the existing habitats on site in order to determine a quantifiable ecological baseline which is representative of all the species assemblages that associate with the habitats present, determine any impacts on habitats and assess the post-development habitats.
- 2.1.6 Under the Environment Act 2021, all planning permissions granted for major developments in England (with a few exemptions) will have to deliver at least 10% biodiversity net gain from 12 February 2024. For small developments, biodiversity net gain became mandatory from 2 April 2024.

2.2 Project Description

- 2.2.1 The proposed development is for the demolition of the existing petrol-station shop and construction of a new replacement building incorporating an enlarged convenience store, with associated alterations to the forecourt layout.

2.3 Site Context

The site is centred on National Grid Reference ST 86476 70582 and has an area of approximately 0.15 ha. The site consists of a petrol station with a forecourt, parking spaces and associated retail unit. The site is bounded by residential properties and associated curtilage, to the north and east, with a road running along its southern boundary.

3.0 Methodology

3.1 Assessment of Biodiversity

- 3.1.1 The biodiversity value of the habitats on site i.e. the baseline habitat value was informed by the site walkover survey which was completed by LHB Ecology in November 2025.
- 3.1.2 The BNG assessment was undertaken by James Wheeler BSc (Hons) MRSB, Assistant Ecologist and Joe Slade BSc (Hons) MRSB, Principal Ecologist. The site visit was undertaken on 17 November 2025 and involved a walkover survey to assess the current habitat conditions on site.
- 3.1.3 The site walkover survey included a Phase 1 Habitat Survey in which the site habitats were recorded and mapped. For this BNG assessment, the habitats within the site walkover survey have been translated to the UK Habitat Classification (UKHAB) equivalents using the UKHAB Habitat Definitions Version 2 (2023).
- 3.1.4 Habitat areas and length of linear habitats were calculated using GIS software. The areas of habitats to be retained and habitats to be created post-development were also mapped with reference to the Proposed Site Plan (Draft): 25-J4819-01-002
- 3.1.5 The habitat condition assessment was carried out with reference to the Statutory Biodiversity Technical Annex I (2023). The site walkover survey informed the condition assessment.

4.0 Existing Habitat Baseline

The baseline habitats are listed below along with their UKHAB classification in parentheses. Their locations are shown in Appendix 3 – Habitat Survey Plan. Further habitat descriptions and completed condition assessment sheets are provided in Appendix 4, where necessary.

4.1.1 Buildings (Building -*u1b5*)

The existing retail unit.

4.1.2 Developed land sealed surface (*Developed land, sealed surface – u1b*)

The petrol station forecourt and other hard standing for vehicles.

4.1.3 Amenity grassland (Modified grassland – g4)

Species poor, including perennial rye grass, barren brome, daisy and dandelion.

4.1.4 Introduced shrub (Introduced shrub - u1 847)

Including small leaved cotoneaster, firethorn and mahonia.

4.1.5 Individual trees (*Individual trees*)

Ten, small, silver birch trees in poor condition.

5.0 Site Habitat Enhancement and Creation

The habitats that are to be enhanced or created post-development are listed below along with their UKHAB classification in parentheses and target condition.

On-site:

5.1.1 Buildings (*Buildings u1b5*)

The planned, expanded retail unit. Target condition: N/A

5.1.2 Developed land sealed surface (*Developed land, sealed surface – u1b*)

The increased area of hardstanding serving as amenity space, surrounding the proposed buildings. Target condition: N/A

5.1.3 Scattered trees (*Individual trees – urban*)

Proposed planting of five yew trees and three field maple trees, alongside the retained trees to the West of the site. Target condition: Poor.

5.1.1 Amenity grassland (*Modified grassland*)

An area of amenity grassland to be created adjacent to the northern boundary within the proposed soft landscaping.

6.0 Limitations

6.1.1 There were no specific limitations to the survey.

7.0 Results and Evaluation

7.1.1 The supporting biodiversity metric calculation spreadsheet:

'*The Statutory Biodiversity Metric Macro Enabled 1.0.4 101 Pickwick Rd*' provides the full details for the BNG calculation including a habitat trading summary which shows the habitat distinctiveness groups and the post-development changes within each distinctiveness group.

7.1.2 Areas of habitat

Baseline on-site habitat units = 0.3

Post-development habitat units (including all on-site and off-site habitat retention, creation and enhancement) = 0.2

A net loss of 34.08% for habitat units was shown.

7.1.3 Hedgerows

There were no hedgerows present on the site.

