

Land South of Coate Road, Devizes

Biodiversity Net Gain Assessment

February 2026

Quality Management	
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Project:	Land South of Coate Road, Devizes
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1 Introduction

1.1 Background and Proposals

- 1.1.1 Aspect Ecology is advising Robert Hitchins Limited in respect of the land South of Coate Road, Devizes (hereafter referred to as ‘the site’), which is proposed for development to provide new residential development. To inform the planning application, Aspect Ecology has undertaken a Biodiversity Net Gain (BNG) assessment to determine the level of BNG that can be achieved under the scheme. This work is based on the Statutory Biodiversity Metric tool¹ issued by Defra and informed by associated guidance issued by Defra, in combination with guidance developed by CIRIA, CIEEM and IEMA.

1.2 Biodiversity Net Gain Legislation, Policy and Best Practice

Legislation

- 1.2.1 In England, Biodiversity Net Gain has been mandatory since 12th February 2024 under Schedule 7A of the Town and Country Planning Act 1990 (as amended) (as inserted by Schedule 14 of the Environment Act 2021).
- 1.2.2 Schedule 7A identifies (Part 2) that planning permissions in England (with certain exceptions) are deemed to have been granted subject to a condition requiring the submission of a *Biodiversity Gain Plan* prior to commencement of development. The Biodiversity Gain Plan must include details in regard to Biodiversity Net Gain, demonstrating how the development will achieve a gain in calculated biodiversity value of at least 10%.
- 1.2.3 Government advice² sets out the information LPAs require in order to consider BNG as part of a planning application, in line with Section 7(1A) of The Town and Country Planning (Development Management Procedure)(England) Order 2015 (as amended). In particular, this sets out that planning applications should be accompanied by the following information (alongside references to where this can be located in this report):
- A statement confirming whether the applicant believes that planning permission, if granted, would be subject to the biodiversity gain condition;
 - In cases where the applicant believes that planning permission, if granted, would be subject to the biodiversity gain condition:-
 - i. the pre-development (‘baseline’) biodiversity value of the on-site habitat on the date of application (or an earlier date) including the completed Metric calculation tool (showing the calculations, the publication date and version of the Metric used to calculate that value)
 - ii. where the applicant wishes to use an earlier date, the proposed earlier date and the reasons for that date;
 - iii. a statement confirming whether the biodiversity value of the on-site habitat is lower on the date of application (or an earlier date) because of the carrying on of activities (‘degradation’);
 - iv. where unauthorised degradation has taken place between 30th January 2020 and the submission of the planning application, the relevant date should be immediately before these activities were carried out;

¹ Statutory Biodiversity Metric – Auditing and Accounting for Biodiversity – Calculation Tool. 23 July 2024

² <https://www.gov.uk/guidance/biodiversity-net-gain-what-local-planning-authorities-should-do> (updated 08/05/24)

- v. a description of any irreplaceable habitat on the land, that exists on the date of application (or an earlier date); and
- vi. a plan drawn to an identified scale (including the direction of north), showing on-site habitat existing on the date of application (or an earlier date), and any irreplaceable habitat.

Good Practice Principles for Development

1.2.4 CIRIA, CIEEM and IEMA have developed a set of principles on good practice to achieve Biodiversity Net Gain³, accompanied by a practical guide⁴. These principles provide a framework that helps improve the UK's biodiversity by contributing towards strategic priorities to conserve and enhance nature while progressing with sustainable development. They also provide a way for industry to show that projects follow good practice. Ten key principles are identified:

- 1) **Apply the Mitigation Hierarchy.** Do everything possible to first avoid and then minimise impacts on biodiversity. Only as a last resort, and in agreement with external decision-makers where possible, compensate for losses that cannot be avoided. If compensating for losses within the development footprint is not possible or does not generate the most benefits for nature conservation, then offset biodiversity losses by gains elsewhere.
- 2) **Avoid losing biodiversity that cannot be offset by gains elsewhere.** Avoid impacts on irreplaceable biodiversity - these impacts cannot be offset to achieve No Net Loss or Net Gain.
- 3) **Be inclusive and equitable.** Engage stakeholders early, and involve them in designing, implementing, monitoring and evaluating the approach to Net Gain. Achieve Net Gain in partnership with stakeholders where possible, and share the benefits fairly among stakeholders.
- 4) **Address risks.** Mitigate difficulty, uncertainty and other risks to achieving Net Gain. Apply well-accepted ways to add contingency when calculating biodiversity losses and gains in order to account for any remaining risks, as well as to compensate for the time between the losses occurring and the gains being fully realised.
- 5) **Make a measurable Net Gain contribution.** Achieve a measurable, overall gain for biodiversity and the services ecosystems provide while directly contributing towards nature conservation priorities.
- 6) **Achieve the best outcomes for biodiversity.** Achieve the best outcomes for biodiversity by using robust, credible evidence and local knowledge to make clearly-justified choices when:
 - Delivering compensation that is ecologically equivalent in type, amount and condition, and that accounts for the location and timing of biodiversity losses
 - Compensating for losses of one type of biodiversity by providing a different type that delivers greater benefits for nature conservation

³ CIEEM, CIRIA, IEMA (2016) *Biodiversity Net Gain: Good practice principles for development*.

⁴ CIEEM, CIRIA, IEMA (2019) *Biodiversity Net Gain: Good practice principles for development. A practical guide*.

- Achieving Net Gain locally to the development while also contributing towards nature conservation priorities at local, regional and national levels
 - Enhancing existing or creating new habitat
 - Enhancing ecological connectivity by creating more, bigger, better and joined areas for biodiversity
- 7) **Be additional.** Achieve nature conservation outcomes that demonstrably exceed existing obligations (i.e. do not deliver something that would occur anyway).
- 8) **Create a Net Gain legacy.** Ensure Net Gain generates long-term benefits by:
- Engaging stakeholders and jointly agreeing practical solutions that secure Net Gain in perpetuity
 - Planning for adaptive management and securing dedicated funding for long-term management
 - Designing Net Gain for biodiversity to be resilient to external factors, especially climate change
 - Mitigating risks from other land uses
 - Avoiding displacing harmful activities from one location to another
 - Supporting local-level management of Net Gain activities
- 9) **Optimise sustainability.** Prioritise Biodiversity Net Gain and, where possible, optimise the wider environmental benefits for a sustainable society and economy.
- 10) **Be transparent.** Communicate all Net Gain activities in a transparent and timely manner, sharing the learning with all stakeholders.

