
0070 – Land at Longleaze Lane, Melksham, Wiltshire

Biodiversity Statement

1. Introduction

- 1.1. The planning application for Land at Longleaze Lane, Melksham, Wiltshire (ref: PL/2023/06725), hereafter referred to as the application site received consent in August 2024. More recently a Section 73 application has been submitted in order to incorporate amendments to the site layout. Bennu Environmental Ltd has been instructed by Aspire LPP to provide an updated Biodiversity Statement in relation to the proposed amendments.
- 1.2. An ecological assessment of the proposals has been undertaken, and as part of this a biodiversity impact assessment of emerging proposals has been carried out.
- 1.3. This note seeks to set out the Biodiversity Net Gain (BNG) baseline and post-development scenarios in line with the updated proposals, and assess the overall change in value delivered by the scheme.

2. Policy & Legislation

- 2.1. At the time of the original application the requirements of the Environment Act had not yet become engaged and the legislative requirement to deliver a net gain of at least 10% therefore did not apply.
- 2.2. Government guidance makes clear that:

Biodiversity net gain does not apply to:

- *retrospective planning permissions made under section 73A;*
and
- *section 73 permissions where the original permission which the section 73 relates to was either granted before 12 February 2024 or the application for the original permission was made before 12 February 2024*

- 2.3. As such, whilst the proposals seek to deliver a net gain in line with the existing permission, the requirements for the proposals are set by the contemporaneous policy position, namely to avoid a net loss of biodiversity.

3. Baseline

- 3.1. A habitat survey was undertaken in February 2023. As part of this the habitats within the site were identified and categorised according to the UKHab classification system, and their condition was assessed using Defra's Condition Assessment Criteria.
- 3.2. Details as to the methodology employed and the results recorded are set out in the Biodiversity Net Gain Assessment note included at Appendix 1, however by way of summary the habitats within the baseline development boundary include Developed Land, Modified Grassland, Introduced Shrub, Bare Ground, Urban Tree, Ornamental Hedgerow, Native Hedgerow, and Line of Trees. The locations of these are illustrated in Plan 1 of this report.
- 3.3. Where condition assessment of the habitats within the site is relevant the Condition Assessment Criteria are included in the note at Appendix 1.
- 3.4. It can be confirmed that none of the habitats within the site baseline constitute irreplaceable habitat, and neither has any degradation taken place such as to lower the pre-development score.
- 3.5. The units delivered by each of the baseline habitats are set out in the metric submitted alongside this report.

Strategic Significance

- 3.6. Strategic significance in this area is informed by the Local Nature Recovery Strategy for Wiltshire and Swindon. Published in October 2025 this sets out the ecological priorities across this area in order to assist and maximise nature recovery. Alongside this strategy, mapping is published identifying zones within which certain principles and priorities should be targeted. The site does not lie within any of these zones, nor does it contain any habitats or species identified as part of the nature recovery strategy. On this basis strategic significance has been assigned based principally on the location and ecological value of the respective habitats.

4. Proposals

- 4.1. The landscape strategy is illustrated in the plan at Appendix 2 of this note. The proposals involve the creation of a central building along with associated infrastructure. Surrounding this are areas of ornamental planting separated by paths and patio areas. Further greenspace in close proximity to the building has been used to create amenity lawn (classified as modified grassland in UKHab terms). To the north of the building within the car park an area of rain garden is proposed. Around the periphery of the site habitats of greater ecological value will be delivered, specifically areas of species-rich grassland and mixed native scrub. Throughout a number of the habitats discussed above individual trees will also be delivered to provide further structural diversity to the planting and increased ecological value.
- 4.2. Where possible, as with the previous consented proposals, opportunities have been sought to retain features of increased ecological value, specifically the medium sized individual trees and linear features. Where the baseline is considered be of low intrinsic ecological value (i.e. the modified grassland which comprises the majority of the site) the proposals have sought to offset losses by optimising botanical and ecological value through the delivery of high-value native planting discussed above.
- 4.3. Overall a precautionary approach has been taken to the categorisation of proposed habitats, with the habitat classifications and target conditions applied being those which are considered accurate and realistic to deliver within the site.
- 4.4. The classification of the habitats which has been used for the purpose of the BNG metric are illustrated in Plan 2 and the units delivered by each are set out in the accompanying BNG metric.

5. Results

- 5.1. As discussed above the proposals have sought to create habitats of greater ecological value than those which currently exist within the site.
- 5.2. The habitats described above were input into the BNG metric, and returned the following results:

FINAL RESULTS		
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	<i>Habitat units</i>	0.47
	<i>Hedgerow units</i>	0.16
	<i>Watercourse units</i>	0.00
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	<i>Habitat units</i>	18.64%
	<i>Hedgerow units</i>	48.82%
	<i>Watercourse units</i>	0.00%
Trading rules satisfied?	Yes ✓	

- 5.3. As can be seen from the excerpt above, a gain in habitat units (0.47 units) is delivered equating to a score of +18.64% and a gain in hedgerow units (0.16) has also been delivered generating a score of +48.82%. This outcome demonstrates that the proposals continue to provide a significant net gain, and furthermore that the amended plans deliver an improvement relative to the BNG position at the time of the application which recorded a +15.76 gain in habitat units and +41.84% in hedgerow units.

