

HalpinRobbins

Ecology & Environmental Services

Biodiversity Net Gain Assessment

Blackland Lakes, Stockley Lane, Calne, Wiltshire SN11 0NQ
SU 00505 69007



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AUTHOR, QUALITY ASSURANCE & VALIDITY

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EXECUTIVE SUMMARY

HalpinRobbins Limited was commissioned to undertake a Biodiversity Net Gain (BNG) Assessment and Ecological Impact Assessment (EclA) of Land at Blackland Lakes, Calne, Wiltshire. This is in support of a planning application for a change of use from siting of static caravans to a Padel Tennis Facility, comprising the erection of a barn structure to accommodate 4no Padel courts and ancillary cafe, reception and seating areas.

Overall, there is an estimated **decrease** in biodiversity units of **-56.39%** for area habitats and **-33.62%** for linear hedgerow units. It is not possible to increase biodiversity on site and therefore trading rules are not satisfied, biodiversity net gain will be achieved by purchasing credits through a habitat bank.

1 INTRODUCTION

1.1 *Project Details*

HalpinRobbins Limited was commissioned to undertake a Biodiversity Net Gain (BNG) Assessment and Ecological Impact Assessment (EcIA) of Land at Blackland Lakes, Calne, Wiltshire. This is in support of a planning application for a change of use from siting of static caravans to a Padel Tennis Facility, comprising the erection of a barn structure to accommodate 4no Padel courts and ancillary cafe, reception and seating areas.

This document is a summary of Biodiversity Net Gain Assessment carried out. The reporting lists the baseline habitats with their condition assessment together with habitat losses, habitats retained, habitats enhancement and habitats created on-site.

This report has been prepared by Miranda Maybank, Ecologist, who has three years ecological consultancy experience.

2 METHODOLOGY & LIMITATIONS

2.1 Statutory Biodiversity Net Gain Assessment

The Biodiversity Net Gain (BNG) calculation was undertaken utilising The Statutory Biodiversity Metric from DEFRA (version 1.0.4). The calculation was performed by a technically competent and experienced ecologist as detailed in British Standard BS8683 – Suitably qualified person –definition in BS8683:2020.

The Statutory Biodiversity Metric uses habitat features as a proxy measure for capturing the value and importance of nature. The metric takes into account the size, ecological condition, location and proximity to nearby ‘connecting’ features. The metric enables assessments to be made of the present and forecast future biodiversity value of a site.

2.1.1 Habitat Scoring

The Statutory Biodiversity Metric supplies reference documents and user guides in which to accurately evaluate and assess the different habitats on site. The methodology for the baseline and post development calculations are demonstrated in the following sections.

2.1.2 Baseline Units

To assess the quality of a habitat and therefore calculate the units scored The Statutory Biodiversity Metric utilises three scoring factors as detailed below.

2.1.3 Condition

The condition of a habitat is assessed utilising the Condition Sheets provided for each habitat type. These list positive indicators for each habitat and indicate how many of these indicators need to be present to meet certain thresholds of condition. These condition sheets can be found in The Statutory Biodiversity Metric habitat condition assessment sheets with instructions tool Technical (Natural England Joint Publication, 2023).

2.1.4 Distinctiveness

The distinctiveness of each habitat (area and linear) is automatically assigned by the tool, based upon national records of the occurrence and rarity of each habitat.

2.1.5 Strategic Significance

The idea of strategic significance works at a landscape scale. It gives additional unit value to habitats that are in preferred locations for biodiversity and other environmental objectives. Strategic significance utilises published local plans and objectives to identify local priorities for targeting biodiversity and nature improvement, such as Nature Recovery Areas, Local

Biodiversity Plans, National Character Area objectives and green infrastructure strategies. The site has been considered to be within “Location ecologically desirable but not in local strategy”.

Additional factors are implemented when assessing post development habitats.