1.3 Statement on Whether Biodiversity Gain Condition Applies and Purpose of this Report

- 1.3.1 Based on the site proposals and habitats present, it is considered that a planning permission, if granted in respect of the proposals, would be subject to the Biodiversity Gain planning condition under the legislation. Accordingly, this report provides a BNG assessment, including details of the existing calculated biodiversity value(s) and associated information, accompanied by a completed Metric calculation tool (Excel workbook) in line with the legislative requirements. In addition, going beyond the scope of the statutory BNG requirements, this report provides an assessment of the likely net change in biodiversity value under the proposed development, and a consideration of how a 10% gain can be delivered.

2 Methodology

2.1 Baseline Habitat Survey

- 2.1.1 The site was surveyed in March 2025 in order to ascertain the general ecological value of the land contained within the boundaries of the site and to identify the main habitats and ecological features present.
- 2.1.2 The site was surveyed based on standard Phase 1 Habitat Survey methodology⁵, whereby the habitat types present are identified and mapped, together with an assessment of the species composition of each habitat. The site was classified into areas of similar botanical community types, with a representative species list compiled for each habitat identified. Habitats were classified in accordance with the UK Habitat Classification system, version 2.01⁶, and condition assessed in accordance with the methodology set out in the Metric Technical Annex⁷ and using professional judgement. In line with guidance⁸, the fine scale minimum mapping unit (MMU) of 25sqm or 5m in length has been used where possible / relevant.

2.2 Survey Constraints and Limitations

- 2.2.1 All of the species that occur in each habitat would not necessarily be detectable during survey work carried out at any given time of the year, since different species are apparent during different seasons. The habitat survey was undertaken outside the optimal season, albeit the nature of the habitats within the site allowed for the broad habitat types to be identified and for an adequate assessment of the intrinsic ecological interest of the site to be made. Nonetheless, where appropriate, a conservative approach has been utilised when inputting conditions into the metric, in order to reflect the survey information and associated seasonal timescales (as detailed below).

2.3 Biodiversity Net Gain Assessment

- 2.3.1 To quantify the level of BNG that can be delivered under the proposed development, the change in biodiversity value resulting from the scheme has been calculated using the Metric calculation tool, as informed by the associated User Guide⁹. This takes account of the size, distinctiveness and ecological condition of existing and proposed habitat areas to provide a proxy measure of the present and forecast biodiversity value of a site, and therefore determine the overall change in biodiversity value.
- 2.3.2 In line with the 'information that LPA's require' (see paragraph 1.2.3. above), the pre-development ('baseline') biodiversity value of the on-site habitat has been calculated based on the habitat survey information collected during the baseline habitat survey (see 2.1 above).
- 2.3.3 Going beyond the minimum statutory requirements (which only require the baseline habitat value to be defined at the planning application stage – see paragraph 1.2.3 above), the post-development biodiversity value has also been calculated, based on drawing

⁵ Joint Nature Conservation Committee (2010, as amended) '*Handbook for Phase 1 habitat survey: A technique for environmental audit.*'

⁶ UKHab Ltd (2023). UK Habitat Classification Version 2.0 (at <https://www.ukhab.org>)

⁷ Statutory Biodiversity Metric - Technical Annex 1 - Condition Assessment Sheets and Methodology

⁸ The UK Habitat classification User Manual. Version 1.1. 2020

⁹ Defra (Feb 2024) The Statutory Biodiversity Metric – User Guide

'382.UD.11K INDICATIVE MASTERPLAN - LAND SOUTH OF COATE LANE, DEVIZES'. A number of assumptions have been made in terms of the landscaping and management proposals, based on comparative developments and what is realistic and feasible under the proposed land uses and landscape space types. Further details of assumptions made in populating the metric are provided in Chapter 4 below.

2.4 Strategic Significance

2.4.1 Strategic significance refers to the local significance of habitat parcels based on their location and the habitat type. The Metric gives additional unit value to habitat parcels that are mapped within a published Local Nature Recovery Strategy (LNRS) or, where no LNRS has been published, to habitats mapped / listed in alternative documents specified by the Local Planning Authority (e.g. Draft LNRS, Local Plans, Biodiversity Action Plans, Green Infrastructure Strategies, etc.). Strategic significance has been assigned to the pre- and post-development habitats in accordance with the methodology set out in Tables 7 and 8 of the User Guide, as follows:

- High (formally identified in local strategy);
- Medium (location ecologically desirable but not in local strategy);
- Low (area / compensation not in local strategy).

3 Pre-development ('Baseline') Habitats

3.1 Overview

- 3.1.1 A summary of the classification and condition rationale for the pre-development ('baseline') habitats is set out at Table 3.1 below, with pre-development hedgerows set out at Table 3.2. below. Descriptions of the existing habitats are set out in detail within the Ecological Baseline prepared by Aspect Ecology, dated February 2026 (ref. 6968 EcoAp vf1).
- 3.1.2 Detailed condition assessment sheets are provided at Appendix 6968/BNG1, with habitat locations depicted on Plan 6968/BNG1.

3.2 Degradation

- 3.2.1 During the survey work undertaken in March 2025, no evidence was recorded to suggest that any activities of the type mentioned in paragraph 6 or 6A of Schedule 7A to the Town and Country Planning Act 1990 (as amended) have occurred since 30th January 2020. Accordingly, the baseline habitat value is considered to be as recorded during the survey work, which remains up to date at the current time in line with standard guidance¹⁰.

3.3 Irreplaceable Habitats

- 3.3.1 No irreplaceable habitats are present within the site.

3.4 Strategic Significance

- 3.4.1 None of the habitats within the site are mapped within a published LNRS or any specified alternative documents. Therefore, in accordance with the User Guide, low strategic significance has been applied to the pre-development habitats.