6. Conclusion

- 6.1. As set out above, development of the site at Land at Longleaze Lane, Melksham, Wiltshire is proposed, with the scheme comprising a residential care home along with associated infrastructure and landscaping. Where possible the proposals have sought to maximise the ecological value which can be delivered within the site on the available land by delivering habitats which are of a higher ecological value compared to those which are currently present.
- 6.2. When the pre- and post-development habitats are input into the metric a net gain is returned, with this being comparable to – and indeed slightly greater than – that scored by the consented scheme.

Appendix 1

Previous Biodiversity Net Gain Assessment

Ecology Solutions Limited
Farncombe House
Farncombe Estate
Broadway
Worcestershire
WR12 7LJ

+44(0)1451 870767
info@ecologysolutions.co.uk
www.ecologysolutions.co.uk



11074: LONGLEAZE LANE, MELKSHAM

BRIEFING NOTE: BIODIVERSITY NET GAIN ASSESSMENT

INTRODUCTION

1. Ecology Solutions was commissioned by Aspire LTD, to undertake a biodiversity net gain assessment in support of development proposals at (hereafter referred to as 'the site').
2. This document details the Biodiversity Net Gain Assessment undertaken for the above site, using the DEFRA Biodiversity Metric 4.0.

CLASSIFICATION AND CONDITION ASSESSMENT OF EXISTING HABITATS

3. The classification of the habitats has been based on the findings from the Phase 1 Habitat Survey undertaken by Ecology Solutions in February 2023. With the compiled species lists an informed judgement was able to be made on the overall condition and habitat classification of the habitats present onsite.
4. **Condition Assessment.** Condition assessments undertaken for both the baseline and proposed habitats within the site are detailed in tables 1&2 below.

Table 1. Condition assessment of baseline habitats

Table 1: Condition Assessment of Baseline Habitats					
Baseline Habitat	Condition Sheet	Condition Assessment		Condition	Justification of Condition
		Criteria	Criteria Achieved (Y/N)		
Introduced Shrub	. Condition Assessment N/A				
Modified Grassland	Grassland Habitat Type (Low Distinctiveness)	A	N	Poor (5 / 7 passed)	Areas of modified grassland make up the majority of the site. However, given that it failed the first essential criterion it has
		B	N		
		C	Y		
		D	Y		

Modified Grassland	Grassland Habitat Type (Low Distinctiveness)	A	N	Poor (5 / 7 passed)	Areas of modified grassland make up the majority of the site. However, given that it failed the first essential criterion it has been classified as poor condition.
		B	N		
		C	Y		
		D	Y		
		E	Y		
		F	Y		
		G	Y		
Bare Ground	Urban	A	N	Poor (1/3 passed)	Area of bare ground assigned as poor condition.
		B	N		
		C	Y		
Urban Tree	Individual Tree	A	Y	Moderate (3/6 passed)	Condition assessment for both the small and medium trees within the site
		B	N		
		C	N		
		D	Y		
		E	N		
		F	Y		
Developed; sealed surface	Condition Assessment N/A				

Table 2. Condition Assessment of Proposed Habitats

Proposed Habitat	Condition Sheet	Condition Assessment		Condition	Justification for enhancement / change in condition
		Criteria Number	Criteria Achieved (Y/N)		
Other Neutral Grassland	Grassland Habitat Type (Medium, high and very high distinctiveness)	A	Y	Moderate (4 / 6 passed)	It is considered with supplement planting and an appropriate management regime that the grassland can achieve moderate condition.
		B	Y		
		C	N		
		D	Y		
		E	Y		
		F	N		
Modified Grassland	Grassland Habitat Type (Low Distinctiveness)	A	N	Poor (4 / 7 passed)	Similar to the baseline conditions, the proposed amenity grassland does not achieve essential criterion A for being classified as moderate condition.
		B	N		
		C	Y		
		D	Y		
		E	N		
		F	Y		
		G	Y		
	Hedgerow	A1	Y	Moderate	

Hedgerow		A2	N	(5 / 8 passed)	With an appropriate management regime, moderate condition for hedgerows can be achieved.
		B1	Y		
		B2	Y		
		C1	Y		
		C2	N		
		D1	Y		
		D2	N		
Mixed Scrub	Scrub	A	Y	Moderate (3 / 5 passed)	Through the planting of native species along with an appropriate management regime, moderate condition can be achieved.
		B	N		
		C	Y		
		D	Y		
		E	N		
Urban Tree	Individual Tree	A	Y	Moderate (4/6 passed)	Through an appropriate management regime moderate condition urban trees can be achieved.
		B	Y		
		C	N		
		D	Y		
		E	N		
		F	Y		
Introduced Shrub	Condition Assessment N/A				