- Difficulty of Creation/Enhancement
- Temporal Risk “Time to target condition”
- Spatial Risk (when offsite mitigation is necessary)

2.1.6 Existing Area Habitat (Baseline)

An extended UKHab Classification survey together with condition assessments were undertaken by HalpinRobbins on 16 October 2025.

Habitat types were converted to UKHab classifications (The UK Habitat Classification Working Group, May 2018) using the UK Habitat Classification V2 guidance tool based on the assessor’s judgment of how JNCC habitat descriptions best meet the criteria of the UK habitat classification. The methods were based on the standard methodology as detailed by UK Hab Methodology to assess the habitats present. A Habitat Plan was produced on QGIS to accurately measure the area of each habitat.

The condition assessment of each habitat parcel on site was assessed and input into the metric.

The areas of identified habitats are calculated in hectares (ha), ignoring linear features such as hedgerows or ditches (the area should be measured to the centre line of such features). The length of linear features such as hedgerows are measured separately in km.

Biodiversity units for all “area” habitats were then calculated by the Statutory Biodiversity Metric. A copy of the metric is provided as part of the planning submission documents.

2.2 Personnel

The extended UK Habitat Classification Survey and BNG condition assessment of the site was undertaken to by Miranda Maybank, Ecologist, Qualifying CIEEM.

2.3 Limitations

This BNG assessment was conducted in October, outside of the advised survey window of May-September. The habitat assessment may therefore not fully capture the species that may be present on site. However, as this site was largely comprised of artificial unvegetated, unsealed surface and native hedgerow, the ecologist used their professional judgement to

determine likely impacts and species present. Therefore, this is not considered to be a significant limitation.

3 BASELINE ECOLOGICAL CONDITIONS

3.1 UK Habitat Classification to BNG Habitat Classification

The site is approximately **0.45 ha** in size and comprises the below habitat classifications:

Table 1. UK Habitat Classification with corresponding BNG Habitat Classification

UK Habitat Classification	BNG Habitat Classification
• u1b5 (815) – Buildings (commercial building)	• Urban – Developed land, sealed surface
• u1c (81, 201, 203, 840) – Artificial unvegetated, unsealed surface (ruderal or ephemeral; young trees – planted; mature tree; caravan park or permanent campsite)	• Urban – Artificial unvegetated, unsealed surface • Individual trees – Urban tree
• u1e (612) – Built linear features (fence)	• Urban – Built linear features
• g4 (108) – Modified grassland (frequently mown)	• Grassland – modified grassland
• w1g (33, 200, 203) – Other broadleaved woodland (line of trees, tree, mature tree)	• Line of trees – associated with bank or ditch • Individual trees – urban tree
• h2a6 (521) – Other native hedgerow (unmanaged)	• Native hedgerow with trees – associated with bank or ditch
• h2b (516, 522) - Non-native and ornamental hedgerow (active management, native)	• Non-native and ornamental hedgerow

A map of the baseline habitats within the site is provided at Figure 1, at Appendix A.

3.2 Significant Habitats

There are no habitats on site defined as “significant”.

3.3 Baseline Habitat Conditions

3.3.1 Urban – Developed land, sealed surface

There are 2 buildings within the site, the site reception/shop and the site office, which are proposed to be moved, intact, to the southeast corner of the site. These are both timber-clad buildings, with timber window frames and doors and a moderately pitched roof; c.12m in length, c.5m in width, c.5m in height.

The habitat condition assessment is pre-set to “N/A- Other”.

3.3.2 Urban- Artificial unvegetated, unsealed surface

The majority of the site (0.416ha) comprises artificial unvegetated, unsealed surface and is currently in use as a caravan park. There are small patches of ruderal and ephemeral vegetation, in particular around the borders and within the western corner of the site.

The habitat condition assessment is pre-set to “N/A- Other”.

3.3.3 Urban – built linear features

H2 has a post and wire fence along most of its length, on its northern side. W1 has a small section of post and rail fence in the northwest corner.

The habitat condition assessment is pre-set to “N/A- Other”.

