

BIODIVERSITY NET GAIN (BNG) ASSESSMENT

Land off Southampton Road, Alderbury

April 2026

For and on behalf of
Formula Land (Alderbury) Limited

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Prepared By:	Beamsley Ecology Ltd
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Author	Daniel Ross BSc (Hons) ACIEEM, Director
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Disclaimer

This report has been prepared by Beamsley Ecology Ltd, with all reasonable skill, care and diligence within the terms of the Contract with the client, incorporation of our General Terms and Conditions of Business and taking account of the resources devoted to us by agreement with the client.

We disclaim any responsibility to the client and others in respect of any matters outside the scope of the above.

This document does not constitute legal advice.

0.0 SUMMARY

- 0.1 Beamsley Ecology Ltd was commissioned by Formula Land (Alderbury) Limited to prepare a Biodiversity Net Gain (BNG) Assessment in support of outline planning proposals for residential development at land off Southampton Road, Alderbury.
- 0.2 The assessment uses the Statutory Biodiversity Metric using available ecological survey data, including updated botanical evidence, indicative development proposals and adjoining off-site land under the applicant's control.
- 0.3 The results demonstrate that the Project is capable of achieving the mandatory minimum 10% Biodiversity Net Gain required under the Environment Act 2021 through a combined strategy of on-site and off-site habitat retention, enhancement and creation.
- 0.4 The current assessment identifies the following headline gains:
 - Area habitats: 25.93% net gain
 - Linear habitats: 42.25% net gain
 - Watercourses: 11.42% net gain
- 0.5 The proposals retain key on-site ecological features including areas of Priority Habitat grassland, hedgerows, mature trees and the watercourses, whilst residual impacts are addressed through the creation of compensatory lowland meadow and complementary habitats on adjoining off-site land.
- 0.6 Although some Priority Habitat grassland loss is anticipated, the submitted habitat strategy satisfies the Statutory Biodiversity Metric trading rules and secures the delivery of substantial habitat creation and enhancement managed for a minimum period of 30 years.
- 0.7 Final biodiversity unit totals, habitat specifications and management prescriptions will be confirmed through Reserved Matters submissions, a Habitat Management and Monitoring Plan (HMMP), and a Biodiversity Gain Plan (BGP) submitted prior to commencement.

1.0 INTRODUCTION

- 1.1 Beamsley Ecology Ltd was commissioned by Formula Land (Alderbury) Limited (the 'Client') to produce a Biodiversity Net Gain (BNG) Assessment relating to land off Southampton Road, Alderbury (hereafter referred to as the 'Site').
- 1.2 The work has been commissioned to inform an outline planning application for proposals to develop the Site for residential development.

Site Description

- 1.3 The Site is located immediately to the north of the village of Alderbury (Centred on Ordnance Survey Grid Reference SU 19002 27279). It comprises predominantly grassland, with boundary hedgerow and trees, and woodland. The Site's northern boundary is defined by a watercourse.
- 1.4 The BNG assessment incorporates an off-site 'blue line' area (See **Figure 1**) which is under client control and available to the Client for habitat enhancement and creation. This indicative area is incorporated to demonstrate the feasibility of the project achieving BNG at the 10% (minimum) level as mandated through the Environment Act (2021).
- 1.5 The Site boundary and off-site locations are shown in **Figure 1**. The on-site and off-site boundary areas are referred to collectively as the 'Project'.

Proposals

- 1.6 An outline application has been submitted with all matters reserved apart from details of access for a residential development, along with associated public open space, landscaping and biodiversity enhancements and a car park to serve the community allotments (the 'Proposals')

Aims & Objectives

- 1.7 This report will estimate the anticipated losses or gains in biodiversity units (BUs) as a result of the Proposals and outline the assumptions that have been made to inform the calculations. The calculations are based on the Landscape Proposals (BEA Landscape Design, Landscape Strategy). The proposed habitats were translated into UKHab Classification Habitat Types (**Figure 3**).
- 1.8 As detailed within industry guidance¹, a BNG design stage report should be used to identify the BNG predicted to be achieved for a proposed development, based on the scheme design to be submitted with planning documents which accompany a planning application.
- 1.9 The report aims to -
 - Provide an indicative assessment of the BNG score for the Project,
 - Demonstrate an illustrative strategy for the project to achieve 10% Biodiversity Net Gain,
 - Assess the Project against BNG best practice guidelines².