BIODIVERSITY NET GAIN ASSESSMENT

- This Biodiversity Net Gain Assessment has been based upon the indicative landscape proposals (1023-L-01) for the above site, which is included at Annex 1.
- The landscape proposals include the loss of modified grassland, amenity planting and partial loss to the existing trees to facilitate access. Plan BNG1 shows the existing habitats within the site.
- Proposed habitats include areas of created other neutral grassland, modified grassland, introduced shrub, mixed scrub and areas of developed land, as well as the creation of native hedgerows and small urban trees in moderate condition. Plan BNG2 shows the proposed habitats within the site.
- Following calculations undertaken using the DEFRA Biodiversity Metric 4.0 Calculation Tool, it can be seen that a net gain in biodiversity will be delivered as a result of the proposed development. Specifically, an increase in habitat units from approximately 2.60 units to 3.11 units (which equates to a 19.48% increase) and an increase in hedgerow units from approximately 0.34 units to 0.48 units (which equates to a 41.84% increase).
- It should be noted that the DEFRA Biodiversity Metric calculation does not take into consideration measures relating to protected or notable species. The provision of new wildflower grassland (other neutral grassland) will provide enhanced foraging opportunities for bats and birds, as well as terrestrial habitat for amphibians and invertebrates. New native hedgerow planting will provide enhanced foraging and navigational opportunities for bats, foraging and nesting opportunities for birds and hibernation/shelter opportunities for reptiles, as well as enhanced habitat for invertebrates.

CONCLUSION

10. The calculation indicates that a net gain in biodiversity can still be achieved under the current development proposals. Furthermore, it has also been demonstrated that the proposals would achieve a net gain in excess of 10%, which is expected to become the minimum net gain requirement following the adoption of a regulation within the Environment Act anticipated to be in November 2023.
11. It is also considered that the development proposals will deliver a further net gain in biodiversity through the additional enhancement measures detailed above that are not accounted for within the calculation. As such, it is considered that it has been demonstrated that the proposed development will achieve an overall net gain in biodiversity over the existing situation.

PLANS

PLAN BNG1

Baseline Habitats



KEY:

- SITE BOUNDARY
- BARE GROUND
0.007ha
- HARDSTANDING
0.019ha
- INTRODUCED SHRUB
0.007ha
- MODIFIED GRASSLAND
0.651ha
- HEDGEROW
0.024km
- TREE LINE
0.069km
- AMENITY HEDGEROW
0.102km
- URBAN TREE

ECOLOGY SOLUTIONS
Part of the ES Group

Farncombe House
Farncombe Estate |
Broadway
Worcestershire | WR12 7LJ

+44(0)1451 870767
info@ecologysolutions.co.uk
ecologysolutions.co.uk

11074: LONGLEAZE LANE, MELKSHAM

PLAN BNG1: BASELINE HABITATS

Rev: A
Jul 2023

PLAN BNG2

Proposed Habitats

	SITE BOUNDARY
	NATIVE SCRUB 0.098ha
	OTHER NEUTRAL GRASSLAND 0.087ha
	HEDGEROW (AREA) 0.006ha
	DEVELOPED; SEALED SURFACE 0.317ha
	INTRODUCED SHRUB 0.046ha
	MODIFIED GRASSLAND 0.057ha
	RETAINED MODIFIED GRASSLAND 0.074ha
	RETAINED HEDGEROW 0.024km
	TREE LINE 0.069km
	RETAINED AMENITY HEDGEROW 0.102km
	PROPOSED HEDEGROW 0.042km
	PROPOSED TREE (SMALL)
	RETAINED TREE

N



PLAN BNG2: PROPOSED HABITATS

Rev: A
Jul 2023

APPENDICES

APPENDIX 1

Proposed Landscape Plan



SOFT LANDSCAPE SPECIFICATION NOTES

General: All soft landscape works are to be carried out in accordance with the latest editions of: BS 5837, BS 4428 and BS 7370-4. The existing soil and any imported soil required for the completion of the works is to be subject to a topsoil analysis and the report with any required amelioration to be carried out.

Topsoil depths: Shrub and hedge planting 450mm. Lawns 150mm.

General: All plant stock to conform to the standards set out in the National Plant Specification, to be sturdy, healthy and vigorous. Of good shape and without elongated shoots, grown in a suitable environment and hardened off, free from pests, diseases, discoloration, weeds and physiological disorders. Have a balanced branch system and be true to name.

Plant Handling, Storage and Transportation: To accord with HTA "Handling and establishing landscape plants".

Preparation of Planting Beds: Prior to planting all topsoil to be dug over to a depth of 150mm within 2-3 days prior to planting when weather and ground is suitably dry. Leave to regular and even levels: 25mm above adjoining paving or kerbs. Remove all visible weeds and large stones exceeding 50mm.

Tree Planting
Trees to be planted in prepared pits 1200 x 1200 x 900mm deep. The pit bottom is to be broken up to a depth of 150mm and to be planted at the same depth as grown on the nursery with approved tree backfilling material and well consolidated. Planting in grass areas are to be provided with a 1200mm diameter area clear of turf and weeds.

Immediate after planting, all trees to be supported with a short double stakes and cross bar. Stakes to be peeled chestnut with pointed lower end. Stakes to be finished at 600mm above ground level and fitted with cross bar to match stake. To be secured on windward side of bar with cushioned tree ties secured firmly to bar.

Mulching: All trees to be mulched after planting with Ornamental Bark Mulch (Melcourt or equal approved) to a depth of 75mm to form an area 1200 x 1200mm. Immediately after planting water all trees to soil field capacity.

Shrub and Hedge Planting
To be planted in pits 150mm wider and deeper than container or roots when fully spread. All pit bottoms to be broken up to a depth of 150mm, incorporating soil ameliorant at 50g/m2 and well consolidated.

Mulching: All shrub planted areas to be mulched with Ornamental Grade Mulch (Melcourt, or equal approved) to a depth of 75mm and watered to soil field capacity.

