



**Land East of Showell
Farm, Chippenham**

**Technical Appendix
8.3a Indicative
Biodiversity Net Gain
Feasibility Report**

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**The Environmental Dimension
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On behalf of:
Hallam Land

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(edp2272_d075c 30 April 2026 VMS/PNe)

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(edp2272_d076a 30 April 2026 VMS/PNe)

Section 1 Introduction

- 1.1 This Biodiversity Net Gain (BNG) Assessment has been prepared by The Environmental Dimension Partnership Ltd (EDP) on behalf of Hallam Land (hereafter referred to as 'the Applicant'). The assessment has been undertaken to objectively measure the net biodiversity impacts of the proposed development at Land East of Showell Farm, Chippenham (hereafter referred to as 'the Site') and to assess the scheme's ability to deliver net biodiversity gain.
- 1.2 In brief, the proposed development comprises 400 dwellings (10.45 hectares (ha) of residential development), 0.2ha local centre and a mixture of public open space and semi-natural greenspace.
- 1.3 The proposals are also the subject of a formal Environmental Impact Assessment. The application is therefore supported by an Environmental Statement (ES), Chapter 8 of which relates specifically to ecology and biodiversity and details the Ecological Impact Assessment of the proposed development. This report is a Technical Appendix (8.3a) to Chapter 8 of the ES and should be read in conjunction with it.
- 1.4 This report has been prepared to provide sufficient information to the Local Planning Authority (LPA), Wiltshire Council, to demonstrate how the proposed development intends to meet the BNG objective as required by the *Environment Act* (2021).
- 1.5 The *Biodiversity Gain Requirements (Exemptions) Regulations 2024* exempt certain types of development from meeting the biodiversity gain requirement that would otherwise be imposed as a general condition of planning permission. This includes the following developments:
 - Temporary exemption for non-major development (until April 2024). As defined under Article 2 *Town and Country Planning (Development Management Procedure) (England) Order 2015*;
 - Householder development. Development which is subject of a householder application as defined within Article 2(1) of the *Town and Country Planning (Development Management Procedure) (England) Order 2015*;
 - Development granted planning permission by a development order under section 59. This includes permitted development rights;
 - Development subject to the de minimis exemption. Development that does not impact a priority habitat and impacts less than 25 square metres (e.g. 5m by 5m) of onsite habitat, and five metres of linear habitats such as hedgerows;
 - Self-build and custom build development. Development which:
 - Consists of no more than nine dwellings;

- Is carried out on a site which has an area no larger than 0.5ha, and
 - Consists exclusively of dwellings which are self-build or custom housebuilding as defined in section 1(A1) of the Self-build and Custom Housebuilding Act 2015.
 - Urgent Crown development granted permission under section 293A of the *Town and Country Planning Act 1990*;
 - Development of a biodiversity gain site. Development which is undertaken solely or mainly for the purpose of fulfilling, in whole or in part, the biodiversity gain condition which applies in relation to another development; or
 - Development related to the high speed railway transport network. Development forming part of, or ancillary to, the high speed railway transport network comprising connections between all or any of the places or parts of the transport network specified in section 1(2) of the *High Speed Rail (Preparation) Act 2013*.
- 1.6 The proposed development is not one of the types of developments listed above. Therefore, if the application for planning permission is granted, this development will be subject to the biodiversity gain condition as set out in the *Environment Act (2021)*. The condition requires that a Biodiversity Gain Plan (BGP), which demonstrates a minimum of 10% BNG, must be submitted to the LPA and approved prior to the commencement of the development.
- 1.7 Planning practice guidance on BNG¹ states that an application for planning permission for a development subject to the biodiversity gain condition must be accompanied by minimum biodiversity gain information. This information, along with an indicative calculation of the scheme's net biodiversity impact using the Statutory Biodiversity Metric, is provided within this BNG assessment.
- 1.8 The minimum biodiversity gain information¹ is as follows:
- "Where an applicant believes the development would be subject to the biodiversity gain condition, the application must be accompanied by minimum information set out in Article 7 of The Town and Country Planning (Development Management Procedure) (England) Order 2015:*
- *confirmation that the applicant believes that planning permission, if granted, the development would be subject to the biodiversity gain condition;*
 - *the pre-development biodiversity value(s), either on the date of application or earlier proposed date (as appropriate);*
 - *where the applicant proposes to use an earlier date, this proposed earlier date and the reasons for proposing that date;*
 - *the completed metric calculation tool showing the calculations of the pre-development biodiversity value of the onsite habitat on the date of application (or proposed earlier*

