

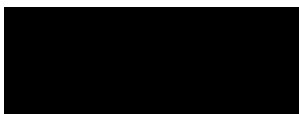
Land at Malmesbury Road, Wiltshire

Mac Mic Strategic Land Limited

Biodiversity Net Gain Report

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Contents

1. Introduction	1
2. Statutory Biodiversity Metric	2
3. Results and Discussion of Metric	3
3.2. On-site Baseline Habitat (Pre-Development)	3
3.3. On-site Post-Development	22
4. Evaluation	26
5. Summary and Conclusions	29

Plans

PLAN BNG1	Pre-Development Habitats
PLAN BNG2	Post-Development Habitats

Appendices

APPENDIX 1	Landscape Masterplan
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1. Introduction

1.1. Background & Proposals

- 1.1.1. Ecology Solutions was commissioned by Mac Mic Strategic Land Limited in January 2025 to complete a BNG assessment and provide a Biodiversity Net Gain report for Land at Malmesbury Road, Wiltshire, hereafter, referred to as the "Application Site".
- 1.1.2. Outline planning permission is sought for up to 315 dwellings with associated access and infrastructure including Suitable Alternative Natural Greenspace (SANG). All matters are reserved except for access.

1.2. Site Characteristics

- 1.2.1. The Application Site is approximately 20.8ha in size located in the northwest of the town of Cricklade. The Application Site currently consists of four cattle grazed, modified grasslands, with small areas of ruderal and lowland mixed deciduous woodland with native hedgerows surrounding the fields.
- 1.2.2. The Application Site is located to the northwest of the town of Cricklade, a small town to the north of Swindon. The wider area consists of arable and pastoral fields to the north and west. Towards the east can be found residential development separated by a public footpath and playing fields.

1.3. Biodiversity Net Gain Report

- 1.3.1. This document assesses the level of Biodiversity Net Gain within the Application Site. This report has been prepared with due consideration to the guidance published by the Chartered Institute of Ecology and Environmental Management (CIEEM)¹² in relation to Biodiversity Net Gain. This assessment has been based around the results of the habitat survey undertaken in June 2025 and October 2025 for the Application Site.

¹ CIEEM (2019). *Biodiversity Net Gain. Good Practice Principles for Development, A Practical Guide.*

² CIEEM, CIRIA, IEMA (2016). *Biodiversity Net Gain: Good Practice Principles for Development.*

2. Statutory Biodiversity Metric

- 2.1. The Statutory Biodiversity Metric was released on 29 November 2023 and was most recently updated on 3 July 2025. It uses habitat features as a proxy measure for capturing the value and importance of nature and uses calculations to assess the importance of each habitat based on its size, ecological condition and strategic location.

2.2. Methodology

On-site Methodology

- 2.2.1. The Application Site was surveyed in June and October 2025 based on UK Habitat survey (UKHab) methodology, as recommended by Natural England, whereby the habitat types present are identified and mapped, together with an assessment of the species composition of each habitat. This technique provides an inventory of the basic habitat types present and allows identification of areas of greater potential which require further survey. Any such areas identified can then be examined in more detail.
- 2.2.2. Measurements for on-site habitats pre-development were calculated using Natural England's QGIS Net Gain Habitat Mapping template and QGIS Import Tool. Information regarding the habitats present, as well as their condition, were based on survey information obtained in June and October 2025 by Ecology Solutions (see report 10742.EcoAss.vf , dated February 2026). The Biodiversity Metric User Guide³, as well as professional judgement, was used to inform the habitats condition criteria.
- 2.2.3. Measurements for post-development on-site habitats are based on the Planting Layout (drawing ref. 10542-RLA-XX-ZZ-DR-L-P8001 P02 Landscape Masterplan) by Roberts Limrick.

³ Natural England (2024). *The Statutory Biodiversity Metric, User Guide*, Department for Environmental, Food and Rural Affairs

3. Results and Discussion of Metric

- 3.1. This section should be read in conjunction with the Natural England Biodiversity Metric calculation tool and Ecology Solutions' Ecological Impact Assessment (EcIA), both of which have been provided separately.

3.2. On-site Baseline Habitat (Pre-Development)

- 3.2.1. The Application Site was subject to a UKHab survey in July and October 2025.
- 3.2.2. The following main habitat / vegetation types were identified within the Application Site during the surveys undertaken:
- Modified grassland;
 - Ruderal/Ephemeral;
 - Lowland mixed deciduous woodland;
 - Native hedgerows;
 - Native hedgerow – associated with bank or ditch;
 - Species-rich native hedgerow – associated with bank or ditch;
 - Native hedgerow with trees;
 - Line of trees; and
 - Rural Trees.
- 3.2.3. The location of these habitats, which are photographed and described in detail within the EcIA, are shown on Plan BNG1.
- 3.2.4. Table 3.1 below summarises the habitats present on Application Site. A baseline total of 68.25 habitat units and 29.74 hedgerow units are present pre-development.
- 3.2.5. Habitats were classified based on their conformity to UK habitat classifications⁴ and condition assessments were completed for each habitat identified within the Application Site. The Biodiversity Technical Supplement⁵ as well as professional judgment was used to inform the habitats' condition criteria.