Turfing
Prior to laying turf or seeding all areas to be reduced to a fine, firm tilth with good crumb structure. Raked to a true even surface, friable and lightly firmed but not compacted. All lawn areas to be laid with approved cultivated turf within 18 hours of delivery. Avoid laying in persistent cold, or drying winds, or when the soil is frost bound.

Turf to be laid off planks with broken joints well butted up. All lawns to be watered to soil field capacity immediately after laying.

Key

Existing Trees to be retained

KeyProposed Tree PlantingGrass/Wildflower meadowProposed Shrub PlantingProposed Hedge PlantingProposed Native PlantingSeatingPermeable Parking areas.Permeable roadway.Paving.Permeable all weather pathTarmac surfacingEcology enhancements

DAVID ARCHER ASSOCIATES
ARBORICULTURAL CONSULTANCY

Project: Longleaze Lane, Melksham

Client: Aspire LLP

Drawing: Landscape Proposals

Based on: Architects Layout

Drawing No: 1023-L-01

Scale: 1:250@ A1

Rev: A

Drawn: RP

Jul 2023

This original of this drawing was produced in accordance with the requirements of the Planning Act 2008 and the Planning (Listed Buildings and Conservation Areas) Act 1967. It is not to be reproduced without written permission from David Archer Associates.

APPENDIX 2

DEFRA Biodiversity Metric 4.0 Calculation

Project Name:Map Reference:

A-1 On-Site Habitat Baseline

Condense / Show Columns

Condense / Show Rows

Main Menu

Instructions

Area habitat summary

Total Net Unit Change

0.51

Total Net % Change

19.48%

Trading Rules Satisfied

Yes ✓

Existing area habitats				Distinctiveness		Condition		Strategic significance			Required Action to Meet Trading Rules	Ecological baseline	
Ref	Broad Habitat	Habitat Type	Area (hectares)	Distinctiveness	Score	Condition	Score	Strategic significance	Strategic significance	Strategic Significance multiplier		Total habitat units	
1	Grassland	Modified grassland	0.651	Low	2	Poor	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness or better habitat required ≥	1.30	
2	Urban	Introduced shrub	0.007	Low	2	Condition Assessment N/A	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness or better habitat required ≥	0.01	
3	Urban	Bare ground	0.007	Low	2	Poor	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness or better habitat required ≥	0.01	
4	Urban	Developed land: sealed surface	0.019	V.Low	0	N/A - Other	0	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Compensation Not Required	0.00	
5	Individual trees	Urban tree	0.012	Medium	4	Moderate	2	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same broad habitat or a higher distinctiveness habitat required (≥)	0.10	
6	Individual trees	Urban tree	0.147	Medium	4	Moderate	2	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same broad habitat or a higher distinctiveness habitat required (≥)	1.18	
7													
8													
9													
10													
11													
Total habitat area			0.84										2.60
Site Area (Excluding area of Individual trees and Green walls)			0.68										

Total area lost (excluding area of individual trees and Green walls)

0.81

M² to hectares conversion tool:

Select a unit

Hectares

M²

Project Name:		Map Reference:	
A-2 On-Site Habitat Creation			
Condense / Show Columns		Condense / Show Rows	
Main Menu		Instructions	

Area habitat summary	
Total Net Unit Change	0.81
Total Net % Change	19.48%
Trading Rules Satisfied	Yes ✓
Area Check (excluding individual trees and green walls)	Area Acceptable ✓

[illegible]

Site Area (Excluding area of individual trees and Green walls)	0.61		
M² to hectares conversion tool:	Select a unit	Hectares	M²

Project Name: Map Reference:

B-1 On-Site Hedge Baseline

Hedgerow summary	
Total Net Unit Change	0.14
Total Net % Change	41.84%
Trading Rules Satisfied	Yes ✓

Condense / Show Columns

Condense / Show Rows

Main Menu

Instructions

Existing hedgerow habitats				Distinctiveness		Condition		Strategic significance			Required Action to Meet Trading Rules	Ecological baseline
Baseline ref	Hedge number	Hedgerow type	Length (km)	Distinctiveness	Score	Condition	Score	Strategic significance	Strategic significance	Strategic position multiplier		
1	H1 & H3	Non-native and ornamental hedgerow	0.102	V Low	1	Poor	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness band or better	0.10
2	H2	Native hedgerow	0.024	Low	2	Moderate	2	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness band or better	0.10
3	Tree Line	Line of trees	0.069	Low	2	Poor	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness band or better	0.14
4												
5												
6												
7												
8												
			0.20									
												0.34

Retention category biodiversity value						Comments		
Length retained	Length enhanced	Units retained	Units enhanced	Length lost	Units lost	User comments	Consenting body comments	GIS reference number
0.102		0.10	0.00	0.00	0.00	Ornamental Hedgerows H1 & H2		
0.024		0.10	0.00	0.00	0.00			
0.069		0.14	0.00	0.00	0.00			
0.20	0.00	0.34	0.00	0.00	0.00			

Project Name: Map Reference:

B-2 On-Site Hedge Creation

Condense / Show Columns

Condense / Show Rows

Main Menu

Instructions

Hedgerow summary	
Total Net Unit Change	0.14
Total Net % Change	41.84%
Trading Rules Satisfied	Yes ✓