3.3.4 Grassland – modified grassland

A grass verge (0.028ha), consisting of frequently mown modified grassland, borders the road to the west of the site.

This habitat is assessed to be in **poor condition**.

3.3.5 Line of trees – associated with bank or ditch

W1 is a line of mature trees (0.039km), with a maximum canopy height of c.10m. It is on a bank and forms the border with the road on its southern side. Species recorded include field maple *Acer campestre*, ash, sycamore, hazel and dogwood, with a ground cover of mainly ivy. W1 meets 3 of the required condition assessment criteria for the habitat and is assessed to be in **Moderate** condition.

W2 is a line of mature trees (0.017km), with a maximum canopy height of c.7m. Species recorded include silver birch *Betula pendula*, English oak *Quercus robur*, Cypress sp. *Chamaecyparis sp.* and spruce sp. *Picea sp.* W2 meets 3 of the required condition assessment criteria for the habitat and is assessed to be in **Moderate** condition.

3.3.6 Individual trees – Urban tree

(Note: An arboricultural survey of the site was carried out by Arbortrack Systems Ltd. In November 2025 and a report published in January 2026, post the ecological impact / BNG assessment visit. This arboricultural survey identified trees for removal, partial removal and cut-back to allow for the development to take place. For the purpose of clarity between reports concerning the site, the trees in this BNG report have been numbered according to the arboricultural report provided).

There are 3 individual trees within the site that are not impacted by the proposals: 2 young trees, silver birch *Betula pendula* and 1 mature tree, weeping willow *Salix babylonica*.

The 2 silver birch trees (Figure 1. Trees 60, 61) meet 3 of the required condition assessment criteria for the habitat. However, due to the trees not being mature; there not being any natural ecological niches for vertebrates and invertebrates (e.g. deadwood, cavities, ivy or loose bark); and there being no natural vegetation below the tree canopy – this habitat is assessed to be in **Moderate** condition.

The weeping willow (Figure 1. Tree 59) meets 4 of the required condition assessment criteria for the habitat. However, due to there not being any natural ecological niches for vertebrates and invertebrates (e.g. deadwood, cavities, ivy or loose bark); and there being no natural vegetation below the tree canopy – this habitat is assessed to be in **Moderate** condition.

There are 10 individual trees within the site that have been identified for **removal**, to allow for the development to take place. Table 2 outlines the tree species, maturity and condition assessment for each of these trees.

Table 2. Trees within the site identified for removal

Tree species	Tree no. (arborist report)	Stem diameter (mm)	Maturity	Condition Assessment Score	Removal (R); Partial Removal (PR)
Weeping willow	1	340	Early mature	Moderate	R
Field maple	47	250	Early mature	Moderate	R
Field maple	48	399	Early mature	Moderate	R
Wild cherry	17	350	Early mature	Moderate	R
Wild cherry	19	370	Early mature	Moderate	R
Elm	20	130	Semi-mature	Poor	R
Cypress sp.	54	180	Semi-mature	Poor	R
Common Hawthorn	4	252	Early mature	Poor	R
Common Hawthorn	5	184	Early mature	Poor	R

Mixed broadleaved (group)	G49	180	Early mature	Moderate	PR (of tree in group)
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The arboricultural survey also identified other groups of trees that **may** require partial removal, as well as trees that **may** require cutting-back for clearance off the proposed new building. For the purposes of this report, we have assumed that these trees will be retained. The majority of these trees are within hedgerows.

Information from Bell, J (7 January, 2026). Arboricultural Impact Assessment & Method Statement. Arbortrack Systems Ltd.

3.3.7 Native hedgerow with trees – associated with bank or ditch

The site is bound by native hedgerows to the southeast (Figure 1. H1) northeast (Figure 1. H2) and southwest (Figure 1. H3).