⁴ UKHab Ltd (2023). UK Habitat Classification Version 2.0 (at <https://www.ukhab.org>)

⁵ Department for Environment, Food and Rural Affairs (2024). *The Statutory Biodiversity Metric: User Guide*, Department for Environment, Food and Rural Affairs. Available at: <https://www.gov.uk/government/publications/statutory-biodiversity-metric-tools-and-guides>

Table 3.1. Summary of on-site baseline habitats and hedgerows

Baseline habitat	Baseline Biodiversity Units	Condition Criteria / Pass or Fail / Indicator Score		Condition	Ecological Features and Condition Notes	After Works
Modified grassland	48.52 (12.1298ha)	Grassland Low Distinctiveness		Moderate (5 / 7 condition criteria passed)	Approximately two thirds of the Application Site consists of modified grassland in moderate condition. Species present across these parcels are indicative of high nutrient input and high levels of disturbance likely due to the cattle grazing. Areas of bareground are frequent due to poaching, especially around high traffic areas such as the feeding troughs and field gates.	34.63 area units lost 13.89 area units enhanced
		A – 6-8 species per m2	Pass			
		B – Sward height is varied	Pass			
		C – Scrub accounts for less than 20% of area	Pass			
		D – Physical damage evident in less than 5% of total area	Fail			
		E – Cover of bare ground between 1% and 10% of total area	Fail			
		F – Cover of Bracken less than 20%	Pass			
		G – Absence of invasive species	Pass			
Modified Grassland	17.17 (8.5834ha)	Grassland – Low distinctiveness		Poor (4/7 condition criteria passed but fails condition A = poor)	The western and northern parcels of the Application Site are formed of poor condition modified grassland that failed condition criteria A due to not reaching an average of 5 species per m ² (including at least 2 forbs). As with the grassland above, these fields contain a high percentage of bareground on account of the cattle grazing.	7.19 area units lost 9.67 units enhanced
		A – 6-8 species per m2	Fail			
		B – Sward height is varied	Pass			
		C – Scrub accounts for less than 20% of area	Pass			
		D – Physical damage evident in less than 5% of total area	Fail			

		E – Cover of bare ground between 1% and 10% of total area	Fail			
		F – Cover of Bracken less than 20%	Pass			
		G – Absence of invasive species	Pass			
Ruderal/ Ephemeral	0.26 (0.0643ha)	Low distinctiveness		Moderate (3 / 4 condition criteria passed = Moderate)	A small area of ruderal is present in the northern half of the southern parcel. Species present include, creeping thistle, teasel, common sorrel, broad-leaved dock, oxeye daisy, spear thistle and creeping cinquefoil.	0.26 area units lost
		A – The ruderal is a good representation of the habitat type it has been identified as.	Pass			
		B – The cover of bracken, scrub and trees is less than 25%	Pass			
		C – Absence of invasive species and undesirable species make up less than 5% of ground cover	Pass			
		D – Vegetation cover of vascular and non – vascular plants is between 5 and 50%	Fail			
Lowland mixed deciduous woodland	0.71 (0.0591ha)	Medium Distinctiveness		Moderate (26 / 39 condition score = Moderate)	In the northern parcel F4 is a small copse of trees assigned as lowland mixed deciduous woodland. Features that formed an extent of its classification of moderate condition include standing deadwood (trees), fallen deadwood branches and a	0.71 area units retained

					bramble scrub and grassland understorey. Species include oak, sycamore, hazel, field maple, Dutch elm and lime	
Rural Trees Medium size	1.30	Medium Distinctiveness		Good (6/6 condition criteria passed = Good)	To the northern extent of Field F3, amongst ruderal / ephemeral species can be found a series of 10 mature willow trees that had been felled prior to the initial survey. The stumps have provided habitat for new growth and several small willow trees were beginning to grow. Condition has been assumed as 'Good' on a precautionary basis.	1.30 units lost
		A – Tree is native	Pass			
		B – Canopy continuity	Pass			
		C – Tree maturity	Pass			
		D – Impact on tree health	Pass			
		E – Ecological niches	Pass			
		F – Canopy oversailing vegetation	Pass			
Existing Hedgerows						
Baseline habitat	Baseline Biodiversity Units	Condition Criteria / Pass or Fail / Indicator Score		Condition	Ecological Features and Condition Notes	After Works