Table 3.1. Pre-development Habitats

Habitat	Recorded Condition	Condition Rationale
Modified Grassland	Poor-Moderate	The grassland area (G1) passed up to five of the seven condition assessment criteria, excluding Criteria A which is required to achieve good-moderate condition, such that the grassland area achieved 'poor' condition. The grassland area (G2) passed up to four of the seven condition assessment criteria, excluding Criteria A which is required to achieve good-moderate condition, such that the grassland area achieved 'poor' condition. The grassland area (G3) passed up to five of the seven condition assessment criteria, including Criteria A which is required to achieve good-moderate condition. Therefore, the grassland area achieved 'moderate' condition.
Ruderal/Ephemeral	Moderate	The areas of ruderal/ephemeral passed two of the three condition assessment criteria. Therefore, the

¹⁰ CIEEM (April 2019) On the lifespan of ecological reports and surveys

		ruderal/ephemeral areas achieved 'moderate' condition.
Temporary Grass and Clover leys	N/A	A condition assessment is not applicable for this habitat type.
Winter Stubble	N/A	A condition assessment is not applicable for this habitat type.
Mixed Scrub	Poor	The area of scrub along the southern boundary of the site (S1) passed up to two of the five condition assessment criteria, such that the area of scrub achieved 'poor' condition. The area within the south-western corner of the site (S2) passes up to two of the five condition assessment criteria, such that this area of scrub achieved 'poor' condition.
Bramble Scrub	N/A	A condition assessment is not applicable for this habitat type.
Developed land, sealed surface: Hardstanding	N/A	A condition assessment is not applicable for this habitat type.
Artificial unvegetated; unsealed surface	N/A	A condition assessment is not applicable for this habitat type.
Urban tree	Good	A number of individual trees are present within the north-west and south-east of the site. The individual trees are assumed to be of 'good' condition.

Table 3.2. Pre-development Hedgerows

Habitat	Recorded Condition	Condition Rationale
Native Hedgerow (H1a, H1b, H4, H5)	Good	See relevant condition assessment sheet.
Native Hedgerow associated with bank or ditch (H2, H6)	Good	See relevant condition assessment sheet.
Native Hedgerow with trees (H3)	Good	See relevant condition assessment sheet.

3.5 Pre-development Biodiversity Value of On-site Habitats

- 3.5.1 The pre-development biodiversity value of the on-site habitat has been calculated using the Statutory Biodiversity Metric. A full copy of the Metric is provided as a separate Excel workbook. The overall pre-development biodiversity value of the on-site habitat is set out within Table 3.3 (below).

Table 3.3. Pre-development ('baseline') biodiversity value of the on-site habitat based on the Statutory Biodiversity Metric, published 29 November 2023, updated 23 July 2024

Onsite baseline	Overall Units
Habitats	21.00
Hedgerows and tree lines	5.67
Watercourse	N/A

4 Post-development Habitats and BNG Assessment Result

4.1 Introduction

4.1.1 The BNG legislation places a duty on Local Planning Authorities to request the pre-development biodiversity value of the on-site habitat on the date of application (or an earlier date) as part of qualifying planning applications. This information is provided in the previous chapter of this report. Going beyond the scope of the statutory requirements, this chapter considers the likely change in biodiversity value as a result of the proposed development. Such information is not required under the legislation until planning has been approved (to be set out within a Biodiversity Gain Plan), but this information is provided now in order to provide the LPA with information as to how a 10% gain in biodiversity will be delivered.

4.2 Assumptions

4.2.1 When inputting the post-development habitat areas and condition to the Metric, the following assumptions have been made:

- Newly created habitat under the proposals will be managed appropriately to reach the assigned target condition (the management prescriptions are to be defined by a future management plan)
- The urban trees are assumed to be in good condition
- An additional 50m of species-rich native hedgerow will be created within the site to meet a 10% net gain in hedgerow units

4.3 Strategic Significance

4.3.1 No strategic significance has been applied to the post-development habitats within the site.

4.4 Habitat Type and Condition

4.4.1 Summaries of the proposed post-development habitat creation / enhancement are set out in Tables 4.1 to 4.2 below. Post-development habitat locations are shown on Plan 6968/BNG2.

Table 4.1. Post-development onsite Habitat Creation

Habitat	Target Condition	Condition Rationale
Modified Grassland	Moderate	Areas of amenity grassland to be created near to the built development. Through planting of an appropriate species-rich mix, management to prevent encroachment of scrub and bracken as well as an absence of non-native species this habitat is anticipated to achieve at least a poor condition within four years.
Other Neutral Grassland	Moderate	Areas of other neutral grassland will be created throughout the site and around the SuDS. The grassland areas will be sown with a suitable wildflower mixture in order to create areas which

		support a diverse range of flowering species for the benefit of biodiversity, and the wildflower mixture areas in particular will be subject to ecologically sensitive management prescriptions in order to maximise their floristic diversity and value for wildlife, resulting in a moderate condition achieved after five years.
Mixed Scrub	Moderate	New mixed scrub will comprise a number of native tree and shrub species. With appropriate management prescriptions, the Metric calculates this habitat can achieve moderate condition after five years.
Other woodland; broadleaved	Moderate	Areas of native woodland planting are proposed, which subject to suitable ecological management are calculated to achieve moderate condition within 15 years.
Developed Land; Sealed Surface	N/A	This includes all roads, parking and buildings within the site. No assessment for the condition of this habitat is required.
Vegetated garden	N/A	This includes the gardens of the proposed properties. No assessment for the condition of this habitat is required.
Artificial Unvegetated; Unsealed Surface	N/A	This includes the area proposed for the Local Equipped Area of Play (LAP). No assessment for the condition of this habitat is required.
Sustainable Drainage System	Moderate	A sustainable drainage system is to be situated within the centre of the site. The basin is expected to achieve moderate condition within 3 years with suitable management.
Urban Trees	Moderate	Native trees to be planted throughout the site within areas of open space and adjacent the built development, expected to achieve moderate condition within 30 years with suitable management.

Table 4.2. Post-development onsite Linear Feature (Hedgerow) Creation.

Habitat	Target Condition	Condition Rationale
Species-rich Native Hedgerow	Moderate	Species-rich native hedgerow will be created within the site. Through suitable management this habitat would be expected to reach moderate condition within 5 years.

4.5 Anticipated Change in Biodiversity

4.5.1 The anticipated change in biodiversity value as a result of the proposals has been calculated using the Statutory Biodiversity Metric, based on the assumptions and considerations set

out above. A copy of the Metric is provided separately as an Excel workbook and relevant extracts from the completed calculator tool are provided at Appendix 6968/BNG2.

- 4.5.2 When considering the current proposals, the Metric calculates that the development will likely result in the following changes in biodiversity, summarised in Table 4.3 (below):

Table 4.3. Anticipated change in biodiversity

	Change in Units	% Change	Trading Rules Satisfied?
Onsite Habitats	+3.82	+18.18%	Yes
Onsite Hedgerows and tree lines	+0.61	+10.81%	Yes
Onsite Watercourses	N/A – No watercourses present		

- 4.5.3 On the basis of the considerations and proposals set out (including the assumptions and limitations set out above and within the comments in the spreadsheet tool), the Statutory Metric calculator indicates a net habitat biodiversity unit change for the proposals within the site boundary of +3.482 Habitat Units (representing a calculated gain of 18.18%) and +0.61 Hedgerow Units (representing a calculated gain of 10.81%) within the site boundary.