¹ CIEEM (2021). Biodiversity Net Gain Report and Audit Templates Chartered Institute of Ecology and Environmental Management, Winchester, UK

² CIEEM, CIRIA, IEMA, 2016, Biodiversity Net Gain: Good practice principles for development.

Legislation & Policy

- 1.10 Under the Environment Act (2021), planning permissions granted in England, with a few exemptions, must deliver at least 10% biodiversity net gain, using the Statutory Biodiversity Metric (the 'Metric') and associated methodologies to demonstrate this.
- 1.11 National policy sets out that planning should provide biodiversity net gains where possible. National Planning Policy Framework (NPPF) Paragraphs 187(d), 192(b), and 193(a) refer to this policy requirement and the Natural Environment Planning Practice Guidance (PPG) provides further explanation on how this should be done.
- 1.12 Core Policy 50 of the Wiltshire Core Strategy states - 'All development should seek opportunities to enhance biodiversity. Major development in particular must include measures to deliver biodiversity gains through opportunities to restore, enhance and create valuable habitats, ecological networks and ecosystem services...'.

2.0 METHODOLOGY

- 2.1 The Biodiversity Net Gain (BNG) assessment provides a prediction of the Site's Biodiversity Net Gain score using the Department for Environment, Food and Rural Affairs (DEFRA) Statutory Metric (the 'Metric') and associated methodologies. The assessment calculates the baseline value according to habitat data collected as part of habitat survey and compares this to the predicted post development habitat types and conditions according to the landscaping proposals.
- 2.2 **Appendix 2** Provides a summary of the key factors of the methodology which are considered in the BNG assessment.

Habitat Survey

- 2.3 The type and condition of on-site habitats have been determined through habitat survey as summarised in the table below.

Table 1: Summary of Habitat Survey

Survey Date	Surveyor	Report Details	Target Area	Comments
04/08/2024	Andy Warren (Cotswold Wildlife Surveys)	2023 Preliminary Ecological Appraisal of Land off Southampton Road, Alderbury, Salisbury, Wiltshire, November 2023, Ref: 4368-CWS-01	On-site	The survey classified all habitats on-Site including grasslands, scrub, woodland, watercourse and hedgerow. The grassland assessment has since been superseded following comment from the Ecology officer during determination of the planning application, and subsequent re-survey (see below)
08/05/2024	Robyn Ablitt (Somerset	Biodiversity Net Gain Assessment,	Off-site	This survey covered the off-site area, classifying it as 'modified grassland' in poor

	Wildlife Trust Consultancy)	Land Southampton Road, 01/08/2024, Ref: CEC4770		condition.
22/05/2025	Pam Leppitt MCIEEM (Leppitt Associates)	Southampton Road, Alderbury: Grassland Assessment, May 2025,	On-Site	This survey classified large area of the grassland as a mixture of lowland meadow and purple moor grass and rush pasture, with smaller peripheral areas identified as modified grassland and other neutral grassland.

Key Criteria

- 2.4 The below table summarises the assessments made with regards to the key factors highlighted in Appendix 2, separating on-site and off-site habitats.

Table 2: Summary of Assessment of Key Criteria in BNG Methodology

Factor	Baseline	Creation
Habitat Type	The extent of the Site was mapped, and habitat types were recorded and mapped using UKHab Classification across multiple field surveys as highlighted in Table 1. A consolidated position on Habitat types is provided on Figure 2, following review of the available data and reporting.	Post-development UKHab categories were assigned based on the landscaping plans, and in some cases represent a 'best fit'. The feasibility of creation for certain habitat types / conditions is taken into account. This is discussed in later sections.
Area	Habitats were separated into parcels either where they were geographically discrete or where there was a change in habitat condition across a single location. Each parcel was recorded and calculated separately within the Metric. Areas were calculated in hectares to three decimal places using digital mapping using QGIS. QGIS is a geographic information system (GIS) software.	
Distinctiveness	The distinctiveness of a habitat is automatically generated by the Metric.	
Condition	A condition assessment was carried out alongside the habitat survey, whereby each habitat parcel was assessed for its condition according to Natural England criteria. Condition assessments for grassland habitats are informed by the findings of	A condition assessment was carried out on the proposed habitats as shown within the Landscape Masterplan. Professional judgement of an ecologist was applied.