Native hedgerow - associated with bank or ditch	3.75 (0.312474km)	Hedgerow – Medium Distinctiveness		Good	H1 is a native hedgerow located to the south of stones lane on the northern boundary of the eastern parcel F1 and is approximately 2.5m in height and 4m in width. Species present include hawthorn, bramble, blackthorn, elm, ivy, black bryony, ash and hedge bindweed. C1 – Failed due to lack of undisturbed ground along hedgerow length D2 – Failed due to human related damage to hedgerows - litter	3.65 units retained 0.10 units lost
		A1 - Height	Pass			
		A2 - Width	Pass			
		B1 – Gap – hedge base	Pass			
		B2 - Gap – hedge canopy continuity	Pass			
		C1 – Undisturbed ground and perennial vegetation	Fail			
		C2 – Nutrient-enriched perennial vegetation	Pass			
		D1 – Invasives and neophytes	Pass			
		D2 – Current damage	Fail			
Native hedgerow - associated with bank or ditch	3.26 (0.271483km)	Hedgerow – Medium Distinctiveness		Good	H2 is a native hedgerow located separating F1 and F3. H2 is approximately 2m in height and 2m in width. Species present include blackthorn, hawthorn, bramble, white	3.26 units retained
		A1 - Height	Pass			
		A2 - Width	Pass			

		B1 – Gap – hedge base	Pass		willow, rosa sp, hard rush, soft meadow grass and maple. C1 – Failed due to lack of undisturbed ground along hedgerow length D2 – Failed due to human related damage to hedgerows - litter	
		B2 - Gap – hedge canopy continuity	Pass			
		C1 – Undisturbed ground and perennial vegetation	Fail			
		C2 – Nutrient-enriched perennial vegetation	Pass			
		D1 – Invasives and neophytes	Pass			
		D2 – Current damage	Fail			
Species-rich native hedgerow - associated with bank or ditch	3.50 (0.292km)	Hedgerow – High Distinctiveness		Moderate	H3 is a species-rich native hedgerow separating F1 and F2. H3 is approximately 3m in height and 3m in width. Species present include Dutch elm, holly, hawthorn, blackthorn, bramble, rose sp, stone parsley, lords and ladies, ash, ivy, creeping thistle, crested dogs tail, field maple, tufted hair grass, soft rush, common fleabane and timothy.	3.29 units retained 0.22 units lost
		A1 - Height	Pass			
		A2 - Width	Pass			
		B1 – Gap – hedge base	Pass			
		B2 - Gap – hedge canopy continuity	Pass			

		C1 – Undisturbed ground and perennial vegetation	Fail			
		C2 – Nutrient-enriched perennial vegetation	Pass			
		D1 – Invasives and neophytes	Fail			
		D2 – Current damage	Fail			
Native hedgerow - associated with bank or ditch	2.20 (0.275623km)	Hedgerow – Medium Distinctiveness		Moderate	H4 is identified as a native hedgerow located to the east of F2. H4 is approximately 2.5m in height and 4m in width. Species present include hawthorn, blackthorn, Dutch elm, bramble, rose sp and common nettle. C1 – Failed due to lack of undisturbed ground along hedgerow length D1 – Failed due to presence of Dutch elm D2 – Failed due to human related damage to hedgerows - litter	2.20 units retained
		A1 - Height	Pass			
		A2 - Width	Pass			
		B1 – Gap – hedge base	Pass			
		B2 - Gap – hedge canopy continuity	Pass			
		C1 – Undisturbed ground and perennial vegetation	Fail			

		C2 – Nutrient-enriched perennial vegetation	Pass			
		D1 – Invasives and neophytes	Fail			
		D2 – Current damage	Fail			
Native hedgerow - associated with bank or ditch	0.46 (0.038km)	Hedgerow – Medium Distinctiveness		Good	H5 is a small hedgerow associated with a bank or ditch located to the southeast of F2. H5 is approximately 5.5m in height and 4m in width. A number of trees are present at its southern extent. Species present includes hawthorn, blackthorn, elm, sycamore, bramble, ash, field maple, rose sp, clustered dock and nettle. C1 – Failed due to lack of undisturbed ground along hedgerow length D1 – Failed due to presence of Dutch elm D2 – Failed due to human related damage to hedgerows – litter	0.46 units enhanced
		A1 - Height	Pass			
		A2 - Width	Pass			
		B1 – Gap – hedge base	Pass			
		B2 - Gap – hedge canopy continuity	Pass			
		C1 – Undisturbed ground and perennial vegetation	Fail			
		C2 – Nutrient-enriched perennial vegetation	Pass			
		D1 – Invasives and neophytes	Pass			

		D2 – Current damage	Fail			
Native Hedgerow	0.68 (0.1125km)	Hedgerow – Low Distinctiveness		Good	H6 was identified as a native hedgerow located to the south of F2. H6 is approximately 3m in height and 2m in width. Species present include hawthorn, blackthorn, bramble, creeping thistle, creeping cinquefoil, hedge parsley, ivy, wild privet, field maple, clustered dock and Dutch elm. C1 – Failed due to lack of undisturbed ground along hedgerow length D2 – Failed due to human related damage to hedgerows - litter	0.61 units retained 0.06 units lost
		A1 - Height	Pass			
		A2 - Width	Pass			
		B1 – Gap – hedge base	Pass			
		B2 - Gap – hedge canopy continuity	Pass			
		C1 – Undisturbed ground and perennial vegetation	Fail			
		C2 – Nutrient-enriched perennial vegetation	Pass			
		D1 – Invasives and neophytes	Pass			
		D2 – Current damage	Fail			
Native Hedgerow	1.01 (0.168km)	Hedgerow – Low Distinctiveness		Good	H7 was identified as a native hedgerow and is located to the south of F2 separated from H6 by a treeline. H7 is approximately	1.01 units retained
		A1 - Height	Pass			