7.1.4 A net loss in habitat units post-development is largely attributed to the felling of trees onsite. New native trees will be planted post-development to minimise the loss of biodiversity on-site.

8.0 Conclusions and Recommendations

8.1 Conclusions

- 8.1.1 No irreplaceable habitat or statutory designated sites are directly impacted by the proposed development.
- 8.1.2 The BNG metric calculation indicates that habitat units decrease from 0.30 units to 0.20 units post-intervention, a 34.08% decrease.
- 8.1.3 The baseline score for hedgerow units is zero. Therefore, a net gain for hedgerow units will not be required.
- 8.1.4 It is therefore assessed that the development as currently proposed will fail to meet Biodiversity Net Gain requirements stipulated through current legislation (Environment Act 2021) and current planning policy (National: NPPF 2024; Local: Wiltshire Local Plan Review Biodiversity Net Gain Topic Paper November 2024)

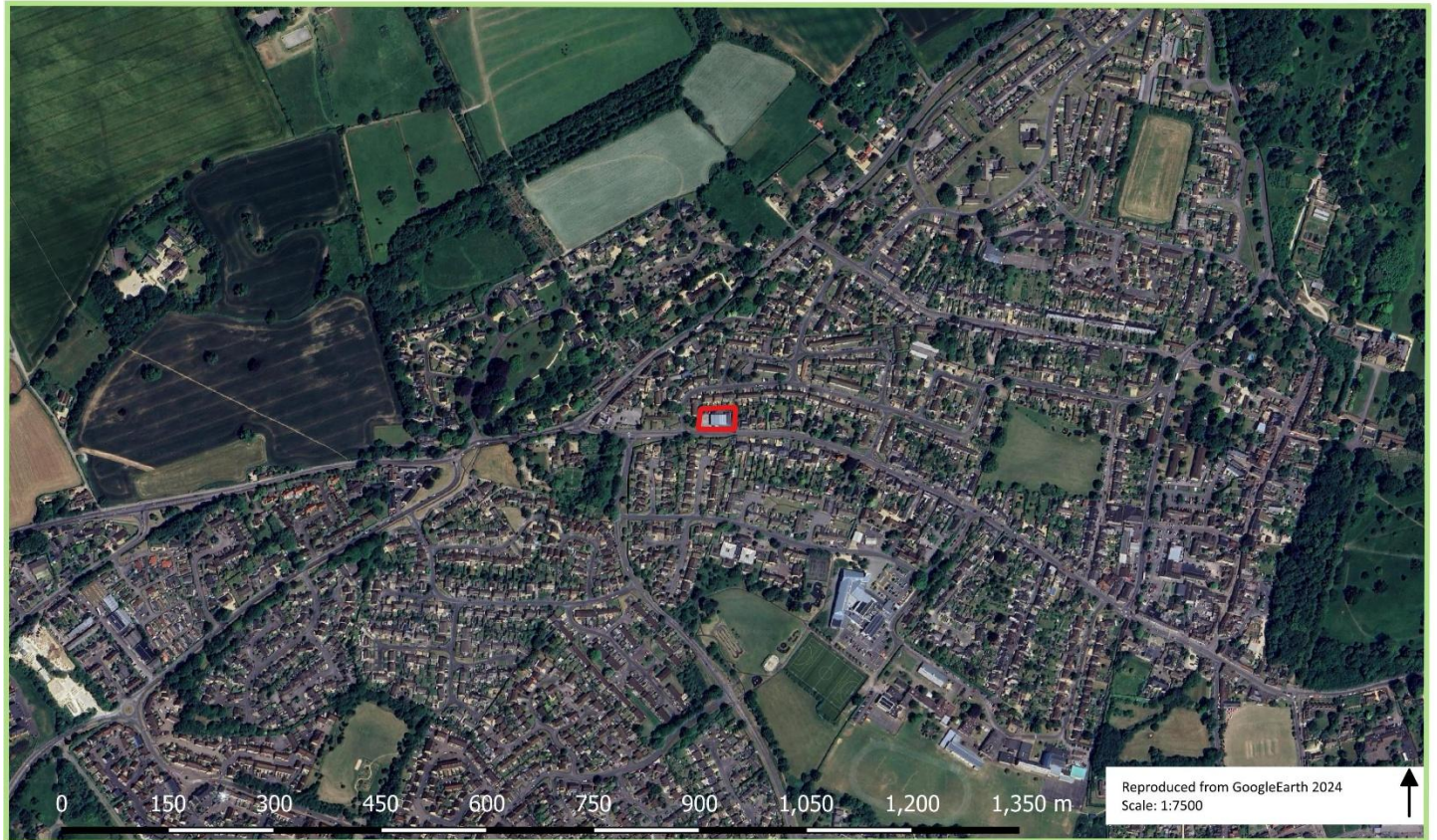
8.2 Recommendations

- 8.2.1 The proposed habitats will need to be created and retained for a period of 30 years. Habitat management will need to include management of the trees to promote long-term tree and hedgerow health. This will ensure that the proposed habitats will achieve their target condition in line with the completed biodiversity metric.
- 8.2.2 In order to meet the shortfall of 0.16 habitat units, off-site habitat units will need to be purchased.