	the Leppitt Grassland Assessment, which has been used as the principal evidence base where relevant habitat parcels have been surveyed in detail. The underlying raw UKHab / Cartographer survey data is held on file and can be made available upon request, although this consists of unprocessed field data and is not reproduced within this report. Condition assessments for the grassland in the off-site area is provided separately within Appendix 1 and are based on the CEC habitat survey information. Where condition assessment data is unavailable, incomplete, or not robustly justified against the applicable statutory habitat condition criteria, a precautionary approach has been adopted. In such cases, baseline habitats have been entered into the Metric as being in good condition. This approach avoids understating the biodiversity value of the existing site and ensures that the assessment is suitably robust for planning purposes.	
Strategic Significance	Strategic significance is determined in accordance with the Local Nature Recovery Strategy (LNRS) for Wiltshire and Swindon. As per the Statutory Biodiversity Metric User Guide, where a Local Nature Recovery Strategy (LNRS) has been produced all baseline habitats should be assigned 'low' strategic significance. The assessment of strategic significance for post development habitats will be refined in future iterations of the BNG assessment. There is some scope for the post development habitat creation proposals to align with the LNRS objectives, particularly with regards to woodland enhancement and creation.	
Time to target condition	N/A	Time to target condition is pre-determined by the Defra methodology according to the habitat type
Difficulty of creation	N/A	Difficulty of creation is pre-determined by the Defra methodology according to the habitat type

Delays in creation / enhancement of habitats	N/A	There is currently no reason to assume that there will be a delay in the creation of on-site or off-site habitats which contribute to the BNG assessment. Any delays as a result of phasing of the project or otherwise will be taken into account in future detailed BNG assessments to support reserved matters applications.
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3.0 LIMITATIONS & ASSUMPTIONS

- 3.1 This Biodiversity Net Gain (BNG) Assessment has been prepared in support of an outline planning application. As such, the development proposals, landscape design, engineering details, drainage strategy, levels, access arrangements and final built form remain indicative at this stage.
- 3.2 The Metric outputs presented within this report should not be interpreted as the final BNG position for the development. Rather, they demonstrate that, based on the information presently available, the Site is capable of delivering compliance with the mandatory biodiversity gain objective under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by the Environment Act 2021). Final Metric outcomes may change as the scheme progresses through reserved matters, detailed design and discharge of planning conditions.
- 3.3 A detailed BNG assessment will be prepared at the reserved matters stage, when finalised layout, landscape proposals, engineering constraints and construction parameters are known. That future assessment will be supported by a detailed Habitat Management and Monitoring Plan (HMMP) setting out creation, enhancement, management, monitoring and delivery mechanisms for relevant habitats.
- 3.4 Baseline habitat information used within this assessment has been compiled from a range of previously prepared ecological surveys, botanical assessments, plans and third-party technical information submitted in support of the planning application. Those documents were produced by others at different times and for different purposes. Beamsley Ecology Ltd has reviewed and interpreted the available information for the purposes of this assessment but does not accept responsibility for inaccuracies, omissions, inconsistencies or classification errors contained within source material prepared by third parties.
- 3.5 In particular, portions of the botanical and habitat baseline data required reconciliation where differing habitat descriptions, condition assessments, mapping extents and nomenclature were presented across the source documents. Professional judgement has therefore been applied to derive a reasonable and proportionate baseline position for the purpose of this outline-stage assessment.
- 3.6 Where uncertainty exists in either baseline interpretation or post-development habitat delivery, a precautionary and reasonable worst-case approach has generally been adopted within the Metric, including conservative assumptions in relation to habitat condition, temporal risk, delivery difficulty and distinctiveness where appropriate.
- 3.7 Post-development habitat parcels represent a best-fit classification against the Metric habitat typologies based on the currently available indicative design information. Final habitat typologies, parcel extents, target conditions and management prescriptions may alter following detailed landscape design.
- 3.8 Individual trees, specimen planting, SuDS planting detail, private garden composition, boundary treatments and other fine-grain landscape components may not yet be fully resolved within the current design package.