- 4.5.4 Accordingly, it is clear that (subject to appropriate implementation in line with the measures set out), the proposals will achieve calculated gains in excess of 10% in line with the relevant legislative and policy requirements.

4.6 Biodiversity Gain Hierarchy

- 4.6.1 The Biodiversity Gain Hierarchy and its effect for the purpose of the statutory framework for BNG is set out in Articles 37A and 37D of the Town and Country Planning (Development Management Procedure) (England) Order 2015. This hierarchy (which does not apply to irreplaceable habitats) sets out a list of priority actions:

- i. firstly, in relation to on-site habitats which have a medium, high and very high distinctiveness (a score of four or more according to the Statutory Biodiversity Metric), the avoidance of adverse effects from the development and, if they cannot be avoided, the mitigation of those effects; and
- ii. secondly, in relation to all on-site habitats which are adversely affected by the development, the adverse effect should be compensated by prioritising in order, where possible, the enhancement of existing onsite habitats, creation of new on-site habitats, allocation of registered offsite gains and finally the purchase of biodiversity credits.

- 4.6.2 In relation to point (i), there are no high or very high distinctiveness habitats within the site. The only medium distinctiveness habitats present are bramble scrub, mixed scrub, urban trees, native hedgerow – associated with bank or ditch and native hedgerow with trees. It has not been feasible to avoid adverse effects on these habitats, therefore mitigation is provided.

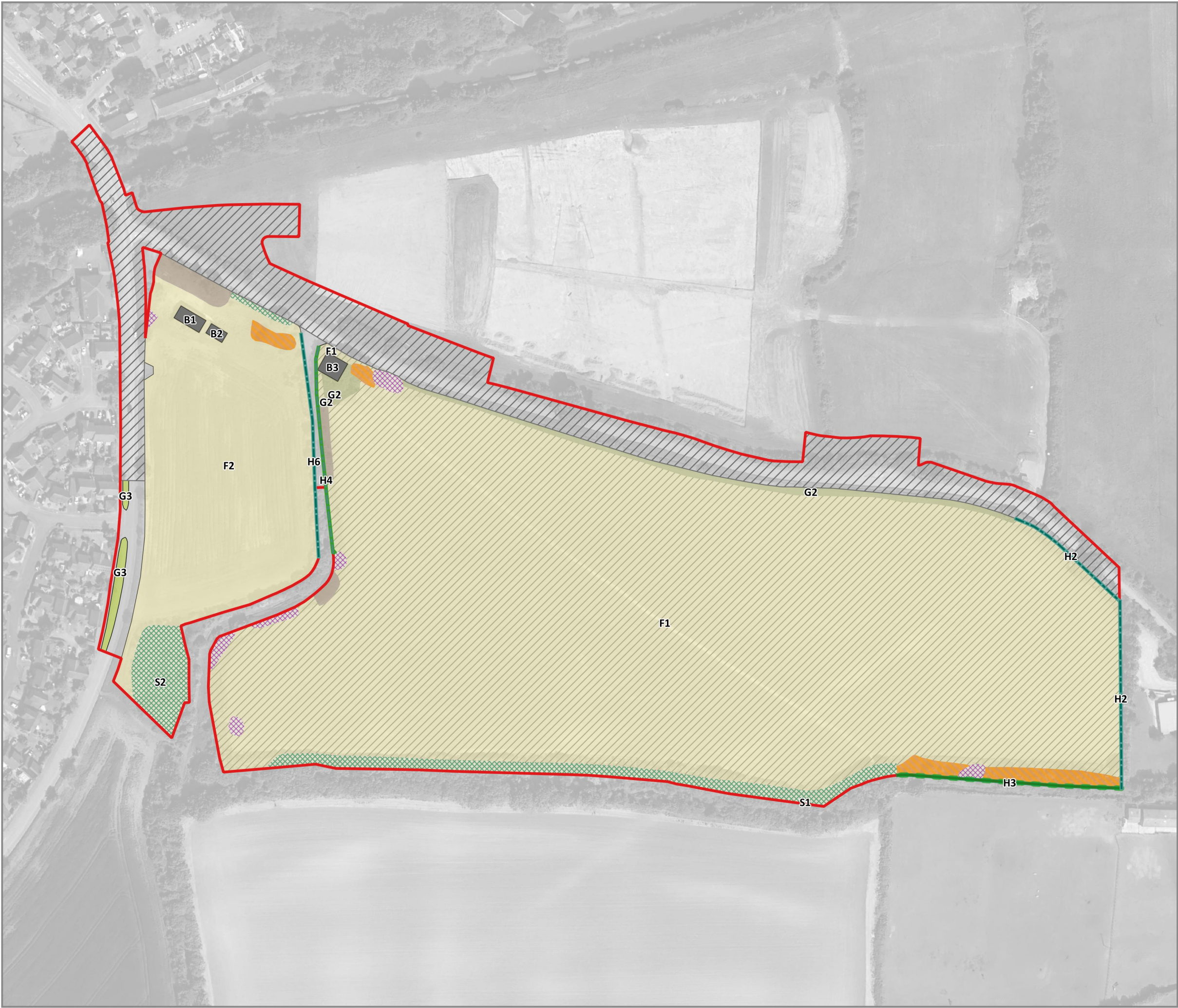
- 4.6.3 In relation to point (ii), adverse effects have been compensated by enhancing existing on-site habitats and creating new on-site habitats.

5 Summary and Conclusions

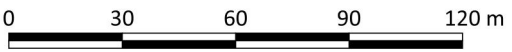
- 5.1 Aspect Ecology is advising Robert Hitchins Ltd in respect of the land South of Coate Road, Devizes, which is proposed for development to provide new residential development.
- 5.2 BNG is a process that is considered both during the determination of planning applications, and then post planning via a number of set documents (including a Biodiversity Gain Plan and, where required, a Habitat Management and Monitoring Plan). Following on from the amendments to Schedule 7A of the Town and Country Planning Act 1990, government advice has been published which sets out the information that LPAs require in order to consider BNG as part of a planning application. The necessary information is included within this report, therefore the LPA's statutory requirements under the BNG legislation have been satisfied.
- 5.3 In addition, going beyond the scope of the statutory requirements (which only require the baseline habitat value to be defined at the planning application stage – see paragraph 1.2.3 above), a preliminary BNG assessment of the post-development value has been undertaken, which concludes that the proposed development will result in net gains in habitat units and hedgerows units within the site boundary, which are in excess of the relevant figure of 10%.