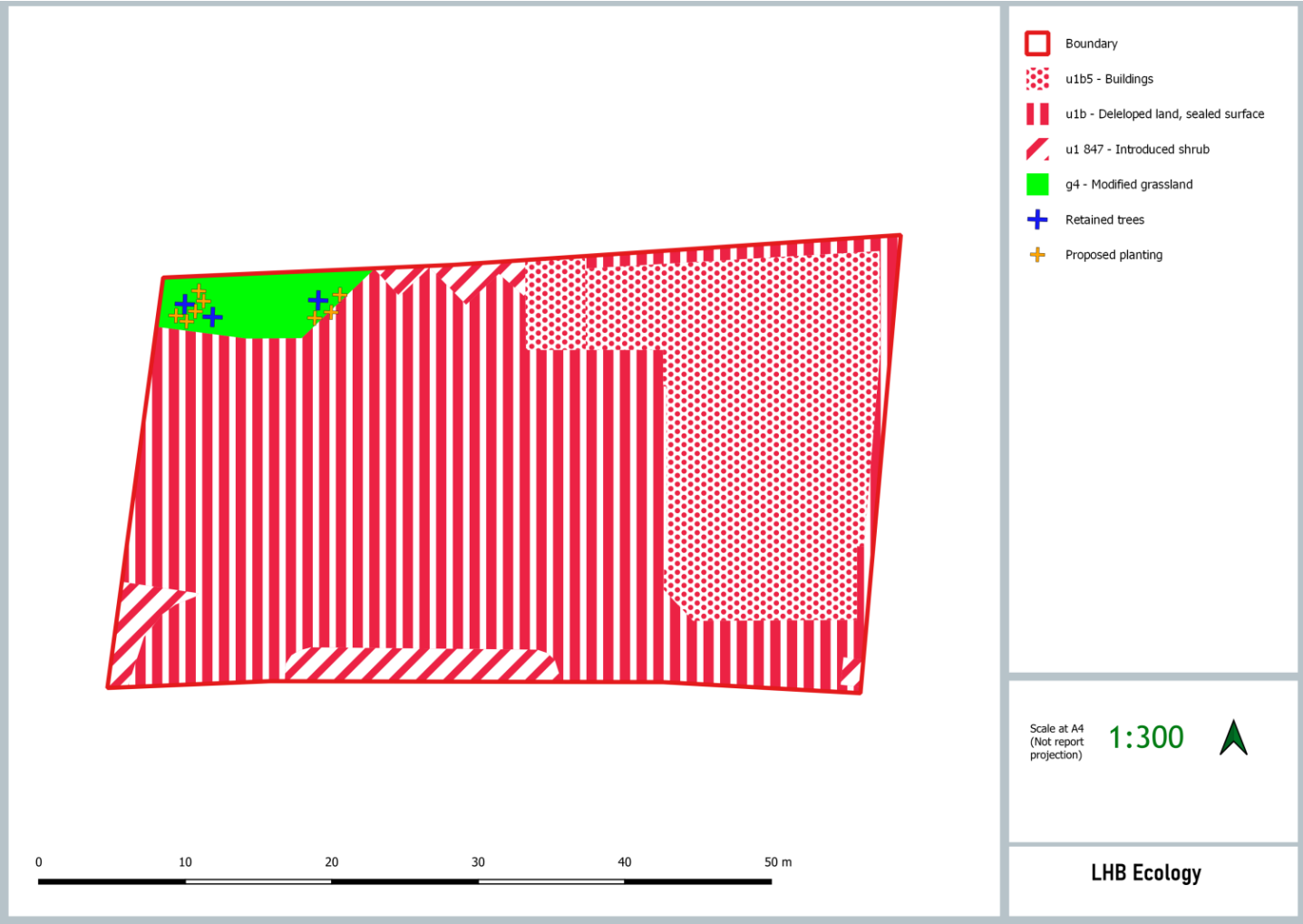
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