¹ <https://www.gov.uk/guidance/biodiversity-net-gain>

date) including the publication date of the biodiversity metric used to calculate that value;

- *a statement whether activities have been carried out prior to the date of application (or earlier proposed date), that result in loss of onsite biodiversity value ('degradation'), and where they have:*
 - *a statement to the effect that these activities have been carried out;*
 - *the date immediately before these activities were carried out;*
 - *the pre-development biodiversity value of the onsite habitat on this date;*
 - *the completed metric calculation tool showing the calculations, and*
 - *any available supporting evidence of this.*
- *a description of any irreplaceable habitat (as set out in column 1 of the Schedule to the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) on the land to which the application relates, that exists on the date of application, (or an earlier date); and*
- *plan(s), drawn to an identified scale and showing the direction of North, showing onsite habitat existing on the date of application (or earlier proposed date), including any irreplaceable habitat (if applicable)."*

1.9 This report is to be read alongside the Ecological Chapter (Chapter 8 of the ES) also submitted along with the planning application.

1.10 The report should be read in conjunction with the Statutory Biodiversity Metric (report reference: edp2272_r023 (Appendix 8.3b of the Ecology Chapter)), a copy of which has been submitted to the LPA alongside the planning application and is available on request.

1.11 The remainder of this report is structured as follows:

- **Section 2** summarises the general methodology employed in determining the pre-development and post-development biodiversity value of the Site;
- **Section 3** describes the pre-development baseline and the predicted post-development habitats with reference to the design material currently available; and
- **Section 4** presents the predicted overall net change in biodiversity units, taking into account all proposed habitat retention, enhancement and creation.

Section 2

Methodology

- 2.1 The BNG assessment has been undertaken to objectively measure the net biodiversity impacts of the proposed development and to assess the scheme's ability to deliver net biodiversity gain. The BNG assessment has been undertaken using the Statutory Biodiversity Metric published by the Department for the Environment Farming and Rural Affairs (DEFRA) on 29 November 2023 (last updated 03 July 2025). The assessment has been undertaken by an ecological consultant suitably experienced in these types of assessment, and with reference to the Statutory Biodiversity Metric User Guide² and current best practice guidance³.
- 2.2 The Biodiversity Metric uses habitat as a proxy for wider biodiversity with different habitat types scored according to their relative biodiversity potential. There are three different types of biodiversity unit which can be measured in the Metric, namely Habitat Units; Hedgerow Units and Watercourse Units. Habitat Units relate to two-dimensional areas measured in hectares, whereas Hedgerow and Watercourse Units relate to one-dimensional lengths measured in kilometres.
- 2.3 Factors such as distinctiveness, size, condition, and location, affect the unit score, and in the case of newly created/enhanced habitats, the risk (time and difficulty) to reach target habitat condition affects the resulting score.
- 2.4 The Wiltshire and Swindon Local Nature Recovery Strategy (LNRS) has been used to assign strategic significance for post-development habitats in the Biodiversity Metric. Once an LNRS has been published, the baseline strategic significance values for habitat parcels in that area will always be scored as low.
- 2.5 The total number of 'biodiversity units' pre- and post-development are calculated in the Biodiversity Metric tool and used to calculate the total net change as a result of the proposed development.
- 2.6 The Biodiversity Metric tool only considers direct impacts on biodiversity through impacts on habitats. Indirect impacts are not included. The Metric does take account of habitat creation or enhancement delivered as part of a development for other schemes, such as:
- To comply with statutory obligations or policies (such as green infrastructure, sustainable drainage, or nutrient mitigation);
 - As mitigation or compensation for protected sites and species (for example European Protected Species mitigation licensing or suitable alternative natural green space); or

