

UKHab 2.0 Survey Report & BNG

Subject	The Court House	Date	07.01.26
Ref	5681.2	Previous versions:	5681.1
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Reviewed	Daniel Ahern	Date	07.01.26
Approved	Daniel Ahern	Date	06.02.26

Introduction

In November 2025 Daniel Ahern Ecology were instructed to complete a UKHab 2.0 survey of the site The Court House, near Aldbourne, where it is proposed have a new stable block, track and turning circle.

Method

UKHab 2.0 survey of the site was undertaken with reference to the Chartered Institute of Ecology and Environmental Management's Guidelines for Preliminary Ecological Appraisal (CIEEM, 2017).

The survey was conducted on the 6th November 2025 by Ashleigh Cairns and Samuel Horner.

The weather conditions were good with an average temperature of 14°C.

During the survey, dominant plant species were recorded, and habitats were classified according to their vegetation types, as identified in the UKHab 2.0 user's handbook. Target notes (TN) were taken to denote species and habitats of conservation interest and to describe the vegetation in areas that were too small to map. Evidence or habitat suitable for any legally protected species was recorded, where appropriate.

The presence of any Category 9 invasive non-native plant species was recorded.

Results

The following habitat type were recorded during the survey:

- u1b5 – buildings
- u1c – artificial unvegetated, unsealed surface
- g4 – modified grassland

Species lists for the habitats recorded are set out in Table 1, below.

Table 1. Species list for the habitats recorded on site.

Habitat type	Species recorded	Percentage present
u1b5 – building	N/A	N/A
u1c – artificial unvegetated, unsealed surface	N/A	N/A
g4 – modified grassland	Track already created. Species in adjacent grassland below; Ryegrass – <i>Lolium perenne</i> Creeping buttercup - <i>Ranunculus repens</i>	85% 5%

	Bull thistle - <i>Cirsium vulgare</i>	2.5%
	False oat grass - <i>Arrhenatherum elatius</i>	2.5%
	Greater plantain – <i>Plantago major</i>	2.5%
	Geranium sp	2.5%

The results are presented in a UKHab 2.0 map (see Figure 1).

Figure 1. UKHab 2.0 baseline habitat map of the Site.



The results of this UKHab survey may be used to inform a Biodiversity Net Gain assessment.

It is proposed to build a new L-shaped stable block, track constructed of rolled gravel and hoggins and turning circle. As part of the proposals, there will be enhancement off-site in the adjacent fields.

It is proposed to plant twenty native trees; Field maple (5), Blackthorn (5), Hawthorn (5), Hazel (5). There will also be enhancement of part of the modified grassland within the field, improving the condition from 'moderate' to 'good' by creating a varied sward height with planting new grass and flower species. The statutory metric was used for the proposed development and showed a net gain of 10.91% on site.

Figure 2. Statutory metric result for the proposed development.

Figure 2: Summary of results for the proposed development

The Court House

Headline Results

Scroll down for final results ▲

Return to results menu

On-site baseline	Area habitat units	1.45	
	Hedgerow units	0.00	
	Watercourse units	0.00	
On-site post-intervention (Including habitat retention, creation & enhancement)	Area habitat units	1.60	
	Hedgerow units	0.00	
	Watercourse units	0.00	
On-site net change (units & percentage)	Area habitat units	0.16	10.91%
	Hedgerow units	0.00	0.00%
	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	0.16	
	Hedgerow units	0.00	
	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	0.16	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	Area habitat units	10.91%	
	Hedgerow units	0.00%	
	Watercourse units	0.00%	
Trading rules satisfied?	Yes ✓		

Unit Type	Target	Baseline Units	Units Required	Unit Deficit	
Area habitat units	10.00%	1.45	1.59	0.00	No additional area habitat units required to meet target ✓
Hedgerow units	10.00%	0.00	0.00	0.00	No additional hedgerow units required to meet target ✓
Watercourse units	10.00%	0.00	0.00	0.00	No additional watercourse units required to meet target ✓

Figure 3. Projected post development map of the Site.