H1 (0.031km) is an outgrown, unmanaged hedgerow with trees, c.1.5m in width, with a dry ditch present on its eastern side. The maximum canopy height is c.3m. Species recorded include weeping willow, hawthorn *Crataegus monogyna*, hazel *Corylus avellana*, wild cherry *Prunus avium*, dogwood *Cornus sanguinea*, beech *Fagus sylvatica*, bramble *Rubus fruticosus*, poplar sp. *Populus sp.* and sycamore *Acer pseudoplatanus*.

H1 meets 7 of the required condition assessment criteria for the habitat. However due to the width on average being of 1.5m or less; gaps in hedge base being greater than 0.5m for more than 10% of the total length; gaps in hedge canopy being more than 10% of total length; and less than 1m width of undisturbed ground with perennial herbaceous vegetation present from the hedge base, along more than 90% of the hedge length - this habitat is assessed to be in Moderate condition.

H2 (0.013km) is an outgrown, unmanaged hedgerow with trees, c.1.5m in width, with a dry ditch present on its northern side. It is very overgrown with bramble in sections. The maximum canopy height is c.7m. Species recorded include hawthorn, hazel, dogwood, willow sp. *Salix sp.*, bramble, wild privet *Ligustrum vulgare*, elm *Ulmus procera*, European larch *Larix decidua*, broad-leaved lime *Tilia platyphyllos*, damson *Prunus domestica subsp. insititia*, ash *Fraxinus excelsior*, sycamore and blackthorn *Prunus spinosa*.

H2 meets 7 of the required condition assessment criteria for the habitat. However due to the width on average being of 1.5m or less; less than 1m width of undisturbed ground with perennial herbaceous vegetation present from the hedge base, along more than 90% of the hedge length; and gaps in hedge canopy making up more than 10% of total hedge length - this habitat is assessed to be in Moderate condition.

Based on the professional advice of the arborist (James Bell), given impacts to root areas and access for construction, the section of hedgerow (H2) to the north of the proposed building is anticipated to be largely lost.

H3 (0.023km) is an unmanaged hedgerow with trees, c.1.5m in width and c.6m in height. It is partially on a bank. The hedgerow consists principally of native species, including yew *Taxus baccata*, dogwood, silver birch *Betula pendula*, English oak *Quercus robur*, beech and ash. H3 meets 6 of the required condition assessment criteria for the habitat. However due to the width on average being of 1.5m or less; less than 1m width of undisturbed ground with perennial herbaceous vegetation present from the hedge base, along more than 90% of the hedge length; plant species indicative of nutrient enrichment of soils dominating more than 20% cover of the area of undisturbed ground; and only one age-class of tree present - this habitat is assessed to be in **Moderate** condition.

3.3.8 Non-native and ornamental hedgerow

H4 (0.016km) is an isolated beech hedgerow, c.1m in height and 1m in width.

H4 meets 5 of the required condition assessment criteria for the habitat. However, due to the height and width on average being of 1.5m or less; and less than 1m width of undisturbed ground with perennial herbaceous vegetation present from the hedge base, along more than 90% of the hedge length. The habitat condition assessment is pre-set to **Poor** condition.

H5 (0.014km) is a section of non-native hedgerow (Leyland cypress), c.2m in width and c.6m in height. The habitat condition assessment is pre-set to **Poor** condition.

4 ASSESSMENT OF BIODIVERSITY NET GAIN

4.1 Lost Habitats

The removal of c.0.071km of native hedgerow associated with a bank or ditch, a habitat of high ecological value, is anticipated to result in a major impact and will result in a total loss of **0.85** habitat units.

The removal of (10) trees a habitat of high ecological value will result in a calculated loss of c.0.199ha, , is anticipated to result in a major impact and will result in a total loss of **1.43** habitat units.

4.2 Retained Habitats

The following habitats will be retained:

Habitat	Length(km)/Area(ha)	Habitat Unit Value
Native hedgerow with trees	0.119 km	1.43
Non-native and ornamental hedgerow	0.030 km	0.03
Urban trees	0.069 ha	0.55
Modified grassland	0.028 ha	0.06
Artificial unvegetated, unsealed surface	0.233 ha	none
Developed land; sealed surface	0.009 ha	none

4.3 Enhanced Habitats

No habitats are to be enhanced on site.