² DEFRA. The Statutory Biodiversity Metric User Guide. February 2024 (updated 3 July 2025).

³ Biodiversity Net Gain: Good practice principles for development © CIEEM, CIRIA, IEMA, 2016. <https://cieem.net/wp-content/uploads/2019/02/Biodiversity-Net-Gain-Principles.pdf>

- River basin management plan mitigation and enhancement.
- 2.7 However, rules apply as to how much of this habitat creation or enhancement can be counted towards a development's BNG contribution⁴.
- 2.8 The provision of specific habitat features such as nesting and roosting sites (e.g. bird and bat boxes), basking sites (e.g. log piles) and hibernation sites (e.g. hibernaculum) are not counted in the Biodiversity Metric tool.
- 2.9 The application to be made is for outline planning permission, with full details of landscaping and layout reserved for later approval. Therefore, at the outline planning stage, the proposed design is illustrative and subject to change following receipt of detailed technical information at the Reserved Matters stage. The draft BNG calculations provided alongside this report are therefore also indicative and will need to be updated once detailed design information is available. A final Biodiversity Metric calculation will be prepared alongside the BGP and submitted to the LPA to discharge the general biodiversity gain condition applied to the planning permission if granted.
- 2.10 The following sections break down the various components of the BNG assessment to provide further clarity on how individual elements have been entered into the Metric. The following should be read in conjunction with the Statutory Biodiversity Metric (Report ref: edp2272_r023; Appendix 8.3b of the Ecology Chapter), a copy of which has been submitted to the LPA alongside the planning application and is available on request.

ON-SITE BASELINE

- 2.11 The pre-development (baseline) biodiversity value of on-site habitats (including trees), and hedgerows, was calculated using the information derived from the habitat survey completed in May 2025. The baseline biodiversity value of on-site watercourses was obtained through a detailed river condition assessment (RCA) conducted in June 2025. These are the dates used to calculate the pre-development biodiversity value for the proposed development.
- 2.12 This survey was undertaken following the guidance for habitat surveys as set out in The Statutory Biodiversity Metric User Guide⁵, for which the habitat definitions primarily rely on descriptions set out in the UK Habitat Classification⁶ and habitat conditions as set out for the Statutory Biodiversity Metric⁷.
- 2.13 As discussed, all three unit types (Habitat Units, Hedgerow Units and Watercourse Units) were measured. QGIS software (using Natural England's QGIS Template) was used to accurately measure the area/length of existing habitats. The measured habitat areas/lengths were entered into the Metric as illustrated on **Plan EDP 1**.

⁴ <https://www.gov.uk/guidance/what-you-can-count-towards-a-developments-biodiversity-net-gain-bng>

⁵ DEFRA (July 2025) Statutory Biodiversity Metric User Guide

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

⁷ DEFRA (July 2025) Statutory Biodiversity Metric Technical Annex 1: Condition Assessments

Limitations

- 2.14 Although a full discussion of limitations is provided in the Ecological Baseline Report (Appendix 8.1 of the Ecology Chapter; report reference edp2272_r018) there were no significant limitations with this survey.

ON-SITE POST-INTERVENTION

- 2.15 The anticipated post-development biodiversity value of the Site has been calculated based on the Illustrative Masterplan and associated landscape proposals shown on the Illustrative Site Layout (as provided within **Appendix EDP 1**).
- 2.16 Given the proposals are currently at the outline planning stage, and the development layout and landscape design are therefore illustrative, reasonable assumptions have been made using professional judgement on the type, extent and condition of habitats to be retained, enhanced, and newly created. A final version of the Metric will be undertaken and submitted with the BGP (pre-commencement).