Plan 6968/BNG1:

Pre-development Habitat Mapping



- Key:
- Site Boundary
 - Artificial unvegetated, unsealed surface (0.0875ha)
 - Bramble scrub (0.0650ha)
 - Developed land; sealed surface: Building (0.0325ha)
 - Developed land; sealed surface: Hardstanding (0.1550ha)
 - Mixed scrub - Poor Condition (0.3825ha)
 - Modified grassland - Moderate Condition (0.0325ha)
 - Modified grassland - Poor Condition (0.1325ha)
 - Ruderal/Ephemeral (0.1225ha)
 - Temporary grass and clover leys (7.3775ha)
 - Winter stubble (1.4900ha)
 - Area Not Subject to BNG Assessment
 - Native hedgerow - associated with bank or ditch - Good Condition (0.295km)
 - Native hedgerow - Good Condition (0.115km)
 - Native hedgerow with trees - Good Condition (0.12km)



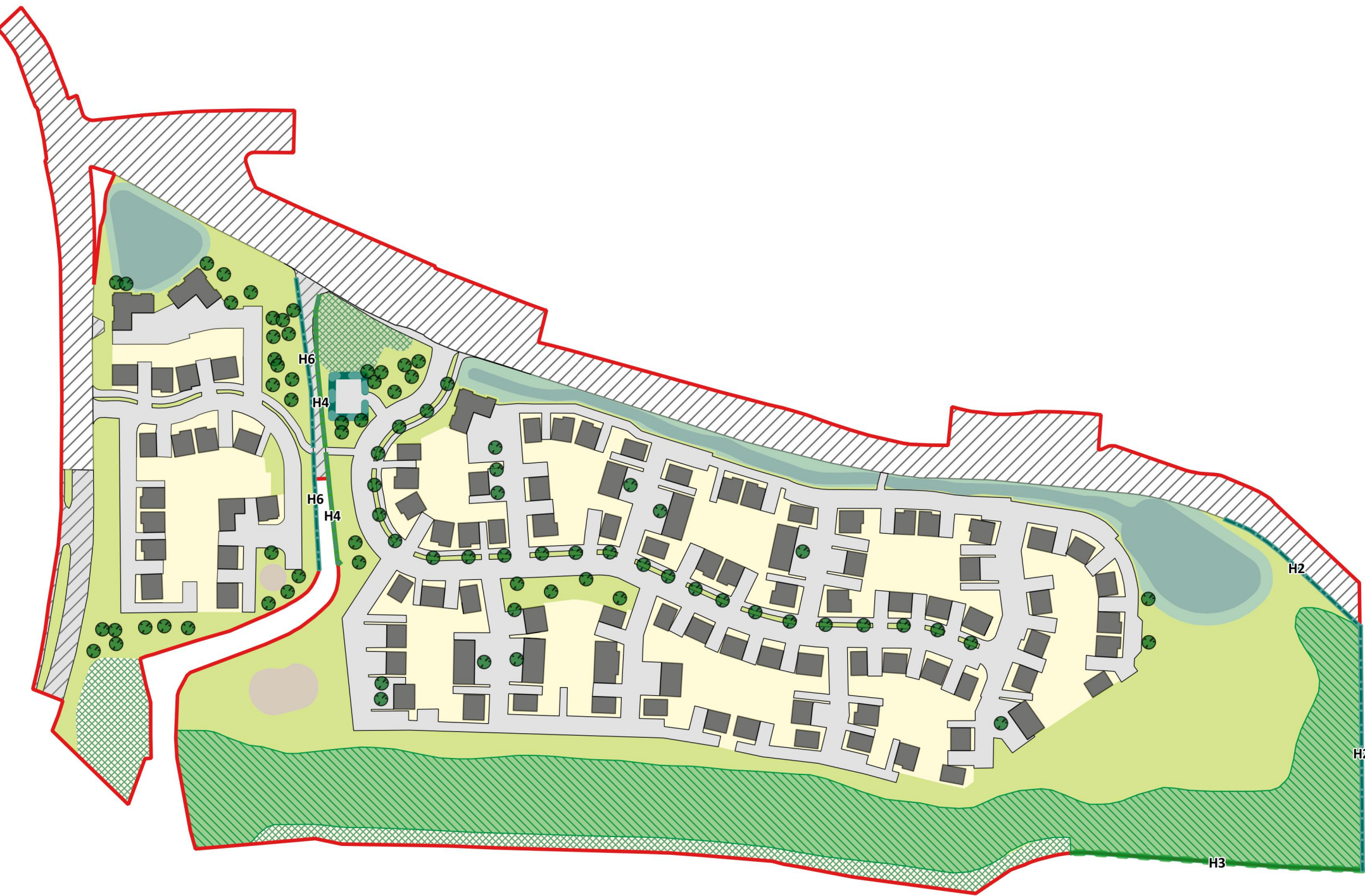
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Land South of Coate Road, Devizes	PROJECT
Pre-development Habitat Mapping	TITLE
6968/BNG1	DRAWING NO.
C/LS	REV
February 2026	DATE
CK/LS	QC

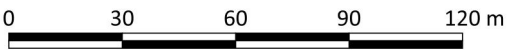


Plan 6968/BNG2:

Post-development Habitat Mapping



- Key:
- Site Boundary
 - Proposed Artificial unvegetated, unsealed surface (0.0600ha)
 - Proposed Developed land; sealed surface: Building (0.8825ha)
 - Proposed Developed land; sealed surface: Hardstanding (2.1175ha)
 - Proposed Mixed scrub (0.0875ha)
 - Proposed Modified grassland (2.1775ha)
 - Proposed Other neutral grassland (0.2000ha)
 - Proposed Other woodland; broadleaved (1.6875ha)
 - Proposed Sustainable drainage system (0.4200ha)
 - Proposed Vegetated garden (1.7250ha)
 - Retained Developed land; sealed surface: Hardstanding (0.1525ha)
 - Retained Mixed scrub - Poor Condition (0.3725ha)
 - Area Not Subject to BNG Assessment
 - Proposed Urban Tree [81]
 - Proposed Species-rich native hedgerow (0.055km)
 - Retained Native hedgerow - associated with bank or ditch - Good Condition (0.29km)
 - Retained Native hedgerow - Good Condition (0.11km)
 - Retained Native hedgerow with trees - Good Condition (0.12km)



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Land South of Coate Road, Devizes	PROJECT
Post-development Habitat Mapping	TITLE
6968/BNG2	DRAWING NO.
C/LS	REV
February 2026	DATE
CK/LS	QC