These elements will be incorporated or refined within the reserved matters stage BNG assessment where relevant.

- 3.9 Any amendment to the application boundary, developable area, layout, drainage design, open space configuration, retained vegetation, access arrangements or landscape strategy may materially affect the BNG calculations contained within this report.
- 3.10 This report should therefore be read as an outline-stage feasibility assessment demonstrating a credible route to policy and legislative compliance. It does not fetter future design evolution, nor does it guarantee that the exact unit totals or percentages stated herein will form part of any subsequent Biodiversity Gain Plan or reserved matters submission.
- 3.11 The application of precautionary good-condition scores should not be interpreted as confirmation that all such habitats demonstrably meet the relevant good-condition thresholds, but rather as a conservative assumption in the absence of reliable contrary evidence. Where further survey information becomes available through subsequent design stages, detailed design, or discharge of planning conditions, habitat condition assessments may be refined accordingly.

4.0 BASELINE CONDITIONS

- 4.1 This section summarises habitats used in the Metric baseline and should be read alongside the wider ecological submissions.
- 4.2 Habitats found on the baseline, both in on-site and off-site areas, are shown on **Figure 2**. The baseline habitat position has been informed principally by the Preliminary Ecological Appraisal prepared by Cotswold Wildlife Surveys (2023) and the subsequent specialist Grassland Assessment prepared by Leppitt Associates (May 2025). The later survey was commissioned following consultation comments requesting additional botanical evidence and detailed classification of the on-site grasslands. In respect of all grassland habitats, the 2025 survey supersedes the earlier broad habitat descriptions contained within the Preliminary Ecological Appraisal and forms the primary evidence base for the Metric baseline. Hedgerows, trees, scrub and other non-grassland habitats continue to be informed by the Preliminary Ecological Appraisal.
- 4.3 The Site comprises a mosaic of grassland, hedgerows, scattered mature trees, scrub, a central watercourse corridor and associated wetter habitats. Habitat interest is concentrated around the species-rich grassland resource, boundary features.

On-site

Grassland

- 4.4 The majority of the Site comprises open grassland parcels. Detailed botanical survey work undertaken in May 2025 identified a mosaic of priority grassland, and medium / low distinctiveness grassland influenced by varying hydrological conditions, historic management and nutrient status across the Site.
- 4.5 The 2025 assessment identified the following principal habitat types:
- Modified grassland (g4) associated with regularly mown and access areas of relatively low ecological value;
 - Other neutral grassland (g3c) in both shorter sward and taller coarse sward forms;

- Holcus-Juncus neutral grassland (g3c8) forming transitional damp grassland;
- Lowland meadow (g3a) across substantial parts of the Site, qualifying as Priority Habitat;
- Purple Moor Grass / Rush Pasture wetland within wetter ground conditions.

Hedgerows

- 4.6 The Site is enclosed and subdivided by a network of hedgerows, including field boundary hedgerows and a central east-west line of trees associated with the watercourse corridor. These are native and largely intact, containing woody species including Hawthorn *Crataegus monogyna*, Holly *Ilex aquifolium*, Dogwood *Cornus sanguinea*, Elder *Sambucus nigra*, Crab Apple *Malus sylvestris* and Privet *Ligustrum vulgare*.

Trees

- 4.7 Scattered mature trees occur occasionally along boundaries, including Pedunculate Oak *Quercus robur*, Willow *Salix* spp., Ash *Fraxinus excelsior*, Sycamore *Acer pseudoplatanus* and Birch *Betula* spp. Two veteran oak trees were identified at the northwest.

Scrub

- 4.8 Localised scrub and willow-dominated successional vegetation occur around wetter ground, boundaries and peripheral areas. Species present include Grey Willow *Salix cinerea*, Bramble *Rubus fruticosus* agg..

Watercourse

- 4.9 A small watercourse runs east-west at the northern boundary.