Section 3

Results

- 3.1 The following section breaks down the various components of the Biodiversity Metric to provide clarity on how individual elements have been entered into the Metric.
- 3.2 The proposed development is not one of the types of developments listed above that are exempt from BNG. Therefore, if the application for planning permission is granted, this development will be subject to the biodiversity gain condition as set out in the *Environment Act (2021)*.

ON-SITE BASELINE

- 3.3 The baseline habitats (including the rivers and hedgerows) are described in detail in the Ecological Baseline Report (Appendix 8.1; report reference edp2272_r018)).
- 3.4 A graphic representation of the baseline habitat areas/lengths as entered into the Metric is provided on **Plan EDP 1**.
- 3.5 A summary of the baseline habitats as of 09 May 2025 and 25 July 2025 (for rivers) is set out in **Table EDP 3.1**. The detailed condition assessments of the baseline habitats are set out within **Table EDP A2.1** in **Appendix EDP 2**.

Irreplaceable Habitats

- 3.6 There are three veteran trees (**T10**, **T15**, and **T33**) present within the Site which for the purposes of BNG are classed as Irreplaceable Habitats. There are no other Irreplaceable Habitats on or in close proximity of the Site.

Habitat Degradation

- 3.7 No unauthorised activities have been carried out on-site since 30 January 2020, nor authorised activities in connection with a planning permission since 25 August 2023. No activities have occurred between when the baseline habitat survey was completed on 09 May 2025, and the RCA on the 25 July 2025, which have resulted in the loss or degradation of on-site biodiversity value and the writing of this report. The relevant date used to calculate the on-site pre-development value is therefore taken as 09 May 2025.

Table EDP 3.1: Summary of Existing Habitats Within the Site

Habitat Type	Condition	Baseline Reference*	Distribution and Description	Intrinsic Ecological Importance**
Cropland: cereal crops	N/A	F1, F2, and F3	Three large arable fields.	Less than Local.
Modified grassland	Poor	F4, F5, and F6	The majority of fields to the north and east of the Site comprise species-poor grassland.	Less than Local.
	Good	F7	A small field adjacent to B4528.	Less than Local.
Developed land	N/A	B1	A single barn is present within field F7 .	Less than Local.
Bare ground	Moderate		A patch of bare ground is present at the entrance to field F2 .	Less than Local.
Tall forbs	Good	TF3 and within F7	Ruderals are present within field F7 surrounding the single barn B1 , and a strip (TF3) running through the middle of the Site between the arable field and modified grassland.	Less than Local.
Bramble scrub	N/A	All bramble scrub	A patch present to the north of field F7 surrounding the stream.	Less than Local.
Lowland mixed deciduous woodland	Moderate	Single parcel of LMDW	There is a small patch of woodland central along the northern hedgerow boundary, connecting hedgerows H10 and H11 .	Local (Priority Habitat).
Reedbeds	Good	Single parcel of reedbed	A patch of reedbed is bounded by hedgerow within the north-east corner of field F6 , dominated by common reed.	Local (Priority Habitat).