		Proposed habitats		Distinctiveness		Condition		Strategic significance			Temporal multiplier						Difficulty risk multipliers				Hedge units delivered	Comments		
Baseline ref	New hedge number	Habitat type	Length (m)	Distinctiveness	Score	Condition	Score	Strategic significance	Strategic significance	Strategic position multiplier	Standard Time to target condition (years)	Habitat created in advance (years)	Delay in starting habitat creation (years)	Standard or adjusted time to target condition	Final time to target condition (years)	Final time to target multiplier	Standard difficulty of creation	Applied difficulty multiplier	Final difficulty of creation	Difficulty multiplier applied		User comments	Consenting body comments	GIS reference number
1	H1	Native hedgerow	0.042	Low	2	Moderate	2	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	5	0	0	Standard time to target condition applied	5	0.837	Low	Standard difficulty applied	Low	1	0.14	Proposed hedgerows - grouped together		
2																								
3																								
4																								
5																								
6																								
				0.04																			0.14	

Headline Results			
Scroll down for final results ▲			
On-site baseline	Habitat units	2.60	
	Hedgerow units	0.34	
	Watercourse units	0.00	
On-site post-intervention (Including habitat retention, creation & enhancement)	Habitat units	3.11	
	Hedgerow units	0.48	
	Watercourse units	0.00	
On-site net change (units & percentage)	Habitat units	0.51	19.48%
	Hedgerow units	0.14	41.84%
	Watercourse units	0.00	0.00%
Off-site baseline	Habitat units	0.00	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Off-site post-intervention (Including habitat retention, creation & enhancement)	Habitat units	0.00	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Off-site net change (units & percentage)	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)	Habitat units	0.51
	Hedgerow units	0.14
	Watercourse units	0.00
Spatial risk multiplier (SRM) deductions	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)	Habitat units	0.51
	Hedgerow units	0.14
	Watercourse units	0.00
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	19.48%
	Hedgerow units	41.84%
	Watercourse units	0.00%
Trading rules satisfied?	Yes ✓	
You must specify if irreplaceable habitats are on-site at baseline ▲		

Unit Type	Target	Baseline Units	Units Required	Unit Deficit	
Habitat units	10.00%	2.60	2.86	0.00	Unit requirement met or surpassed ✓
Hedgerow units	10.00%	0.34	0.37	0.00	Unit requirement met or surpassed ✓
Watercourse units	10.00%	0.00	0.00	0.00	Unit requirement met or surpassed ✓

Return to results menu

Trading summary hedgerows

Trading summary Watercourses

Trading Summary		
Distinctiveness Group	Trading Rule	Trading Satisfied?
Very High	Bespoke compensation likely to be required ✖	Yes ✓
High	Same habitat required =	Yes ✓
Medium	Same broad habitat or a higher distinctiveness habitat required (2)	Yes ✓
Low	Same distinctiveness or better habitat required ≥	Yes ✓

Habitat group	Group	On-site unit change	Off-site unit change	Project-wide unit change	Unit losses
Grassland - Lowland dry acid grassland	Grassland	0.00	0.00	0.00	
Grassland - Lowland meadows	Grassland	0.00	0.00	0.00	
Grassland - Upland hay meadows	Grassland	0.00	0.00	0.00	
Heathland and shrub - Mountain heaths and willow scrub	Heathland and shrub	0.00	0.00	0.00	
Lakes - Aquifer fed naturally fluctuating water bodies	Lakes	0.00	0.00	0.00	
Sparsely vegetated land - Calaminarian grasslands	Sparsely vegetated land	0.00	0.00	0.00	
Sparsely vegetated land - Limestone pavement	Sparsely vegetated land	0.00	0.00	0.00	
Wetland - Blanket bog	Wetland	0.00	0.00	0.00	
Wetland - Depressions on peat substrates (H7150)	Wetland	0.00	0.00	0.00	
Wetland - Fens (upland and lowland)	Wetland	0.00	0.00	0.00	
Wetland - Lowland raised bog	Wetland	0.00	0.00	0.00	
Wetland - Oceanic valley mire[1] (D2.1)	Wetland	0.00	0.00	0.00	
Wetland - Purple moor grass and rush pastures	Wetland	0.00	0.00	0.00	
Wetland - Transition mires and quaking bogs (H7140)	Wetland	0.00	0.00	0.00	
Woodland and forest - Wood-pasture and parkland	Woodland and forest	0.00	0.00	0.00	
Rocky shore - High energy littoral rock - on peat, clay or chalk	Rocky shore	0.00	0.00	0.00	
Rocky shore - Moderate energy littoral rock - on peat, clay or chalk	Rocky shore	0.00	0.00	0.00	
Rocky shore - Low energy littoral rock - on peat, clay or chalk	Rocky shore	0.00	0.00	0.00	
Rocky shore - Features of littoral rock - on peat, clay or chalk	Rocky shore	0.00	0.00	0.00	
Intertidal sediment - Littoral seagrass on peat, clay or chalk	Intertidal sediment	0.00	0.00	0.00	
		0.00	0.00	0.00	0.00

Very High Distinctiveness Summary	
Very High Distinctiveness Units available to offset lower distinctiveness deficit	0.00