		A2 - Width	Pass		3m in height and 2m in width. Species present include rose sp, hawthorn, bramble, lords and ladies, ivy, ash, blackthorn, tufted hair grass, soft rush, creeping thistle, stone parsley and Yorkshire fog. D2 – Failed due to human related damage to hedgerows - litter	
		B1 – Gap – hedge base	Pass			
		B2 - Gap – hedge canopy continuity	Pass			
		C1 – Undisturbed ground and perennial vegetation	Fail			
		C2 – Nutrient-enriched perennial vegetation	Pass			
		D1 – Invasives and neophytes	Pass			
		D2 – Current damage	Fail			
Native Hedgerow with trees	1.01 (0.126km)	Hedgerow – Medium Distinctiveness		Moderate	H8 was identified as a native hedgerow with trees and is located along the western boundary of F2. H8 is approximately 2.5m in height and 2m in width. Species present hawthorn, rose sp, elm, pedicular sedge, broad leaved dock, black thorn, stone parsley, creeping thistle and common nettle.	1.01 units retained
		A1 - Height	Pass			
		A2 - Width	Pass			
		B1 – Gap – hedge base	Pass			
		B2 - Gap – hedge canopy continuity	Pass			

		C1 – Undisturbed ground and perennial vegetation	Fail		C1 – Failed due to lack of undisturbed ground adjacent to hedgerow length D1 – Failed due to presence of Dutch elm D2 – Failed due to human related damage to hedgerows – litter E1 – Failed due to lack of tree age class variety	
		C2 – Nutrient-enriched perennial vegetation	Pass			
		D1 – Invasives and neophytes	Fail			
		D2 – Current damage	Fail			
		E1 – Tree class	Fail			
		E2 – Tree health	Pass			
Native Hedgerow	1.13 (0.188km)	Hedgerow – Low Distinctiveness		Good	H9 was identified as native hedgerow and is located separating F2 and F3. H9 is approximately 2.5m in height and 2m in width. Species present include creeping thistle, bramble, hawthorn, willowherb so, bittersweet, field maple, broad leaved dock and elder. D2 – Failed due to human related damage to hedgerows - litter	1.13 units retained
		A1 – Height	Pass			
		A2 – Width	Pass			
		B1 – Gap – hedge base	Pass			
		B2 – Gap – hedge canopy continuity	Pass			
		C1 – Undisturbed ground and	Fail			

		perennial vegetation				
		C2 – Nutrient-enriched perennial vegetation	Pass			
		D1 – Invasives and neophytes	Pass			
		D2 – Current damage	Fail			
Native Hedgerow	0.69 (0.085997km)	Hedgerow – Medium Distinctiveness		Moderate	H10 was identified as a native hedgerow and is located to the north-west of F3. Species present includes hawthorn, blackthorn, dog rose, Dutch elm, field maple and bramble. D1 – Failed due to presence of Dutch elm D2 – Failed due to human related damage to hedgerows - litter	0.69 units retained
		A1 - Height	Pass			
		A2 - Width	Pass			
		B1 – Gap – hedge base	Pass			
		B2 - Gap – hedge canopy continuity	Pass			
		C1 – Undisturbed ground and perennial vegetation	Pass			
		C2 – Nutrient-enriched perennial vegetation	Pass			

		D1 – Invasives and neophytes	Fail			
		D2 – Current damage	Fail			
Native Hedgerow with trees	2.12 (0.177047km)	Hedgerow – Medium Distinctiveness		Moderate	H11 was identified as a native hedgerow with trees and is located to the north-west of F3. Species present includes hawthorn, blackthorn, dog rose, Dutch elm, field maple and bramble. D1 – Failed due to presence of Dutch elm E1 – Failed due to lack of tree class variety E2 – Failed due to ash dieback	2.12 units retained
		A1 - Height	Pass			
		A2 - Width	Pass			
		B1 – Gap – hedge base	Pass			
		B2 - Gap – hedge canopy continuity	Pass			
		C1 – Undisturbed ground and perennial vegetation	Pass			
		C2 – Nutrient-enriched perennial vegetation	Pass			
		D1 – Invasives and neophytes	Fail			
		D2 – Current damage	Pass			
		E1 -Tree class	Fail			