Habitat Type	Condition	Baseline Reference*	Distribution and Description	Intrinsic Ecological Importance**
Other Swamp (UK habitat classification category F2f) Due to the idiosyncrasies of the metric (no category for G, this has had to be called Other Neutral Grassland in the Metric).	Moderate	Both parcels of other swamp	There are two parcels across fields F3 and F6 , other swamp is present to the south and east of the reedbeds. There is no category for any other swamp habitats other than reedbed within the Metric. This swamp falls into the category Other Wetland (F2f) within the UK Habitat Classification. To reflect the value (a medium distinctiveness habitat), this habitat is included in the metric as Other Neural Grassland. However, it was condition assessed as a wetland (reedbed) habitat.	Local.
Mixed scrub	Poor	All mixed scrub	A parcel of mixed scrub is present in the north-east boundary of field F3 , to the east of other swamp.	Local.
Individual rural trees	Moderate	T2, T3, T4, T34, T36, T66, T67, T68, and T69	Rural trees present across the Site.	Less than Local.
Individual rural trees	Good	T8	Rural tree present on-site.	Less than Local.
Individual rural trees	Good	T10, T15, and T33	Veteran trees T10 (along hedgerow H14), T15 (in field F6) and T33 (in field F5).	District. Irreplaceable Habitat.
Line of trees	Good	TL2 and TL3	Lines of trees running along the River Avon defining the eastern boundary.	Less than Local.
Non-native and Ornamental Hedgerow	Poor	Single non-native hedgerow	A section of ornamental hedgerow runs along boundary of the residential curtilage to the north-west of the Site.	Less than Local.
Native hedgerow	Poor	H12 and H13	Hedgerows H12 and H13 present along the northern boundary of field F5 .	Less than Local (Priority Habitat).
Native hedgerow with trees – Associated with bank or ditch	Moderate	H6	Defunct hedgerow H6 between fields F2 and F3 .	Less than Local (Priority Habitat).

Habitat Type	Condition	Baseline Reference*	Distribution and Description	Intrinsic Ecological Importance**
Species rich native hedgerow	Moderate	H1 and H2	Newly planted hedgerows H1 and H2 creating the south and east boundary between fields F6 and F7 .	Local (Priority Habitat).
Species rich native hedgerow with trees	Good	H3 , H8 H10 , H11 , and H16	Hedgerows H3 , H10 and H11 are central along the northern boundary. Hedgerow H16 runs along the southern boundary of field F1 and hedgerow H8 delineates the south-east boundary of field F3 .	Local (Priority Habitat).
Species rich native hedgerow – Associated with bank or ditch	Good	H14 , and H15	Hedgerow H14 , and H15 forming the north-west and south-west boundaries of field F2 .	Local (Priority Habitat).
Species rich native hedgerow with trees – Associated with bank or ditch	Good	H4 , H5 , and H7	Hedgerow H5 defines the north-east boundary of field F2 . Hedgerow H4 runs along the north-west boundary of F3 , and hedgerow H7 defines the southern boundary.	Local (Priority Habitat).
Other Rivers and Streams	Fairly Poor	River Avon	The River Avon lies adjacent to the eastern boundary of the site.	County. Off-site (on Site boundary).
	Fairly Poor	Stream	A tributary of the River Avon flows across the Site between fields F4 and F5 and north of fields F3 , F6 and F7 .	Local.

* Baseline reference – as per **Plan EDP 1**, Statutory Metric (report reference: edp2272_r023) and Condition Assessment Tables (in **Appendix EDP 1**)