Habitat group	Group	On-site unit change	Off-site unit change	Project-wide unit change	Losses not yet accounted for
Grassland - Traditional orchards	Grassland	0.00	0.00	0.00	
Grassland - Floodplain wetland mosaic and CFGM	Grassland	0.00	0.00	0.00	
Grassland - Lowland calcareous grassland	Grassland	0.00	0.00	0.00	
Grassland - Tall herb communities (H6430)	Grassland	0.00	0.00	0.00	
Grassland - Upland calcareous grassland	Grassland	0.00	0.00	0.00	
Heathland and shrub - Lowland Heathland	Heathland and shrub	0.00	0.00	0.00	
Heathland and shrub - Dunes with sea buckthorn (H2160)	Heathland and shrub	0.00	0.00	0.00	
Heathland and shrub - Upland heathland	Heathland and shrub	0.00	0.00	0.00	
Lakes - High alkalinity lakes	Lakes	0.00	0.00	0.00	
Lakes - Low alkalinity lakes	Lakes	0.00	0.00	0.00	
Lakes - Marl lakes	Lakes	0.00	0.00	0.00	
Lakes - Moderate alkalinity lakes	Lakes	0.00	0.00	0.00	
Lakes - Peat lakes	Lakes	0.00	0.00	0.00	
Lakes - Ponds (priority habitat)	Lakes	0.00	0.00	0.00	
Lakes - Temporary lakes ponds and pools (H3170)	Lakes	0.00	0.00	0.00	
Sparsely vegetated land - Coastal sand dunes	Sparsely vegetated land	0.00	0.00	0.00	
Sparsely vegetated land - Coastal vegetated shingle	Sparsely vegetated land	0.00	0.00	0.00	
Sparsely vegetated land - Inland rock outcrop and scree habitats	Sparsely vegetated land	0.00	0.00	0.00	
Sparsely vegetated land - Maritime cliff and slopes	Sparsely vegetated land	0.00	0.00	0.00	
Urban - Open mosaic habitats on previously developed land	Urban	0.00	0.00	0.00	
Wetland - Reedbeds	Wetland	0.00	0.00	0.00	
Woodland and forest - Felled	Woodland and forest	0.00	0.00	0.00	
Woodland and forest - Lowland beech and yew woodland	Woodland and forest	0.00	0.00	0.00	
Woodland and forest - Lowland mixed deciduous woodland	Woodland and forest	0.00	0.00	0.00	
Woodland and forest - Native pine woodlands	Woodland and forest	0.00	0.00	0.00	
Woodland and forest - Upland birchwoods	Woodland and forest	0.00	0.00	0.00	
Woodland and forest - Upland mixed ashwoods	Woodland and forest	0.00	0.00	0.00	
Woodland and forest - Upland oakwood	Woodland and forest	0.00	0.00	0.00	
Woodland and forest - Wet woodland	Woodland and forest	0.00	0.00	0.00	
Coastal lagoons - Coastal lagoons	Coastal lagoons	0.00	0.00	0.00	
Rocky shore - High energy littoral rock	Rocky shore	0.00	0.00	0.00	
Rocky shore - Moderate energy littoral rock	Rocky shore	0.00	0.00	0.00	
Rocky shore - Low energy littoral rock	Rocky shore	0.00	0.00	0.00	
Rocky shore - Features of littoral rock	Rocky shore	0.00	0.00	0.00	
Intertidal sediment - Littoral mud	Intertidal sediment	0.00	0.00	0.00	
Intertidal sediment - Littoral mixed sediments	Intertidal sediment	0.00	0.00	0.00	
Coastal saltmarsh - Saltmarshes and saline reedbeds	Coastal saltmarsh	0.00	0.00	0.00	
Intertidal sediment - Littoral biogenic reefs - Mussels	Intertidal sediment	0.00	0.00	0.00	
Intertidal sediment - Littoral biogenic reefs - Sabellaria	Intertidal sediment	0.00	0.00	0.00	
Intertidal sediment - Features of littoral sediment	Intertidal sediment	0.00	0.00	0.00	
Intertidal sediment - Littoral muddy sand	Intertidal sediment	0.00	0.00	0.00	
Intertidal sediment - Littoral seagrass	Intertidal sediment	0.00	0.00	0.00	
		0.00	0.00	0.00	0.00

High Distinctiveness Summary	
High Distinctiveness Units available to offset lower distinctiveness deficit	0.00
Unit Deficit: Lake for lake not satisfied	0.00