		E2 – Tree health	Fail			
Native Hedgerow	0.77 (0.128989km)	Hedgerow – Low Distinctiveness		Good	H12 was identified as a native hedgerow and is located to the west of F3. Species present includes Dutch elm, ash, hawthorn, blackthorn, bramble and dog rose. A2 – Failed due to width <0.5m D1 – Failed due to presence of Dutch elm	0.77 units retained
		A1 - Height	Pass			
		A2 - Width	Fail			
		B1 – Gap – hedge base	Pass			
		B2 – Gap – hedge canopy continuity	Pass			
		C1 – Undisturbed ground and perennial vegetation	Pass			
		C2 – Nutrient-enriched perennial vegetation	Pass			
		D1 – Invasives and neophytes	Fail			
		D2 – Current damage	Pass			
Native Hedgerow with trees	1.20 (0.100167km)	Hedgerow – Medium Distinctiveness		Good	H13 was identified as a native hedgerow with trees located to the south west of F3. Species present include hawthorn, blackthorn, Dutch elm, bramble and field maple.	1.20 units retained
		A1 - Height	Pass			
		A2 - Width	Pass			

		B1 – Gap – hedge base	Pass		E1 – Failed due to lack of age class variety D1 – Failed due to presence of Dutch elm	
		B2 – Gap – hedge canopy continuity	Pass			
		C1 – Undisturbed ground and perennial vegetation	Pass			
		C2 – Nutrient-enriched perennial vegetation	Pass			
		D1 – Invasives and neophytes	Pass			
		D2 – Current damage	Fail			
		E1 – Tree class	Fail			
		E2 – Tree health	Pass			
Native Hedgerow	0.76 (0.12671km)	Hedgerow – Low Distinctiveness		Good	H14 was identified as a native hedgerow located to the south of F4. Species present includes Dutch elm, rowan Sorbus aucuparia, ash, hawthorn, blackthorn and bramble. D1 – Failed due to presence of Dutch elm	0.72 units enhanced 0.04 units lost
		A1 – Height	Pass			
		A2 – Width	Pass			
		B1 – Gap – hedge base	Pass			

		B2 - Gap – hedge canopy continuity	Pass			
		C1 – Undisturbed ground and perennial vegetation	Pass			
		C2 – Nutrient-enriched perennial vegetation	Pass			
		D1 – Invasives and neophytes	Fail			
		D2 – Current damage	Pass			
Native Hedgerow	1.87 (0.311km)	Hedgerow – Medium Distinctiveness		Good	H15 was identified as a native hedgerow located to the northwest of F4. Species present includes blackthorn, hawthorn, dog rose, bramble, Dutch elm, ash, crab apple and elder. B2 – fail due to lacking canopy continuity D1 – failed due to presence of Dutch elm	1.87 units enhanced
		A1 - Height	Pass			
		A2 - Width	Pass			
		B1 – Gap – hedge base	Pass			
		B2 - Gap – hedge canopy continuity	Fail			
		C1 – Undisturbed ground and	Pass			

		perennial vegetation				
		C2 – Nutrient-enriched perennial vegetation	Pass			
		D1 – Invasives and neophytes	Pass			
		D2 – Current damage	Pass			
Native Hedgerow with trees	1.76 (0.22km)	Hedgerow – Medium Distinctiveness		Moderate	H16 was identified as a native hedgerow with trees located to the southeast of F4. Species present includes hawthorn, blackthorn, field maple, bramble, ivy, Dutch elm, ash and dog rose. B1 – Fail due to hedge base gap <0.5m D1 – Failed due to presence of Dutch elm E1 – Failed due to lack of age class variety E2 – Fail due to ash dieback	1.76 units enhanced
		A1 - Height	Pass			
		A2 - Width	Pass			
		B1 – Gap – hedge base	Fail			
		B2 - Gap – hedge canopy continuity	Pass			
		C1 – Undisturbed ground and perennial vegetation	Pass			
		C2 – Nutrient-enriched perennial vegetation	Pass			

		D1 – Invasives and neophytes	Fail			
		D2 – Current damage	Pass			
		E1 – Tree class	Fail			
		E2 – Tree health	Fail			
Native Hedgerow with trees	3.42 (0.285km)	Hedgerow – Medium distinctiveness		Good	H17 was identified as a native hedgerow with trees located to the northeast of F4. Species present includes ash, hawthorn, blackthorn, bramble and dog rose. E2 – fail due to ash dieback	3.42 units enhanced
		A1 – Height	Pass			
		A2 – Width	Pass			
		B1 – Gap – hedge base	Pass			
		B2 – Gap – hedge canopy continuity	Pass			
		C1 – Undisturbed ground and perennial vegetation	Pass			
		C2 – Nutrient-enriched perennial vegetation	Pass			