**Importance irrespective of any protected, priority or other notable species which may be present

ON-SITE POST-INTERVENTION

- 3.8 A graphic representation of the predicted post-development habitat areas/lengths as entered into the Metric is provided on **Plan EDP 2**.
- 3.9 Full details of the newly created and enhanced habitats will be provided as part of the BGP and accompanying Habitat Management and Monitoring Plan (HMMP) that will be produced as part of the standard pre-commencement condition. However, to provide an indicative BNG score, the following assumptions have been made:
- All habitats of greater ecological importance have been retained (and protected) where possible (as detailed in Chapter 8: Ecology);
 - The ratio of 'developed land sealed surface' to 'vegetated garden' within the residential development area has been split based on typical schemes at these housing densities (70%; 30%);
 - To be conservative, Modified grassland of 'poor' condition has been applied across the Site, predominantly in areas associated with more formal uses. In reality, many of the areas can be enhanced to be more diverse, and therefore achieve a greater condition;
 - Footpaths across the Site have either been assumed to be mown Modified grassland of poor condition, or hoggan paths (artificial unvegetated, unsealed surface). Each path has been given a buffer of 5m (mapped as Modified grassland of poor condition) where impacts to the surrounding grassland may occur;
 - Creation of an area of neutral wildflower rich grassland (denoted as 'other neutral grassland') of good condition to be created within the eastern public open space. This area is within the River Avon's floodplain and therefore is identified as part of the LNRS. Due to the grassland currently being in intensive agricultural management, the reduction of insecticides/herbicides and grazing pressure will improve the water quality run off from this parcel;
 - The open space along the northern boundary has been mapped as a strip of mixed scrub and a strip of Other Neutral Grassland in good condition. Although, in reality, this will not be two distinct strips and will be designed to improve the landscaped edge of the proposed development as well as provide a dark flight corridor for bats. This level of detail will come forward with the Reserved Matters applications (and with the BGP);
 - Sustainable urban drainage (attenuation basins and ditches) features designed to maximise biodiversity benefits, and achieve 'moderate' condition, through sensitive design and planting with diverse mix of native aquatic and semi-aquatic flora;
 - Native species-rich hedgerows that will achieve good condition through sensitive management;

- Drainage outflows will enter the tributary of the River Avon located on-site. The detailed design is not yet advanced, but to avoid watercourse encroachment it is proposed that any headwall be set back at least 10m from the channel;
- At this outline stage it has been assumed that the drainage outflows into the tributary will be regularly managed and therefore riparian encroachment will occur. To account for the change from no riparian encroachment to major riparian encroachment, the Metric requires loss and recreation of the channel. As such, three 10m sections of the tributary are shown in the Metric as lost and recreated with major riparian encroachment;
- However, enhancements of 200m of this stream (within the natural greenspace) in the form of reprofiling (reducing the over-deepened channel and providing a more naturalised profile) as well as planting of diverse native riparian habitat along the stream will occur;
- A new ditch is proposed within the eastern open space, targeting moderate condition through marginal planting, only dappled shading in places, and no riparian encroachment; and
- Street trees to be planted throughout the road network and within the POS. Details regarding the number, locations and/or specification of street trees is unknown at the outline planning stage. For the purpose of the Biodiversity Metric calculations, estimations have been made based on the Illustrative Landscape Strategy to include 23 small trees of poor condition planted in more residential locations, and 26 small trees of moderate condition planted within POS. More trees are anticipated on the final design, particularly within the residential areas and along streets.

3.10 The targeted condition of the newly created or enhanced habitats alongside justification for that decision is set out within the tables in Appendix 8.3c of the Ecology Chapter (report reference: edp2272_r025).

Significant On-site Enhancements

3.11 The BNG contribution provided on-site through the proposed development relies, in part, on some areas of significant enhancement. Guidance published by DEFRA⁸ defines significant on-site enhancements as “*areas of habitat enhancement which contribute significantly to the proposed development’s BNG, relative to the biodiversity value before development.*” According to DEFRA, “... these would normally be:

- *habitats of medium or higher distinctiveness in the biodiversity metric*
- *habitats of low distinctiveness which create a large number of biodiversity units relative to the biodiversity value of the site before development*
- *habitat creation or enhancement where distinctiveness is increased relative to the distinctiveness of the habitat before development*

⁸ <https://www.gov.uk/guidance/make-on-site-biodiversity-gains-as-a-developer>

- *areas of habitat creation or enhancement which are significant in area relative to the size of the development*
- *enhancements to habitat condition, for example from poor or moderate to good”.*

3.12 The following habitats proposed as part of the proposed development are considered to constitute as significant on-site enhancement:

- Modified grassland;
- Traditional orchards;
- Other neutral grassland;
- Mixed scrub;
- Sustainable drainage systems;
- Stream;
- Ditches;
- Urban and rural trees; and
- Hedgerows.