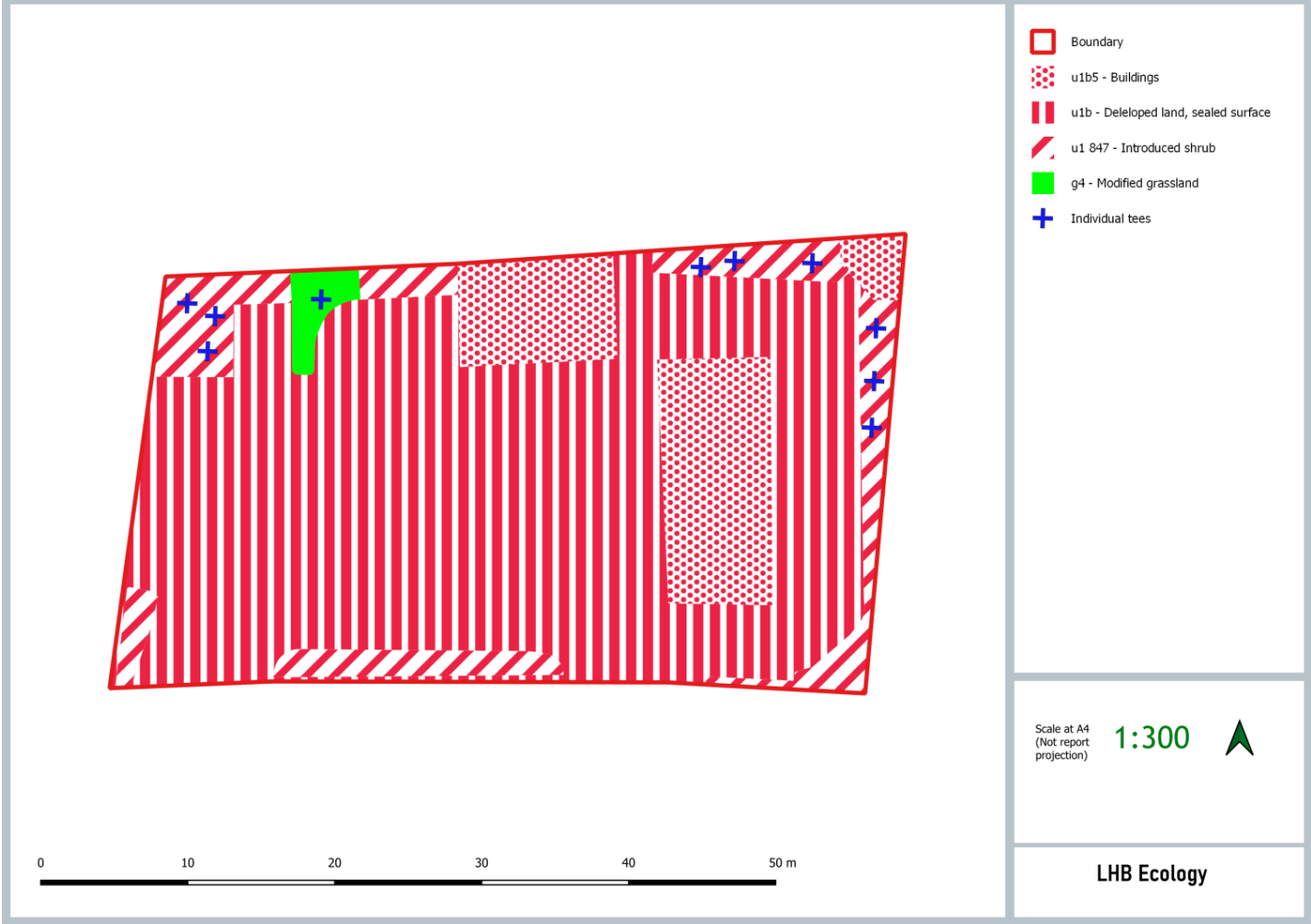
Appendix 1 – Site Location Plan