		D1 – Invasives and neophytes	Pass			
		D2 – Current damage	Pass			
		E1 – Tree class	Pass			
		E2 – Tree health	Fail			
Line of Trees	0.15 (0.038km)	Hedgerow – Low Distinctiveness		Moderate condition	To the southern boundary of the Application Site (within F2) can be found TL1, a short native line of trees in moderate condition formed of English oak, ash, blackthorn and hawthorn. E – Fail due to ash dieback	0.15 units retained
		A – Native species	Pass			
		B – Canopy continuity	Pass			
		C – Veteran features	Fail			
		D – Undisturbed naturally-vegetated strip	Pass			
		E – 95% of trees are healthy	Fail			

3.3. On-site Post-Development

- 3.3.1. Table 3.2 below summarises the habitats and hedgerows that are to be created and enhanced on-site post-development and are illustrated on Plan ECO3 and also found on Planting Layout (drawing ref. 10542-RLA-XX-ZZ-DR-L-P8001 P02 Landscape Masterplan) by Roberts Limrick. Table 3.3 below summarises the enhancements proposed for the Application Site, again, as shown on Plan ECO3.
- 3.3.2. The emerging landscape strategy includes a variety of species-rich habitats including tree planting, mixed native scrub and wildflower grassland establishment. Focus has been had towards the retention and enhancement of habitats of greatest diversity around the boundaries of the Application Site, whilst providing species-rich habitats within landscaped areas.
- 3.3.3. The emerging strategy has been assessed and results in a net gain of 12.62 habitat units and 5.21 hedgerow units. This results in gains of 18.49% in habitat units and 17.51% for hedgerow units from pre- to post-development.
- 3.3.4. The targeted conditions for proposed habitats will be achieved through appropriate management undertaken during the operational phase of the proposals. This will ensure that the proposed habitats continue to offer biodiversity benefits in the future. It would be expected that a condition be applied to the planning permission detailing the prescribed planting, management and monitoring to be undertaken to ensure the aspirations set out are delivered.

Table 3.2. Summary of post-development habitats and hedgerow types that will be created.

Created Habitats			
Proposed Habitat	Target Condition	Biodiversity Units Delivered	Target Condition Notes
Other Neutral Grassland	Moderate	5.26	There is scope for large areas of wildflower grassland to be created using an appropriate species-rich seed mix. Grassland should be subject to a relaxed management to allow for flowering and self-seeding, whilst allowing for a diverse sward structure which would offer greater opportunities for wildlife.
Modified Grassland	Poor	0.92	New areas of modified grassland associated with the landscaping within the development. No specific criteria targeted.
Mixed Scrub	Moderate	12.32	New areas of mixed scrub would likely be established throughout the Application Site both at the boundaries of development parcels and within the proposed SANG.
Vegetated Garden	Condition Assessment N/A	3.12	Vegetated Garden habitats (Grassland, shrubs, trees) would be proposed to the front and rear residential curtilage of the proposed units. This habitat is not subject to condition assessment. Given the proposals are outline we have assumed a 30% split of development parcels would be gardens
Ponds (non-priority habitat)	Moderate	0.57	Proposed drainage basin areas as part of the Application Site's drainage system.
Developed Land; Sealed Surface	N/A	0	This area includes the proposed buildings, associated hardstanding and infrastructure through the Application Site. No condition is applicable.
Urban Tree	Moderate	3.19	A total of 256 proposed individual trees considered to meet at least 3 condition criteria, all trees will over sail vegetation, trees will comprise of native species and sensitive management to ensure retention of >75% of canopy will occur. Condition B will be automatically achieved given the trees will either be planted as individual trees or in small groups with no / limited gaps.

Table 3.3. Summary of habitat enhancements

Enhanced Habitats					
Baseline Habitat	Baseline Condition	Proposed Habitat	Target Condition	Biodiversity Units Delivered	Target Condition Notes
Modified Grassland	Poor	Other neutral grassland	Moderate	29.99	The enhancement of the baseline grassland throughout the Application Site to other neutral grassland in 'Moderate' condition by implementing greater species diversity via the seeding of an appropriate seed mix and removal of sub-optimal species. A relaxed management would also be applied to ensure a varied sward height.
Modified Grassland	Moderate	Other neutral grassland	Moderate	23.61	

Table 3.3. Summary of hedgerow enhancements

Enhanced Hedgerows					
Baseline Habitat	Baseline Condition	Proposed Habitat	Target Condition	Biodiversity Units Delivered	Target Condition Notes
Native hedgerow – associated with bank or ditch	Good	Species-rich Native hedgerow – associated with bank or ditch	Good	0.65	The enhancement of all hedgerows to the northern parcel Field F4 as well as hedgerow H5 to the southeast of the Application Site boundary to species-rich shall be achieved by gap planting the hedgerows with a range of UK-native woody species characteristic of traditional hedgerows to form a diverse network of linear habitats and green infrastructure across the Application Site.
Native hedgerow	Good	Species-rich Native hedgerow	Good	1.32	
Native hedgerow with trees	Moderate	Species-rich Native hedgerow with trees	Moderate	3.60	
Native hedgerow with trees	Good	Species-rich Native hedgerow with trees	Good	4.85	
Native hedgerow	Good	Species-rich Native hedgerow	Good	3.43	