4.4 Created Habitats

Creation of a new area of modified grassland around the proposed new building, of c. 0.081ha., providing **0.28** habitat units.

5 BIODIVERSITY NET GAIN SUMMARY

The proposals do not meet the requirements for 10% Biodiversity Net Gain. The client wishes to purchase credits from a Habitat Bank.

A copy of the headline results is presented below in Appendix C. A copy of the statutory metric has been submitted alongside this report (Document ref: 01.269.003.01 Blackland Lakes BNG Metric; Hedgerow CA; Individual Trees CA; Line of Trees W1 & W2 CA).

A summary of the proposed lost, retained and created habitats on site and their calculated biodiversity unit value as input into the Statutory Biodiversity Net Gain assessment units is provided below in Table 4. A summary of Biodiversity credits required is provided in Table 5.

Table 4. On-Site Biodiversity Units.

	On site Baseline	Units Required to get 10% gain	Lost	Retained	Enhanced	Created	Final unit Sum
Habitat (Area) Units	2.04	2.25	1.43	0.61	0	0.28	0.89 (-56.39%)
Linear units (hedge)	2.53	2.79	0.85	1.68	0	0	1.68 (-33.62%)

It is not possible to increase biodiversity on site and therefore trading rules are not satisfied, biodiversity net gain will be achieved by purchasing credits through a habitat bank. A quote has been requested in January 2026 and will only be valid once units are reserved.

Table 5. Biodiversity credits required

	Unit Deficit	Credits required to 10% gain target
Habitat (Area)	1.36	2.87
Linear (hedge)	1.11	2.21

6 REFERENCES

Bell, J (7 January, 2026). Arboricultural Impact Assessment & Method Statement. Arbortrack Systems Ltd.

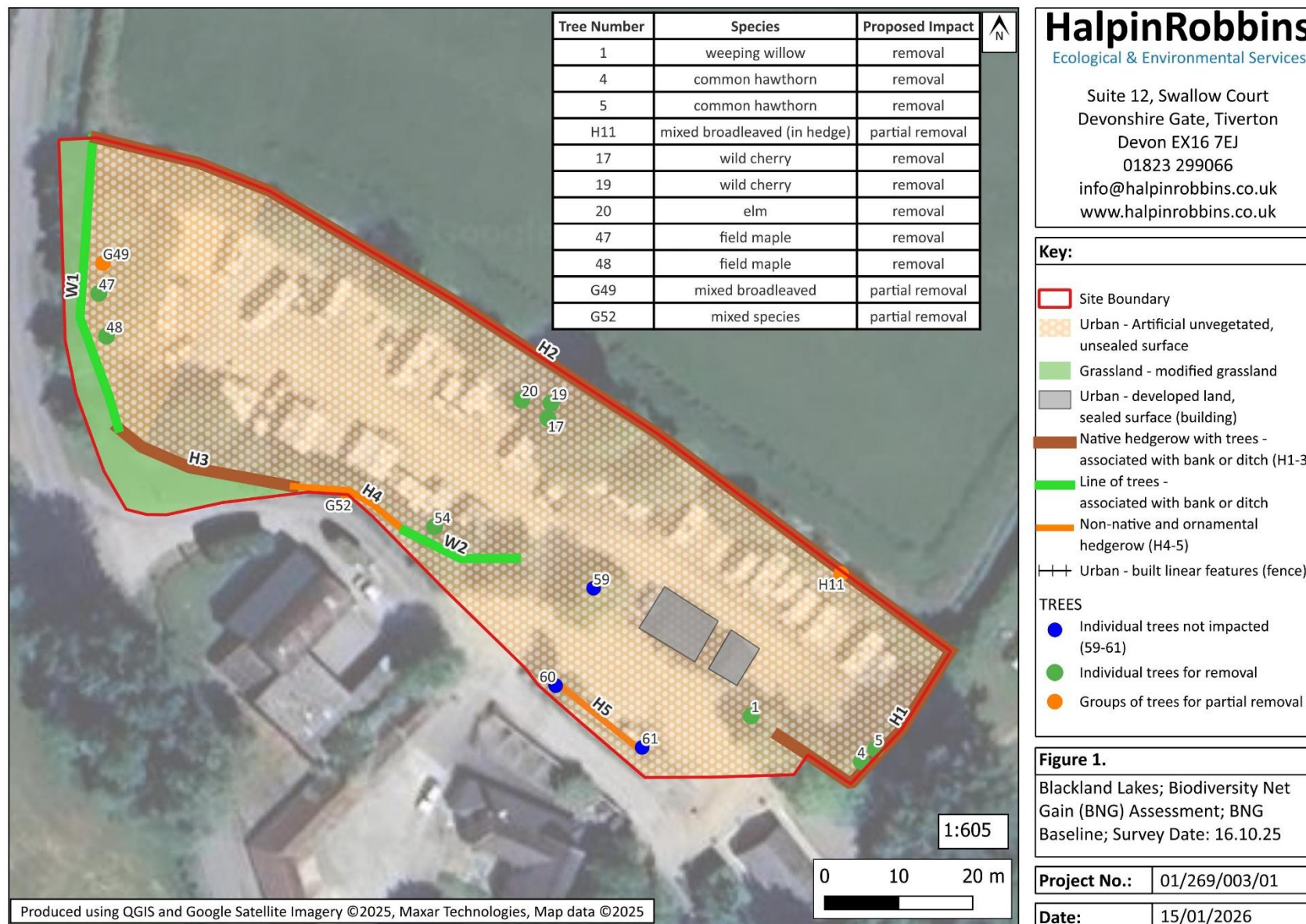
HalpinRobbins Ltd (2026) Ecological Impact Assessment, Blackland Lakes V2.