Off-site

Grassland

- 4.10 The proposed off-site land comprises species-poor modified grassland in poor condition.

5.0 POST DEVELOPMENT HABITATS

- 5.1 The post-development habitat proposals have been prepared to align with the accompanying Ecological Mitigation Strategy and Habitat Mitigation Strategy and should be read alongside those documents, together with the submitted Metric calculations. The proposals reflect the iterative evolution of the scheme in response to ecological survey findings, consultee feedback and the application of the mitigation hierarchy.
- 5.2 The habitat strategy prioritises retention of ecologically valuable on-site habitats wherever reasonably practicable, supplemented by targeted habitat creation and enhancement both within the application site and on adjoining off-site land under the applicant's control.

On-site

Retention

- 5.3 The principal biodiversity objective on-site has been the retention of the most ecologically valuable habitat parcels and habitat corridors identified through the baseline assessment. As such, the layout has been amended to retain key areas of Priority Habitat lowland meadow where practicable, retain Purple Moor Grass and Rush Pasture in full, and safeguard the central riparian corridor together with associated trees, scrub and hedgerow structure.
- 5.4 Established boundary hedgerows, mature trees and connective green corridors have similarly been incorporated into the post-development green infrastructure framework in order to maintain ecological permeability through the Site.

Enhancement

- 5.5 At the present outline stage, retained on-site habitats are generally shown within the Metric as retained rather than enhanced habitats. This reflects the current level of design detail and the ecological complexity of the existing habitat mosaic, particularly in relation to species-rich grassland and hydrologically influenced habitats.

Off-site

- 5.6 The off-site land currently comprises species-poor modified grassland in poor condition and has therefore been identified as suitable receptor land for habitat creation, compensation and enhancement measures.
- 5.7 The principal off-site objective is the establishment of lowland meadow habitat, reflecting the need to address residual losses of higher distinctiveness grassland habitat in accordance with the Metric trading rules and wider mitigation hierarchy.
- 5.8 In accordance with the Habitat Mitigation Strategy (BE0117.R.02.1), affected areas of donor lowland meadow may be subject to habitat translocation to the northern receptor area, where feasible. This would involve the careful excavation, transfer and reinstatement of species-rich meadow turves together with associated soils in order to retain botanical assemblages and soil biota. Receptor areas would first require appropriate preparation, including removal of nutrient-enriched topsoil, grading to suitable levels and avoidance of soil compaction.
- 5.9 Indicative translocation works may include:

- supervised demarcation of donor and receptor areas by a suitably qualified Ecological Clerk of Works;
- cutting, lifting and transfer of meadow turves using appropriate low-impact machinery;
- placement of turves flush to prepared receptor soils with minimal desiccation risk;
- infilling of gaps using salvaged donor soils; and
- implementation during the preferred seasonal window of September to March, subject to ground conditions.

- 5.10 Where receptor areas extend beyond the available donor turf resource, supplementary habitat creation may be undertaken through donor soil spreading, green hay strewing, brush-harvested seed application, plug planting and species-rich meadow seeding using appropriate local provenance or MG5-compatible sources.
- 5.11 Additional off-site measures may include hedgerow reinforcement, native scrub establishment, neutral grassland margins and structurally diverse habitat mosaics to maximise wider biodiversity value.

6.0 BIODIVERSITY NET GAIN RESULTS

- 6.1 The full results of the BNG assessment are provided in the Metric as a separate document (BE0117-XLS-01.1).
- 6.2 A summary of the results is provided in the table below.

Table 3: *Biodiversity Net Gain Results Summary*

	On-site (BUs)			Off-site (BUs)			
	Baseline Value	Post-development Value	Predicted On-Site BNG	Baseline Value	Post-intervention Value	Off-site BU Contribution / yield	Project BNG
Area Habitats	61.90	41.46	-20.44 (-33.02%)	9.68	46.17	36.49	16.05 (25.93%)
Linear Features	9.02	12.84	3.81 (42.25%)	0	0	0	3.81 (42.25%)
Watercourses	4.22	4.70	0.48 (11.42%)	0	0	0	0.48 (11.42%)

Trading Rules

- 6.3 The habitat retention, enhancement and creation strategy satisfies the Statutory Biodiversity Metric trading rules, including compensation for losses of higher distinctiveness habitats through creation of habitat of equivalent or greater distinctiveness.