Appendix 2 – Proposed plan



Appendix 3 – Habitat Survey Plan



Appendix 4 – Condition assessment sheets

Condition Sheet: INDIVIDUAL TREES Habitat Type																
Habitat Type(s)																
Individual trees – Urban trees Individual trees – Rural trees Complete a condition sheet for each tree or block of trees. <u>Please see separate Line of trees condition sheet for a line of Rural trees.</u>																
Habitat Description																
Individual trees (description applied to the urban or rural environment): Young trees over 7.5 cm in diameter at breast height whose canopies are not touching. Urban Perimeter / Linear Blocks and Groups (description applied to the urban environment only): Groups or stands of trees (size requirement as defined above) within and around the perimeter of urban land. This includes those along urban streets, highways, railways and canals, and also former field boundary trees incorporated into developments. Canopies must overlap continuously. Groups of urban trees that don't match the descriptions for woodland may be assessed within this category.																
Site name and location	Land off Pickwick Road, Corsham					On-site or off-site										
						Survey reference (if relating to a wider survey)										
Limitations (if applicable)	BS 5837 REPORT, TREES AT 101 PICKWICK ROAD CORSHAM WILTS SN13 9DA Engley Report					Habitat parcel reference										
						T1	T2	T3	T4	T5		T6	T7	T8	T9	T10
						Grid reference										
Condition Assessment Criteria												Notes (such as justificatio				
						Criterion passed (Yes or No)										

												n)
A	The tree is a native species (or at least 70% within the block are native species).	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
B	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).	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
C	The tree is mature (or more than 50% within the block are mature).	N	N	N	N	N	N	N	N	N	N	
D	There is little or no evidence of an adverse impact on tree health by human activities (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.	N	N	N	N	N	N	N	N	N	N	
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	N	N	N	N	N	N	N	N	N	N	
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	N	N	N	N	N	N	N	Y	Y	Y	
Number of criteria passed		2	2	2	1	1	1	1	3	3	3	
Condition Assessment Result (out of 6 criteria)	Condition Assessment Score	Score Achieved ✕/✓										

Passes 5 or 6 criteria	Good (3)													
Passes 3 or 4 criteria	Moderate (2)									x	x	x		
Passes 2 or fewer criteria	Poor (1)	x	x	x	x	x	x	x						
Note that 'Fairly Good and Fairly Poor' condition categories are not available for this broad habitat type.														
Suggested enhancement interventions to improve condition score														
Footnotes														
Footnote 1 - See gov.uk standing advice on ancient and veteran trees. Available from: Keepers of time: ancient and native woodland and trees policy in England (publishing.service.gov.uk) and: Ancient woodland, ancient trees and veteran trees: advice for making planning decisions - GOV.UK (www.gov.uk)														

Condition Sheet: GRASSLAND Habitat Type (low distinctiveness)			
UK Habitat Classification (UKHab) Habitat Type(s)			
Grassland - Modified grassland			
Site name and location		On-site or off-site	On-site
Limitations (if applicable)	None	Survey reference (if relating to a wider survey)	
Grid reference		Habitat parcel reference	
Habitat Description			
Species poor, including perennial rye grass, barren brome, daisy and dandelion.			
ukhab – UK Habitat Classification			
Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
A	There are 6-8 vascular plant species per m² present, including at least 2 forbs (this 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.	N	
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.	N	
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. Note - patches of scrub with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.	Y	

D	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.	Y	
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens) ² .	Y	
F	Cover of bracken <i>Pteridium aquilinum</i> is less than 20%.	Y	
G	There is an absence of invasive non-native plant species ³ (as listed on Schedule 9 of WCA ⁴).	Y	
Essential criterion achieved (Yes or No)			N
Number of criteria passed			5
Condition Assessment Result (out of 7 criteria)	Condition Assessment Score	Score Achieved x/✓	
Passes 6 or 7 criteria including passing essential criterion A	Good (3)		
Passes 4 or 5 criteria including passing essential criterion A	Moderate (2)		
Passes 3 or fewer criteria; OR Passes 4 - 6 criteria (excluding criterion A)	Poor (1)	1	
Suggested enhancement interventions to improve condition score			
Footnotes			

Footnote 1 – Creeping thistle *Cirsium arvense*, spear thistle *Cirsium vulgare*, curled dock *Rumex crispus*, broad-leaved dock *Rumex obtusifolius*, common nettle *Urtica dioica*, creeping buttercup *Ranunculus repens*, greater plantain *Plantago major*, white clover *Trifolium repens* and cow parsley *Anthriscus sylvestris*.

Footnote 2 – For example, this could include small, scattered areas of bare ground allowing establishment of new species, or localised patches where not exceeding 10% cover.

Footnote 3 – Assess this for each distinct habitat parcel. If the distribution of invasive non-native species varies across the habitat, split into parcels accordingly, applying a buffer zone around the invasive non-native species with a size relative to its risk of spread into adjacent habitat, using professional judgement.

Footnote 4 – Wildlife and Countryside Act 1981 (as amended).

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