Based on Proposed Parameters Plan: Indicative Masterplan Drawing Ref: 382.UD.11 Rev K, dated 05/09/2025

Appendix 6968/BNG1:

Habitat Condition Assessment Sheets

[illegible]

Passes 4 or 5 criteria including passing essential criterion A	Moderate (2)			X									
Passes 3 or fewer criteria; OR Passes 4 - 6 criteria (excluding criterion A)	Poor (1)	X	X										
Suggested enhancement interventions to improve condition score													
Footnotes													
Footnote 1 – Creeping thistle <i>Cirsium arvense</i>, spear thistle <i>Cirsium vulgare</i>, curled dock <i>Rumex crispus</i>, broad-leaved dock <i>Rumex obtusifolius</i>, common nettle <i>Urtica dioica</i>, creeping buttercup <i>Ranunculus repens</i>, greater plantain <i>Plantago major</i>, white clover <i>Trifolium repens</i> and cow parsley <i>Anthriscus sylvestris</i>. 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).													

Condition Sheet: URBAN Habitat Type			
Habitat Types			
Sparsely vegetated land - Ruderal/Ephemeral Sparsely vegetated land - Tall forbs Urban - Allotments Urban - Biodiverse green roof Urban - Bioswale Urban - Cemeteries and churchyards Urban - Facade-bound green wall Urban - Ground based green wall Urban - Intensive green roof Urban - Open mosaic habitats on previously developed land Urban - Rain garden Urban - Sustainable drainage system (SuDS) Urban - Vacant or derelict land Urban - Bare ground			
Habitat Description			
See the Statutory Biodiversity Metric User Guide for green roofs and UK Habitat Classification (UKHab) for other habitats:			UKHab – UK Habitat Classification
On-site or off-site, site name and location	On-site - Land South of Coate Road, Devizes	Survey date and Surveyor name	06/03/2025
Limitations (if applicable)		Survey reference (if relating to a wider survey)	
Grid reference		Habitat parcel reference	Ruderal/Ephemeral
Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
Core Criteria - must be assessed for all urban habitat types :			
A	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.	N	
B	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.	Y	
C	Invasive non-native plant species (listed on Schedule 9 of WCA ¹) 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).	Y	
Additional Criterion - must be assessed for Open mosaic habitat on previously developed land only:			
D	The parcel shows spatial variation and forms a mosaic of bare substrate PLUS: - At least four early successional communities (a) to (i); Communities: (a) annuals; (b) mosses/liverworts; (c) lichens; (d) ruderals; (e) inundation species; (f) open grassland; (g) flower-rich grassland; (h) heathland, (i) pools.		
Additional Criteria - must be assessed for Bioswale and SuDS habitat types only:			
E1	Plant species are mostly native. If non-native species are present, they should not be detrimental to the habitat or native wildlife ⁴ .		
E2	The vegetation is comprised of plant species suited to wetland or riparian situations.		
Additional Criterion - must be assessed for Intensive green roofs only:			

F	The roof has a minimum of 50% native and non-native wildflowers. 70% of the roof area is soil and vegetation (including water features).		
Additional Criterion - must be assessed for Biodiverse green roofs only:			
G	The roof has a varied depth of 80 – 150 mm; at least 50% is at 150 mm and is planted and seeded with wildflowers and sedums or is pre-prepared with sedums and wildflowers. Note – to achieve Good condition some additional habitat, such as sand piles, stones, logs etc. are present.		
Essential criteria relevant for habitat type achieved (Yes or No)			Y
Number of criteria passed			2
Condition Assessment Result		Condition Assessment Score	Score Achieved *//
Results for habitats requiring assessment of 3 core criteria only (all listed urban habitats except Open mosaic habitat on previously developed land, Bioswale, SuDS and Green roofs):			
• Passes all 3 core criteria; AND • Meets the requirements for Good condition within criterion C.		Good (3)	
• Passes 2 of 3 core criteria; OR • Passes 3 of 3 core criteria but does not meet the requirements for Good condition within criterion C.		Moderate (2)	X
• Passes 0 or 1 of 3 core criteria.		Poor (1)	
Results for Green roofs and Open mosaic habitat on previously developed land (requiring assessment of 4 criteria only - core criteria plus additional criterion specified for habitat type):			
• Passes all 3 core criteria; AND • Meets the requirements for Good condition within criterion C; AND • Passes additional criterion relevant to specific habitat type (D, F or G).		Good (3)	
• Passes 2 or 3 of 4 criteria; OR • Passes 4 of 4 criteria but does not meet the requirements for Good condition within criterion C.		Moderate (2)	
• Passes 0 or 1 of 4 criteria.		Poor (1)	
Results for Bioswale or SuDS (requiring assessment of 5 criteria - core criteria plus additional criteria specified for habitat type):			
• Passes all 3 core criteria; AND • Meets the requirements for Good condition within criterion C; AND • Passes all additional criteria relevant to specific habitat type (Group E)		Good (3)	
• Passes 3 or 4 of 5 criteria; OR • Passes 5 of 5 criteria but does not meet the requirements for Good condition within criterion C.		Moderate (2)	
• Passes 2 or fewer of 5 criteria.		Poor (1)	
Suggested enhancement interventions to improve condition score			
Footnotes			

Condition Sheet: SCRUB Habitat Type														
Habitat Types														
Heathland and shrub - Blackthorn scrub														
Heathland and shrub - Gorse scrub														
Heathland and shrub - Hawthorn scrub														
Heathland and shrub - Hazel scrub														
Heathland and shrub - Mixed scrub														
Heathland and shrub - Dunes with sea buckthorn (H2160)														
Heathland and shrub - Willow scrub														
Habitat Description														
For Dunes with sea buckthorn see: Dunes with sea-buckthorn (Dunes with Hippophae rhamnoides) - Special Areas of Conservation (incc.gov.uk)														
For other scrub types see: ukhab – UK Habitat Classification														
On-site or off-site, site name and location	On-site - Land South of Coate Road, Devizes			Survey date and Surveyor name		06/03/2025								
				Survey reference (if relating to a wider survey)										
Limitations (if applicable)				Habitat parcel reference										
				S1	S2									
Condition Assessment Criteria			Grid reference											
			Criterion passed (Yes or No)										Notes (such as justification)	
A	The parcel represents a good example of its habitat type - the appearance and composition of the vegetation closely matches its UKHab description (where in its natural range). ¹ - At least 80% of scrub is native, - There are at least three native woody species ² , - No single species comprises more than 75% of the cover (except hazel <i>Corylus avellana</i> , common juniper <i>Juniperus communis</i> , sea buckthorn <i>Hippophae rhamnoides</i> (only in its restricted native range), or box <i>Buxus sempervirens</i> , which can be up to 100% cover).			Y	N									
B	Seedlings, saplings, young shrubs and mature (or ancient or veteran ³) shrubs are all present.			N	Y									
C	There is an absence of invasive non-native plant species ⁴ (as listed on Schedule 9 of WCA ⁵) and species indicative of suboptimal condition ⁶ make up less than 5% of ground cover.			Y	Y									
D	The scrub has a well-developed edge with scattered scrub and tall grassland and or forbs present between the scrub and adjacent habitat.			N	N									
E	There are clearings, glades or rides present within the scrub, providing sheltered edges.			N	N									
Number of criteria passed				2	2									
Condition Assessment Result (out of 5 criteria)		Condition Assessment Score		Score Achieved x/√										
Passes 5 criteria		Good (3)												
Passes 3 or 4 criteria		Moderate (2)												
Passes 2 or fewer criteria		Poor (1)		X	X									
Suggested enhancement interventions to improve condition score														