7.0 DISCUSSION & RECOMMENDATIONS

- 7.1 The Biodiversity Net Gain assessment has determined the Project is capable of achieving the mandatory minimum 10% in Biodiversity Net Gain (BNG) as mandated by the Environment Act (2021). The updated Metric demonstrates that a policy-compliant biodiversity outcome can be achieved through the combined use of on-site habitat retention and off-site habitat creation measures.
- 7.2 The assessment reflects the ecological constraints and opportunities identified through the survey process and consultation comments from Wiltshire Council. On-site, the proposals prioritise retention of the most valuable habitats, including areas of lowland meadow, Purple Moor Grass and Rush Pasture, the riparian corridor, hedgerows and mature trees. This approach prioritises avoidance of habitat loss in accordance with the mitigation hierarchy.
- 7.3 It is acknowledged that some areas of Priority Habitat grassland would be lost as part of the development proposals. However, the proposed Biodiversity Net Gain solution secures the creation and long-term management of a substantial area of compensatory and enhanced habitat, including specifically managed meadow, grassland, scrub, and linear habitats for a minimum period of 30 years.
- 7.4 From a holistic perspective, the proposals can therefore reasonably be regarded as delivering an overall net benefit for biodiversity. This is evidenced by measurable gains identified through the Metric in area habitat units, linear units and watercourse units.
- 7.5 Accordingly, a detailed Habitat Management and Monitoring Plan (HMMP) will be prepared and submitted at Reserved Matters stage. This will provide the final framework for habitat establishment, management,

monitoring responsibilities, success criteria and adaptive management measures for both on-site and off-site habitats.

- 7.6 In addition, the statutory Biodiversity Gain Plan (BGP) will be prepared and submitted prior to commencement in order to discharge the mandatory Biodiversity Net Gain planning condition. The BGP will be supported by the approved HMMP and finalised Metric calculations.
- 7.7 Overall, the current assessment demonstrates a credible and deliverable route to achieving Biodiversity Net Gain in accordance with the Environment Act 2021, with the final biodiversity outcome to be secured through the subsequent Reserved Matters and pre-commencement approval processes.

FIGURES

Figure 1: *Site Location*

Figure 2: *Baseline Habitat Features*

Figure 3: *Post Development Habitat Features*

Figure 4: *Baseline Habitats Conditions (Habitats and Trees)*



Red line Boundary ('on-site')

Blue Line ('off-site')

BASE MAPS

Aerials



CLIENT
Formula Land (Alderbury) Limited

PROJECT
Land off Southampton Road, Alderbury

DRAWING TITLE
Figure 1: Site Location

Date	29.04.2026	Ref: BE0117_D_03_01.1	Drawn By DR
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- Red line ('On-Site')
- Blue Line ('Off-Site')
- HABITATS**
- Bramble scrub
 - Developed land; sealed surface
 - Lowland meadows
 - Modified grassland
 - Other neutral grassland
 - Other woodland; broadleaved
 - Purple moor grass and rush pastures
 - Willow scrub
 - Bare ground
- INDIVIDUAL TREES**
- Existing Very Large Rural Tree
 - Existing Small Rural Tree
- HEDGEROWS**
- Line of trees
 - Ecologically valuable line of trees
 - Native hedgerow
 - Native hedgerow with trees
- WATERCOURSES**
- Other rivers and streams
- BASE MAPS**
- Aerials



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PROJECT
Land off Southampton Road, Alderbury

DRAWING TITLE
Figure 2: Baseline Habitat Features

Date	29.04.2026	Ref:	BE0117_D_03_02.1	Drawn By	DR
Job No:	BE0117	Rev:	01	Checked By	DR