Habitat group	Group	On-site unit change	Off-site unit change	Project wide unit change	Cumulative broad habitat change
Cropland - Arable field margins cultivated annually	Cropland	0.00	0.00	0.00	
Cropland - Arable field margins game bird mix	Cropland	0.00	0.00	0.00	0.00
Cropland - Arable field margins pollen and nectar	Cropland	0.00	0.00	0.00	
Cropland - Arable field margins tussocky	Cropland	0.00	0.00	0.00	
Grassland - Other lowland acid grassland	Grassland	0.00	0.00	0.00	
Grassland - Other neutral grassland	Grassland	0.58	0.50	0.58	0.58
Grassland - Upland acid grassland	Grassland	0.00	0.00	0.00	
Heathland and shrub - Blackthorn scrub	Heathland and shrub	0.00	0.00	0.00	
Heathland and shrub - Bramble scrub	Heathland and shrub	0.00	0.00	0.00	
Heathland and shrub - Gorse scrub	Heathland and shrub	0.00	0.00	0.00	
Heathland and shrub - Hawthorn scrub	Heathland and shrub	0.00	0.00	0.00	0.66
Heathland and shrub - Willow scrub	Heathland and shrub	0.00	0.00	0.00	
Heathland and shrub - Hazel scrub	Heathland and shrub	0.00	0.00	0.00	
Heathland and shrub - Mixed scrub	Heathland and shrub	0.58	0.50	0.58	
Lakes - Ponds (non-priority habitat)	Lakes	0.00	0.00	0.00	0.00
Lakes - Reservoirs	Lakes	0.00	0.00	0.00	
Sparsely vegetated land - Other inland rock and scree	Sparsely vegetated land	0.00	0.00	0.00	0.00
Urban - Cemeteries and churchyards	Urban	0.00	0.00	0.00	0.00
Urban - Biodiverse green roof	Urban	0.00	0.00	0.00	
Individual trees - Urban tree	Individual trees	0.24	0.00	0.24	0.24
Individual trees - Rural tree	Individual trees	0.00	0.00	0.00	
Woodland and forest - Other Scott's pine woodland	Woodland and forest	0.00	0.00	0.00	0.00
Woodland and forest - Other woodland, broadleaved	Woodland and forest	0.00	0.00	0.00	
Woodland and forest - Other woodland, mixed	Woodland and forest	0.00	0.00	0.00	
Intertidal sediment - Littoral coarse sediment	Intertidal sediment	0.00	0.00	0.00	0.00
Intertidal sediment - Littoral sand	Intertidal sediment	0.00	0.00	0.00	
Intertidal hard structures - Artificial hard structures with integrated greening of grey infrastructure (IGGI)	Intertidal hard structures	0.00	0.00	0.00	
		1.48	0.00	1.48	

Medium Distinctiveness Summary	
Medium Distinctiveness Units available to offset Lower Distinctiveness Deficit	1.48
Medium Distinctiveness Broad Habitat Deficit to be offset by trading up	0.00
Higher Distinctiveness Surplus Units minus Medium Distinctiveness Broad Habitat Deficit	0.00
Cumulative surplus of units	1.48

Habitat group	Group	On-site unit change	Off-site unit change	Project wide unit change
Cropland - Cereal crops	Cropland	0.00	0.00	0.00
Cropland - Horticulture	Cropland	0.00	0.00	0.00
Cropland - Intensive orchards	Cropland	0.00	0.00	0.00
Cropland - Non-cereal crops	Cropland	0.00	0.00	0.00
Cropland - Temporary grass and clover leys	Cropland	0.00	0.00	0.00
Cropland - Winter stubble	Cropland	0.00	0.00	0.00
Grassland - Improved grassland	Grassland	1.24	0.00	1.24
Grassland - Bracken	Grassland	0.00	0.00	0.00
Heathland and shrub - Rhododendron scrub	Heathland and shrub	0.00	0.00	0.00
Lakes - Ornamental lake or pond	Lakes	0.00	0.00	0.00
Sparsely vegetated land - Ruderal/ephemeral	Sparsely vegetated land	0.01	0.00	0.01
Sparsely vegetated land - Tall forbs	Sparsely vegetated land	0.00	0.00	0.00
Urban - Bioswale	Urban	0.00	0.00	0.00
Urban - Bare ground	Urban	-0.01	0.00	-0.01
Urban - Allotments	Urban	0.00	0.00	0.00
Urban - Facade-bound green wall	Urban	0.00	0.00	0.00
Urban - Ground based green wall	Urban	0.00	0.00	0.00
Urban - Ground level planters	Urban	0.00	0.00	0.00
Urban - Other green roof	Urban	0.00	0.00	0.00
Urban - Intensive green roof	Urban	0.00	0.00	0.00
Urban - Interoaked shrub	Urban	0.02	0.00	0.02
Urban - Rain garden	Urban	0.00	0.00	0.00
Urban - Actively worked sand pit quarry or open cast mine	Urban	0.00	0.00	0.00
Urban - Sustainable drainage system	Urban	0.00	0.00	0.00
Urban - Vacant or derelict land	Urban	0.00	0.00	0.00
Urban - Vegetated garden	Urban	0.00	0.00	0.00
Woodland and forest - Other coniferous woodland	Woodland and forest	0.00	0.00	0.00
Coastal saltmarsh - Artificial saltmarshes and saline reedbeds	Coastal saltmarsh	0.00	0.00	0.00
Intertidal sediment - Artificial littoral coarse sediment	Intertidal sediment	0.00	0.00	0.00
Intertidal sediment - Artificial littoral mud	Intertidal sediment	0.00	0.00	0.00
Intertidal sediment - Artificial littoral sand	Intertidal sediment	0.00	0.00	0.00
Intertidal sediment - Artificial littoral muddy sand	Intertidal sediment	0.00	0.00	0.00
Intertidal sediment - Artificial littoral mixed sediments	Intertidal sediment	0.00	0.00	0.00
Intertidal sediment - Artificial littoral seagrass	Intertidal sediment	0.00	0.00	0.00
Intertidal sediment - Artificial littoral biogenic reefs	Intertidal sediment	0.00	0.00	0.00
Intertidal hard structures - Artificial hard structures	Intertidal hard structures	0.00	0.00	0.00
Intertidal hard structures - Artificial features of hard structures	Intertidal hard structures	0.00	0.00	0.00
Heathland and shrub - Other sea buckthorn scrub	Heathland and shrub	0.00	0.00	0.00
		-0.97		-0.97