Condition sheet: HEDGEROW Habitat Types														
Habitat Type														
Native hedgerow Native hedgerow - associated with bank or ditch Native hedgerow with trees Native hedgerow with trees - associated with bank or ditch Species-rich native hedgerow Species-rich native hedgerow - associated with bank or ditch Species-rich native hedgerow with trees Species-rich native hedgerow with trees - associated with bank or ditch														
Habitat Description														
ukhab – UK Habitat Classification														
On-site or off-site, site name and location	On-site - Land South of Coate Road, Devizes			Survey date and Surveyor name	06/03/2025									
Limitations (if applicable)				Survey reference (if relating to a wider survey)										
Condition Assessment Details														
A series of ten attributes, representing key physical characteristics are used for this assessment. Each attribute is assigned to one of five functional groups (A – E) and the condition of a hedgerow is assessed according to the number of attributes from these functional groups which pass or fail the 'favourable condition' criteria.														
This assessment is based on the Hedgerow Survey Handbook ¹ and Favourable Conservation Status document ² . For further clarification please refer to the Hedgerow Survey Handbook.														
Best practice would be to record the species, age, spacing and other key information about all trees present along a hedgerow within the 'Habitat Description' box, as well as other key features of the hedgerow.														
Hedgerow favourable condition attributes														
Attributes and functional groupings (A, B, C, D and E)	Criteria - the minimum requirements for 'favourable condition'	Criteria description	Habitat parcel reference											
			H1a	H1b	H2	H3	H4	H5	H6					
			Grid reference											
Core groups - applicable to all hedgerow types				Criterion passed (Yes or No)										Notes (such as justification)
A1.	Height	>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).	Y	Y	Y	Y	Y	Y	Y				
A2.	Width	>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).	Y	Y	Y	Y	Y	Y	Y				

B1.	Gap - hedge base	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).	Y	Y	Y	Y	Y	Y	Y				
B2.	Gap - hedge canopy continuity	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).	N	N	N	Y	N	N	Y				
C1.	Undisturbed ground and perennial vegetation	>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.	Y	Y	N	Y	N	Y	Y				
C2.	Nutrient-enriched perennial vegetation	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.	Y	Y	Y	N	Y	Y	N				
D1.	Invasive and neophyte species	>90% of the hedgerow and undisturbed ground is free of invasive non-native plant species (including those listed on Schedule 9 of WCA ³) 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 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 .	Y	Y	Y	Y	Y	Y	Y				
D2.	Current damage	>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).	Y	Y	Y	Y	Y	Y	Y				
Additional group - applicable to hedgerows with trees only														
E1.	Tree class	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.	This criterion addresses if there are a range of age-classes or morphologies which allow for replacement of trees and provide opportunities for different species.				Y							

E2.	Tree health	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.	This criterion identifies if the trees are subject to damage which compromises the survival and health of the individual specimens.			Y											
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The hedgerow condition assessment generates a weighting (score) ranging from 1 - 3, which is used within the Statutory Biodiversity Metric. The scores for each are set out in the tables below.

Condition categories for hedgerows without trees			Score achieved						
Category	Category Requirements	Metric Score							
Good	No more than 2 failures in total; AND No more than 1 failure in any functional group.	3							
Moderate	No more than 4 failures in total; AND <u>Does not fail both attributes</u> in more than one functional group (for example, fails attributes A1, A2, B1 and C2 = Moderate condition).	2							
Poor	Fails a total of more than 4 attributes; OR <u>Fails both attributes</u> in more than one functional group (for example, fails attributes A1, A2, B1 and B2 = Poor condition).	1							
Score achieved:		3							
Condition categories for hedgerows with trees			Score achieved						
Category	Category Requirements	Metric score							
Good	No more than 2 failures in total; AND No more than 1 failure in any functional group.	3							
Moderate	No more than 5 failures in total; AND <u>Does not fail both attributes</u> in more than one functional group (for example, fails attributes A1, A2, B1, C2 and E1 = Moderate condition).	2							
Poor	Fails a total of more than 5 attributes; OR <u>Fails both attributes</u> in more than one functional group (for example, fails attributes A1, A2, B1 and B2 = Poor condition).	1							
Score achieved:		3							

Suggested enhancement interventions to improve condition score

Appendix 6968/BNG2:

Relevant Output from the Statutory Biodiversity Metric
Calculation Tool

Land South of Coate Road, Devizes

Headline Results

Scroll down for final results ▲

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On-site baseline	Area habitat units	21.00	
	Hedgerow units	5.67	
	Watercourse units	0.00	
On-site post-intervention (Including habitat retention, creation & enhancement)	Area habitat units	24.81	
	Hedgerow units	6.28	
	Watercourse units	0.00	
On-site net change (units & percentage)	Area habitat units	3.82	18.18%
	Hedgerow units	0.61	10.81%
	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	3.82	
	Hedgerow units	0.61	
	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	3.82		
	Hedgerow units	0.61		
	Watercourse units	0.00		
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	Area habitat units	18.18%		
	Hedgerow units	10.81%		
	Watercourse units	0.00%		
Trading rules satisfied?		Yes ✓		
Unit Type	Target	Baseline Units	Units Required	Unit Deficit
Area habitat units	10.00%	21.00	23.10	0.00
Hedgerow units	10.00%	5.67	6.24	0.00
Watercourse units	10.00%	0.00	0.00	0.00
				No additional area habitat units required to meet target ✓
				No additional hedgerow units required to meet target ✓
				No additional watercourse units required to meet target ✓