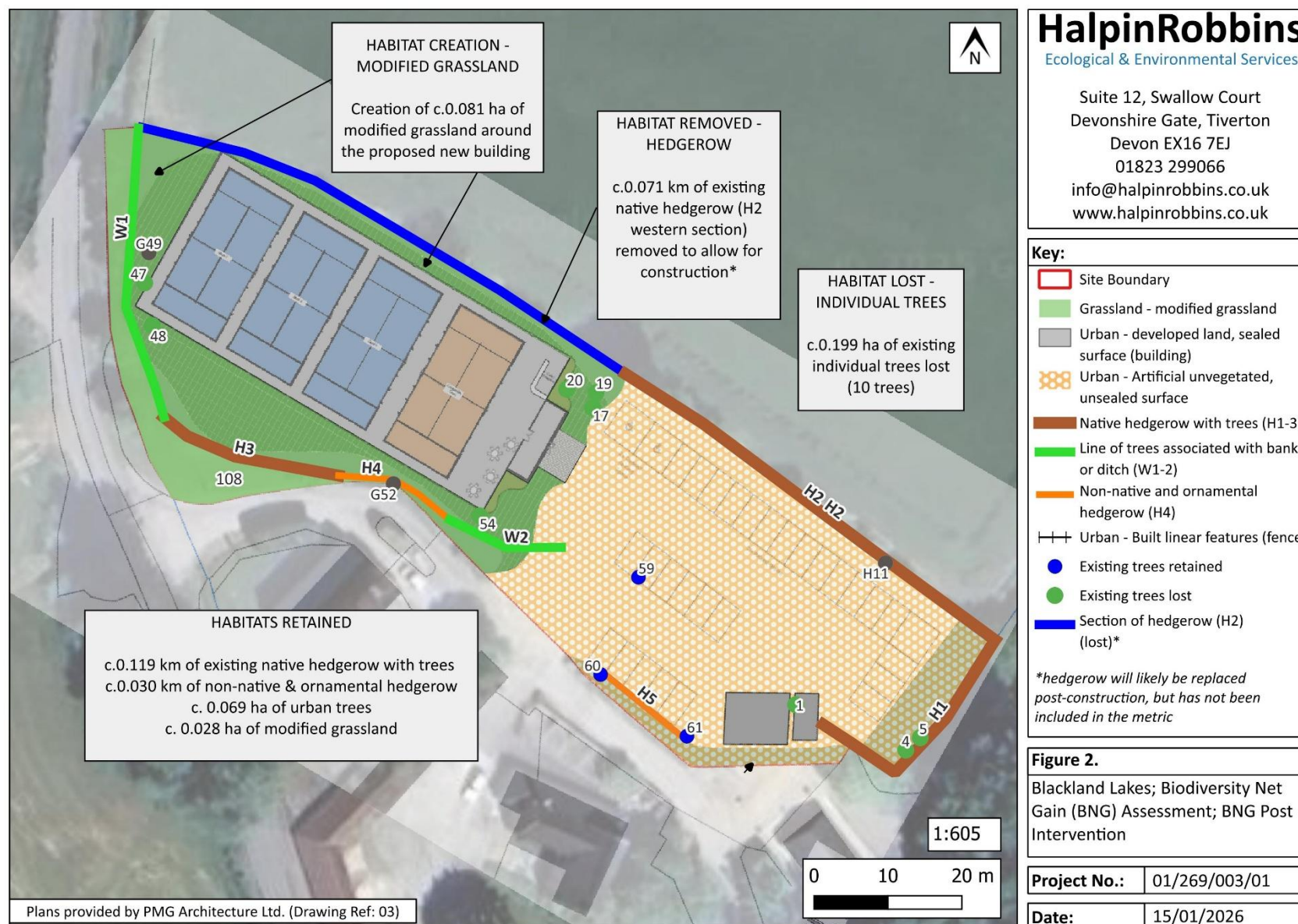
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APPENDIX A – FIGURES