Low Distinctiveness Summary	
Low Distinctiveness net change in units	-0.97
Cumulative surplus of units	0.51



ECOLOGYSOLUTIONS

Part of the ES Group

Ecology Solutions Limited | Farncombe House | Farncombe Estate | Broadway | Worcestershire | WR12 7LJ

01451 870767 | info@ecologysolutions.co.uk | www.ecologysolutions.co.uk

Appendix 2

Soft Landscape Plan



SOFT LANDSCAPE SPECIFICATION NOTES

General: All soft landscape works are to be carried out in accordance with the latest editions of: BS 5837, BS 4428 and BS 7370-4. The existing soil and any imported soil required for the completion of the works is to be subject to a topsoil analysis and the report with any required amelioration to be carried out.

Topsoil depths: Shrub and hedge planting 450mm. Lawns 150mm.

General: All plant stock to conform to the standards set out in the National Plant Specification, to be sturdy, healthy and vigorous. Of good shape and without elongated shoots, grown in a suitable environment and hardened off, free from pests, diseases, discoloration, weeds and physiological disorders, Have a balanced branch system and be true to name.

Plant Handling, Storage and Transportation: To accord with HTA "Handling and establishing landscape plants".

Preparation of Planting Beds: Prior to planting all topsoil to be dug over to a depth of 150mm within 2-3 days prior to planting when weather and ground is suitably dry. Leave to regular and even levels: 25mm above adjoining paving or kerbs. Remove all visible weeds and large stones exceeding 50mm.

Tree Planting
Trees to be planted in prepared pits 1200 x 1200 x 900mm deep. The pit bottom is to be broken up to a depth of 150mm and to be planted at the same depth as grown on the nursery with approved tree backfilling material and well consolidated. Planting in grass areas are to be provided with a 1200mm diameter area clear of turf and weeds.

Immediate after planting, all trees to be supported with a short double stakes and cross bar. Stakes to be peeled chestnut with pointed lower end. Stakes to be finished at 600mm above ground level and fitted with cross bar to match stake. To be secured on windward side of bar with cushioned tree ties secured firmly to bar.

Mulching: All trees to be mulched after planting with Ornamental Bark Mulch (Melcourt or equal approved) to a depth of 75mm to form an area 1200 x 1200mm. Immediately after planting water all trees to soil field capacity.

Shrub and Hedge Planting
To be planted in pits 150mm wider and deeper than container or roots when fully spread. All pit bottoms to be broken up to a depth of 150mm, incorporating soil ameliorant at 50g/m2 and well consolidated.

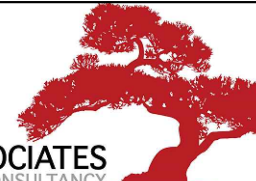
Mulching: All shrub planted areas to be mulched with Ornamental Grade Mulch (Melcourt, or equal approved) to a depth of 75mm and watered to soil field capacity.

Turfing
Prior to laying turf or seeding all areas to be reduced to a fine, firm tilth with good crumb structure. Raked to a true even surface, friable and lightly firmed but not compacted. All lawn areas to be laid with approved cultivated turf within 18 hours of delivery. Avoid laying in persistent cold, or drying winds, or when the soil is frost bound.

Turf to be laid off planks with broken joints well butted up. All lawns to be watered to soil field capacity immediately after laying.

Key

- Existing Trees to be retained
- Proposed Tree Planting
- Grass/Wildflower meadow
- Proposed Shrub Planting
- Proposed Hedge Planting
- Proposed Native Planting
- Seating
- Permeable Parking areas.
- Permeable roadway.
- Paving.
- Permeable all weather path
- Tarmac surfacing
- Ecology enhancements



DAVID ARCHER ASSOCIATES
AGRICULTURAL CONSULTANCY

Project: Longleaze Lane, Melksham

Client: Aspire LLP

Drawing: Landscape Proposals

Based on: Architects Layout

Drawing No: 1187-L-01	Scale: 1:250@ A1	Rev: RP
Feb 2026		

David Archer Associates. 11/27/2019. This drawing is copyright © David Archer Associates. All rights reserved. No part of this drawing should not be reproduced without written permission from David Archer Associates.

Plan 1

Baseline Habitats



Legend

— Site boundary

Trees

• Individual trees

Linear

— Line of trees

— Native hedgerow

— Ornamental Hedgerows

Area Habitats

■ Bare Ground

■ Developed land

■ Introduced Shrub

■ Modified Grassland

0070 Land at Longleaze Lane,
Melksham



0

1

2 km



Plan 2

Proposed Habitats



Legend

— Site boundary

Habitats

Individual Trees

● Proposed trees

● Retained trees

Linear

— Retained Ornamental Hedgerows

— Retained Line of trees

— Retained native hedgerow

— Created ornamental hedgerow

Area

■ Buildings

■ Developed Land

■ Mixed scrub

■ Modified grassland

■ Ornamental shrub

■ Other neutral grassland

■ Rain garden

0070 Land at Longleaze Lane,
Melksham



0 1 2 km