Land South of Coate Road, Devizes

Detailed Results

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Summary Figures

Net project biodiversity units
(Including all on-site & off-site habitat retention / creation)

Area habitat units	3.82
Hedgerow units	0.61
Watercourse units	0.00

Total project biodiversity % change
(Including all on-site & off-site habitat creation + retained habitats)

Area habitat units	18.18%
Hedgerow units	10.81%
Watercourse units	0.00%

Combined habitat retention and enhancement

	Area Habitats	Hedgerows	Watercourses
Total on-site and off-site baseline area / length	9.93	0.53	0.00
Total on-site and off-site baseline units	21.00	5.67	0.00
Total on-site and off-site baseline area / length retained	0.57	0.52	0.00
Total on-site and off-site baseline units retained	2.08	5.58	0.00
Total on-site and off-site area / length proposed for enhancement	0.00	0.00	0.00
Total on-site and off-site baseline units proposed for enhancement	0.00	0.00	0.00
Total on-site and off-site baseline area / length lost	9.35	0.01	0.00
Total on-site and off-site baseline units lost	18.92	0.09	0.00

Project Name: Land South of Coate Road, Devizes Map Reference:					Area habitat summary				
A-1 On-Site Habitat Baseline					Total Net Unit Change		3.82		
					Total Net % Change		18.18%		
					Trading Rules Satisfied		Yes /		
Condense / Show Columns					Condense / Show Rows				
Main Menu									

Project Name: Land South of Coate Road, Devizes

Map Reference:

B-1 On-Site Hedge Baseline

Condense / Show Columns

Condense / Show Rows

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Hedgerow summary

Total Net Unit Change

0.61

Total Net % Change

10.81%

Trading Rules Satisfied

Yes ✓

Existing hedgerow habitats				Distinctiveness	Condition	Strategic significance	Required Action to Meet Trading Rules	Ecological baseline Total hedgerow units						
Ref	Hedge number	Habitat type	Length (km)	Distinctiveness	Condition	Strategic significance			Length retained	Length enhanced	Units retained	Units enhanced	Length lost	Units lost
1		Native hedgerow - associated with bank or ditch	0.295	Medium	Good	Area/compensation not in local strategy/ no local strategy	Same distinctiveness band or better	3.54	0.29		3.48	0.00	0.01	0.06
2		Native hedgerow	0.115	Low	Good	Area/compensation not in local strategy/ no local strategy	Same distinctiveness band or better	0.69	0.11		0.66	0.00	0.01	0.03
3		Native hedgerow with trees	0.12	Medium	Good	Area/compensation not in local strategy/ no local strategy	Same distinctiveness band or better	1.44	0.12		1.44	0.00	0.00	0.00
4														
5														
6														
7														
8														
			0.53					5.67	0.52	0.00	5.58	0.00	0.01	0.09

Project Name: Land South of Coate Road, Devizes

Map Reference:

A-2 On-Site Habitat Creation

Condense / Show Columns

Condense / Show Rows

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Area habitat summary

Total Net Unit Change	3.82
Total Net % Change	18.18%
Trading Rules Satisfied	Yes ✓
Area Check	Area Acceptable ✓

Post intervention habitats											
Ref	Broad Habitat	Proposed habitat	Area (hectares)	Distinctiveness	Condition	Strategic significance	Temporal multiplier	Difficulty		Habitat units delivered	
				Distinctiveness	Condition	Strategic significance	Standard or adjusted time to target condition	Final time to target condition (years)	Final difficulty of creation		
1	Urban	Artificial unvegetated, unsealed surface	0.06	V.Low	N/A - Other	Area/compensation not in local strategy/ no local strategy	Standard time to target condition applied	0	Low	0.00	
2	Urban	Developed land; sealed surface	0.8825	V.Low	N/A - Other	Area/compensation not in local strategy/ no local strategy	Standard time to target condition applied	0	Low	0.00	
3	Urban	Developed land; sealed surface	2.1175	V.Low	N/A - Other	Area/compensation not in local strategy/ no local strategy	Standard time to target condition applied	0	Low	0.00	
4	Heathland and shrub	Mixed scrub	0.0875	Medium	Moderate	Area/compensation not in local strategy/ no local strategy	Standard time to target condition applied	5	Low	0.59	
5	Grassland	Modified grassland	2.1775	Low	Moderate	Area/compensation not in local strategy/ no local strategy	Standard time to target condition applied	4	Low	7.55	
6	Woodland and forest	Other woodland; broadleaved	1.6875	Medium	Moderate	Area/compensation not in local strategy/ no local strategy	Standard time to target condition applied	15	Low	7.91	
7	Urban	Sustainable drainage system	0.42	Low	Moderate	Area/compensation not in local strategy/ no local strategy	Standard time to target condition applied	3	Medium	1.01	
8	Urban	Vegetated garden	1.725	Low	Condition Assessment N/A	Area/compensation not in local strategy/ no local strategy	Standard time to target condition applied	1	Low	3.33	
9	Individual trees	Urban tree	0.3298	Medium	Moderate	Area/compensation not in local strategy/ no local strategy	Standard time to target condition applied	27	Low	1.01	
10	Grassland	Other neutral grassland	0.2	Medium	Moderate	Area/compensation not in local strategy/ no local strategy	Standard time to target condition applied	5	Low	1.34	
11											
12											
13											
14											
15											
Total habitat area			9.69								22.74
Site Area (Excluding area of individual trees, green walls, intertidal hard structures)			9.36								

Project Name: Land South of Coate Road, Devizes

Map Reference:

B-2 On-Site Hedge Creation

Condense / Show Columns

Condense / Show Rows

Main Menu

Hedgerow summary

Total Net Unit Change	0.61
Total Net % Change	10.81%
Trading Rules Satisfied	Yes ✓

		Proposed habitats		Distinctiveness	Condition	Strategic significance	Temporal multiplier		Difficulty risk multipliers	Hedge units delivered
Ref	New hedge number	Habitat type	Length (km)	Distinctiveness	Condition	Strategic significance	Standard or adjusted time to target condition	Final time to target condition (years)	Final difficulty of creation	
1		Species-rich native hedgerow	0.055	Medium	Moderate	Area/compensation not in local strategy/ no local strategy	Standard time to target condition applied	5	Low	0.37
2		Species-rich native hedgerow	0.05	Medium	Moderate	Area/compensation not in local strategy/ no local strategy	Standard time to target condition applied	5	Low	0.33
3										
4										
5										
6										
7										
			0.11							0.70

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