On following pages.





APPENDIX B – BIODIVERSITY NET GAIN HEADLINE RESULTS

Blackland Lakes

Headline Results

Scroll down for final results ▲

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On-site baseline	Area habitat units	2.04		
	Hedgerow units	2.53		
	Watercourse units	0.00		
On-site post-intervention (Including habitat retention, creation & enhancement)	Area habitat units	0.89		
	Hedgerow units	1.68		
	Watercourse units	0.00		
On-site net change (units & percentage)	Area habitat units	-1.15	-56.39%	On-site net gain is less than target set ▲
	Hedgerow units	-0.85	-33.62%	On-site net gain is less than target set ▲
	Watercourse units	0.00	0.00%	
Off-site baseline	Area habitat units	0.00		
	Hedgerow units	0.00		
	Watercourse units	0.00		
Off-site post-intervention (Including habitat retention, creation & enhancement)	Area habitat units	0.00		
	Hedgerow units	0.00		
	Watercourse units	0.00		
Off-site net change (units & percentage)	Area habitat units	0.00	0.00%	
	Hedgerow units	0.00	0.00%	
	Watercourse units	0.00	0.00%	
Combined net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Area habitat units	-1.15		
	Hedgerow units	-0.85		
	Watercourse units	0.00		
Spatial risk multiplier (SRM) deductions	Area habitat units	0.00		
	Hedgerow units	0.00		
	Watercourse units	0.00		
FINAL RESULTS				
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Area habitat units	-1.15		
	Hedgerow units	-0.85		
	Watercourse units	0.00		
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	Area habitat units	-56.39%	Total net gain achieved is less than target set ▲	
	Hedgerow units	-33.62%	Total net gain achieved is less than target set ▲	
	Watercourse units	0.00%		
Trading rules satisfied?	No - Check Trading Summaries ▲			
Unit Type	Target	Baseline Units	Units Required	Unit Deficit
Area habitat units	10.00%	2.04	2.25	1.36
Hedgerow units	10.00%	2.53	2.79	1.11
Watercourse units	10.00%	0.00	0.00	0.00
No additional watercourse units required to meet target ✓				