-  Red line ('On-Site')
-  Blue Line ('Off-Site')
- HABITATS**
-  Bramble scrub
 -  Developed land; sealed surface
 -  Introduced shrub
 -  Lowland meadows
 -  Mixed scrub
 -  Modified grassland
 -  Other neutral grassland
 -  Other woodland; broadleaved
 -  Purple moor grass and rush pastures
 -  Vegetated garden
 -  Willow scrub
- INDIVIDUAL TREES**
-  Proposed Small Urban Tree
 -  Retained Very Large Rural Tree
 -  Retained Small Rural Tree
- HEDGEROWS**
-  Line of trees
 -  Ecologically valuable line of trees
 -  Native hedgerow
 -  Native hedgerow with trees
- BASE MAPS**
- Aerials



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PROJECT		
Land off Southampton Road, Alderbury		
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Figure 3: Post Development Habitat Features		
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		Checked By DR



Red line ('on-Site')

Blue Line ('off-Site')

HABITATS

Baseline Habitat Condition

Good

Moderate

Poor

N/A - Other

Condition Assessment N/A

INDIVIDUAL TREES

Baseline Individual tree Condition

Moderate

Good

BASE MAPS

Aerials



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PROJECT		
Land off Southampton Road, Alderbury		
DRAWING TITLE		
Figure 1: Baseline Habitat / Tree Condition		
Date	29.04.2026	Ref: BE0117_D_03_04.1
Job No:	BE0117	Rev: 01
Drawn By	DR	Checked By
		DR

APPENDICES

APPENDIX 1 OFF-SITE GRASSLAND CONDITION ASSESSMENT

Condition Sheet: GRASSLAND Habitat Type (low distinctiveness)			
UK Habitat Classification (UKHab) Habitat Type			
Grassland - Modified Grassland			
Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
A	There are 6-8 vascular plant species per m ² present, including at least 2 forbs. Note - this criterion is essential for achieving Moderate or Good condition.	No	Q1 marsh thistle (<i>Cirsium palustre</i>) R, meadow buttercup (<i>Ranunculus acris</i>) O, Yorkshire fog (<i>Holcus lanatus</i>) A, birds foot trefoil (<i>Lotus corniculatus</i>) R, red fescue (<i>Festuca rubra</i>) A, meadow foxtail (<i>Alopecurus pratensis</i>) A, Q2 Yorkshire fog (<i>Holcus lanatus</i>) A, red fescue (<i>Festuca rubra</i>) A Q3 Yorkshire fog (<i>Holcus lanatus</i>) D, sweet vernal grass (<i>Anthoxanthum odoratum</i>) A, sheep's sorrel (<i>Rumex acetosella</i>) R 3.66 species per m²
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for vertebrates and invertebrates to live and breed.	No	Sward height uniformly over 7cm.
C	Any scrub present accounts for less than 20% of the total grassland area. (Some scattered scrub such as bramble <i>Rubus fruticosus</i> agg. may be present).	Yes	Scrub absent
D	Physical damage is evident in less than 5% of total grassland area. Examples of physical damage include excessive poaching, damage from machinery use or storage, erosion caused by high levels of access, or any other damaging management activities.	Yes	No physical damage
E	Cover of bare ground is between 1% and 10%, including localised areas.	No	No bare ground

F	Cover of bracken <i>Pteridium aquilinum</i> is less than 20%.	Yes	No bracken present.
G	There is an absence of invasive non-native plant species (as listed on Schedule 9 of WCA).	Yes	No invasive species.
Essential criterion achieved (Yes or No)			Yes
Number of criteria passed			
Condition Assessment Result (out of 7 criteria)	Condition Assessment Score	Score Achieved x/√	
Passes 6 or 7 criteria including passing essential criterion A	Good (3)		
Passes 4 or 5 criteria including passing essential criterion A	Moderate (2)		
Passes 3 or fewer criteria; OR Passes 4 - 6 criteria (excluding criterion A)	Poor (1)	✓	Criterion A failed – restricted to 'poor' condition

APPENDIX 2 METHODOLOGY

A2.1 The Biodiversity Net Gain (BNG) assessment provides a prediction of the Site's Biodiversity Net Gain score using the Natural England (NE) Statutory Metric (the 'Metric') and associated methodologies. The assessment calculates the baseline value according to habitat data collected as part of the habitat survey and compares this to the predicted post development habitat types and conditions according to the most developed landscape design.

A2.2 The summary below outlines the key assessment criteria employed in Biodiversity Net Gain (BNG) calculations.