4. Evaluation

4.1. The Principals of Evaluation

Biodiversity Net Gain – Good Practice for Development

- 4.1.1. CIRIA, CIEEM and IEMA have developed principles of good practice to achieve Biodiversity Net Gain. These principles provide a framework that helps improve the UK's biodiversity by contributing towards strategic priorities to conserve and enhance nature through sustainable development. There are ten principles in total, and all principles must be applied together as one approach. The ten principles are set out below.
- 4.1.2. **Principle 1. Apply 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 compensation 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.
- 4.1.3. **Principle 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.
- 4.1.4. **Principle 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.
- 4.1.5. **Principle 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.
- 4.1.6. **Principle 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.
- 4.1.7. **Principle 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.
 - 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.
- 4.1.8. **Principle 7. Be additional.** Achieve nature conservation outcomes that demonstrably exceed existing obligations (i.e. do not deliver something that would occur anyway).
- 4.1.9. **Principle 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.
- 4.1.10. **Principle 9. Optimise sustainability.** Prioritise Biodiversity Net Gain and, where possible, optimise the wider environmental benefits for a sustainable society and economy.
- 4.1.11. **Principle 10. Be transparent.** Communicate all net gain activities in a transparent and timely manner, sharing the learning with all stakeholders.

Lawton's Principle

- 4.1.12. Principles for enhancing England's wildlife sites were developed as part of the Lawton Review⁶. Across the UK, these principles can be used to design Biodiversity Net Gain activities to boost wildlife sites. They are:
- Improving the quality of wildlife sites;
 - Increasing the size of the wildlife sites;
 - Enhancing connections between, or joining up wildlife sites;
 - Creating new wildlife sites; and
 - Reducing pressure on wildlife sites.

4.2. Post-Development Evaluation

- 4.2.1. The Application Site's possible contribution to Biodiversity Net Gain has been assessed with due regard to the principles outlined and discussed above.

On-Site

- 4.2.2. The emerging landscape strategy includes a variety of species-rich habitats and will comprise native tree planting, native mixed scrub, and wildflower grassland

⁶ Department for Environment, Food and Rural Affairs (2010). *Making Space for Nature: A Review of England's Wildlife Sites*, DEFRA.

establishment. Focus has been had towards the retention and enhancement of habitats of greatest diversity around the boundaries of the Application Site whilst providing species-rich habitats within landscaped areas.

- 4.2.3. The emerging landscape strategy would result in the gain of 12.62 habitat units resulting in the percentage change of 18.49%. Additionally, there will be a net gain of 5.21 hedgerow units resulting in a percentage change of 17.51%.
- 4.2.4. There is scope for further enhancements to be provided as part of the on-site development that are not considered as part of the Natural England metric, such as the provision of bird boxes.

Table 4.1. Summary of Natural England's Biodiversity Metric Results

On-site Baseline	Habitat Units	68.25
	Hedgerow Units	29.74
On-Site post-intervention	Habitat Units	80.88
	Hedgerow Units	32.18
Total net Percentage gain	Habitat Units	18.49%
	Hedgerow Units	17.51%

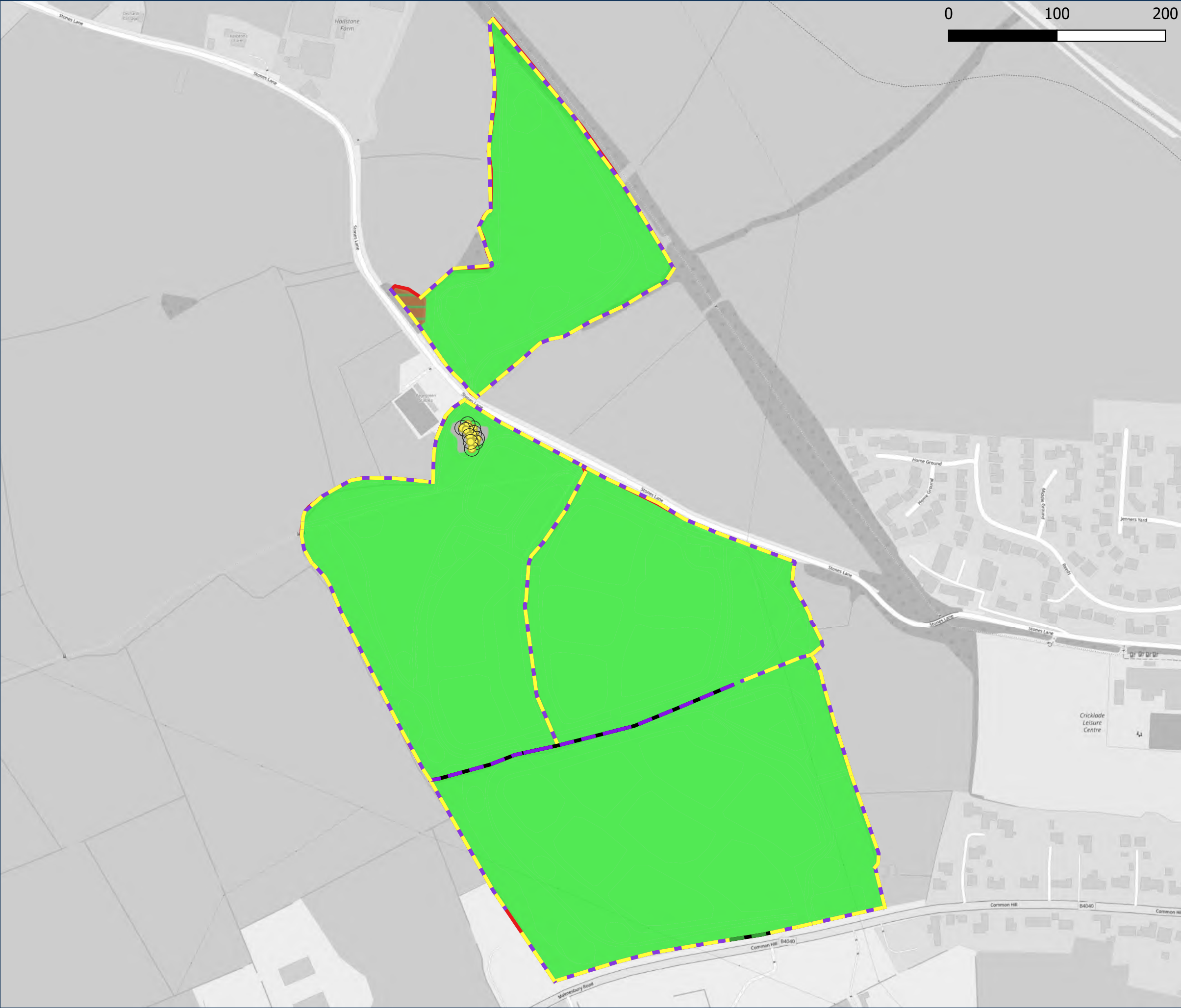
5. Summary and Conclusions

- 5.1. Ecology Solutions was commissioned by Mac Mic Strategic Land Limited in January 2025 to provide a Biodiversity Net Gain report for Land at Malmesbury Road, Cricklade.
- 5.2. Outline planning permission is sought for up to 315 dwellings with associated access and infrastructure including Suitable Alternative Natural Greenspace (SANG). All matters are reserved except for access.
- 5.3. The Statutory Biodiversity Metric was used to calculate the pre-development baseline units. A total of 68.25 on-site baseline habitat units and 29.74 on-site hedgerow units are present on-site pre-development. The proposed development will achieve an on-site net gain of 18.49% in habitat units and 17.51% in hedgerow units.
- 5.4. The emerging landscape strategy includes a variety of species-rich habitats and has scope to comprise tree planting, species-rich native hedgerow planting around the boundaries, mixed scrub, and wildflower grassland establishment. Focus has been had towards the retention and enhancement of habitats of greatest diversity around the boundaries of the Application Site, whilst providing species-rich habitats within landscaped areas.
- 5.5. Additional provisions can be incorporated into the scheme that are not considered by Natural England's metric including the installation of bird boxes.
- 5.6. Overall, considering the on-site provisions, it is considered that there is no reason why the minimum 10% net gain in biodiversity as set out in the Environment Act could not be achieved on site once the detailed landscape proposals come forward. This gain would adhere with adopted national and local planning policy and legislation.

Plans

PLAN BNG1

Pre-Development Habitats



KEY:

- Red Line Boundary
- Existing Medium Rural Tree
- Line of trees
- Native hedgerow
- Native hedgerow associated with bank or ditch
- Native hedgerow with trees
- Species-rich native hedgerow associated with bank or ditch
- Lowland mixed deciduous woodland
- Modified grassland
- Ruderal/Ephemeral

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**10742: LAND AT CRICKLADE,
WILTSHIRE**

PLAN BNG1: Baseline Habitat Plan	Rev: A Feb 2026
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PLAN BNG₂

Post-Development Habitats



KEY:

- Red Line Boundary
- Proposed Small Urban Tree
- Line of trees
- Native hedgerow
- Native hedgerow - associated with bank or ditch
- Native hedgerow with trees
- Species-rich native hedgerow
- Species-rich native hedgerow associated with bank or ditch
- Species-rich native hedgerow with trees
- Developed land; sealed surface
- Lowland mixed deciduous woodland
- Mixed scrub
- Modified grassland
- Other neutral grassland
- Ponds (non-priority habitat)
- Traditional orchards
- Residential Development

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PLAN BNG2: Proposed
Habitat Plan

Rev: B
Mar 2026

Appendices

APPENDIX1

10542-RLA-XX-DR-L-P8001-P02
P02 Landscape Masterplan



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Precedent Images



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