Habitat Survey

A2.3 The type and condition of on-site habitats was determined through habitat survey carried out on the 24th, 25th and 26th February, and 26th of April 2024 and followed the principles of Extended Phase 1 Habitat Survey methodology (JNCC, 2010). Habitats were classified according to the UK Habitat Classification System (UKHab Ltd, 2023), with secondary codes used where appropriate.

A2.4 The survey was carried out by Alasdair Grubb BSc (Hons) ACIEEM. Alasdair has over 10 years of experience carrying out habitat surveys and holds a level 5 Botanical Society for Britain and Ireland (BSBI) Field Identification Skills Certificate (FISC), which certifies him as competent to undertake botanical and habitats surveys up to national vegetation classification (NVC) survey level.

The Statutory Metric

A2.5 The Metric provides a standardised framework for assessing biodiversity impacts of development projects in England, aligning with the BNG requirements established by the Environment Act (2021).

A2.6 The metric is supported by key guidance documents³ outlining the methodologies for BNG assessment, including –

- Statutory Biodiversity Metric User Guide
- Statutory Biodiversity Metric: Condition Assessments

A2.7 Biodiversity is measured in Biodiversity Units (BUs) of three distinct types: Area BUs, Linear BUs and Watercourse BUs. These three BUs are not interchangeable and are assessed separately. To achieve BNG a 10% net gain is required in all BU types (where applicable).

Habitat Distinctiveness

A2.8 Distinctiveness represents the inherent biodiversity value of a habitat type based on its rarity, conservation priority, and ecological role. The metric categorises habitats into distinctiveness levels, including Very High, High, Medium, Low, and Very Low. Each category has a set score that directly impacts biodiversity calculations, particularly regarding compensatory requirements. High and very high distinctiveness habitats demand specific measures for compensation, as these are more sensitive to biodiversity losses and harder to replace with similar ecological value.

³ See <https://www.gov.uk/government/publications/statutory-biodiversity-metric-tools-and-guides> : Accessed 28/14/2026

Condition Assessment

- A2.9 The condition of a habitat is assessed based on how close it is to its ecological optimum, influenced by factors such as past and current management practices. Habitat condition is scored on a scale from Poor to Good, with intermediate conditions like Fairly Good and Fairly Poor also available. These scores contribute directly to the biodiversity unit calculation, reflecting the habitat's current quality and resilience. Specific methodologies apply depending on the habitat type, with unique criteria for assessing watercourse conditions.

Strategic Significance

- A2.10 Strategic significance evaluates a habitat's local or regional importance, particularly regarding its alignment with conservation priorities set out in Local Nature Recovery Strategies (LNRS) or similar planning documents. Strategic significance is classified as Low, Medium, or High. A High designation applies to habitats that are directly linked to local conservation goals or mapped as priority areas in LNRS. This factor adjusts biodiversity units, giving greater weight to habitats that serve key roles in broader ecological networks.

Habitat Size

- A2.11 The size of each habitat, measured in hectares for area-based habitats and kilometres for linear features like hedgerows and watercourses, is a core factor in determining biodiversity units. Habitat size directly contributes to the total biodiversity score of a site and influences calculations for habitat loss, creation, and enhancement. This quantitative aspect ensures that both the extent and ecological quality of habitats are accounted for in BNG assessments.

Risk Multipliers

- A2.12 Risk multipliers address various factors that could affect the successful establishment of compensatory habitats. Spatial risk adjusts biodiversity units based on the distance between the site of habitat loss and the location of compensatory habitats, with penalties applied for habitats situated further from the impacted area. Temporal risk considers the time it takes for newly created or enhanced habitats to reach their intended condition, accounting for any ecological delays in achieving the desired biodiversity outcome. These multipliers refine the BNG calculations, ensuring a realistic measure of biodiversity value over time and space.
- A2.13 By systematically applying these criteria, the statutory biodiversity metric provides a structured and quantifiable approach to calculating biodiversity gains and losses, enabling effective planning and compensatory actions across diverse development projects.



Hello@BeamsleyEcology.co.uk

Beamsley Ecology Ltd | Company no. 12184675.