3.13 The maintenance of these significant enhancements can be secured by a planning condition requiring an HMMP extending for a period of at least 30 years after the development is completed. This would accompany the BGP which is required as a pre-commencement condition.

Section 4

Net Biodiversity Impact

- 4.1 The draft BNG calculations provided within this report are indicative and will need to be updated once detailed design information is available. A final Biodiversity Metric calculation will be prepared alongside the BGP and submitted to the LPA to discharge the general biodiversity gain condition applied to the planning permission if granted. However, the indicative calculations are shown in the accompanying report (edp2272_r023).
- 4.2 The predicted overall net change in biodiversity units, taking into account all proposed habitat retention, enhancement and creation, is summarised in **Table EDP 4.1**.

Table EDP 4.1: Statutory Biodiversity Metric Headline Indicative Results

	Habitat Units	Hedgerow Units	Watercourse Units
On-site Baseline	68.57	36.38	11.55
On-site Post-intervention	107.63	42.43	12.89
On-site Net Unit Change	+39.07	+6.04	+1.34
On-site Net % Change	+ 56.98% (gain)	+ 16.61% (gain)	+ 11.60% (gain)
Trading Rules Satisfied	Yes	Yes	Yes

Section 5

Conclusion

- 5.1 The Metric has demonstrated that the proposed development, albeit in outline, is capable of delivering a significant net gain to biodiversity in accordance with the minimum statutory requirement as enforced by the *Environment Act* (2021), with any watercourse gain being confirmed at the Reserved Matters stage. The BGP to be prepared to discharge the general biodiversity gain condition to be applied to the planning permission if granted will include a final set of BNG calculations based on the final, detailed design for the proposed development. The detailed design of the development should be carried out in accordance with the assumptions made in this report regarding habitat retention, enhancement and creation. Deviance from the assumptions made could result in a reduction in post-development biodiversity value below the target level, which would require alternative habitat provisions to address the shortfall in units and ensure the proposed development delivers the target level of BNG.

Appendix EDP 1
Illustrative Site Layout
(edp2272_d066 17 April 2026 NBo/PWi)



- Site Boundary (29.97ha)
- Other Land in the Applicants Control
- Proposed Vehicular, Cycle and Pedestrian Access
- Proposed Emergency Vehicle, Pedestrian and Cycle Access
- Pedestrian/Cycle Access
- Existing Vegetation
- Proposed Tree Planting
- Proposed Scrub Planting
- Meadow Planting
- Amenity Green Space
- Mown Path/Nature Trail
- Footpath
- Sustainable Drainage Feature
- Play Provision
- Primary Street
- Secondary Street
- Shared Surface/Private Drive
- Public Square
- Allotment
- Orchard

client
Hallam Land Management

project title
Land East of Showell Farm, Chippenham

drawing title
Illustrative Site Layout

date	17 APRIL 2026	drawn by	NBo
drawing number	edp2272_d066	checked	PWI
scale	1:2,500 @ A2	QA	OSh



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Appendix EDP 2

Baseline Habitat Condition Assessment Tables

Table EDP A2.1: Condition Assessment for On-site Baseline Habitats

Baseline Habitat	Parcel ID	Assessment Criteria Passed	Condition Assessment Result	Condition Assessment Score
Area Habitats				
Cereal crops	F1, F2, and F3	N/A	N/A	N/A
Modified grassland	F4 and F5	GRASSLAND Habitat Type (low distinctiveness): Passes – B (varied sward height), C (<20% scrub), E (1-10% bare ground), F (bracken cover), G (absence of invasives) Fails – A (species per m ²), D (<5% physical damage)	Passes 3 or fewer criteria; OR Passes 4 - 6 criteria (excluding criterion A).	Poor
Modified grassland	F6	GRASSLAND Habitat Type (low distinctiveness): Passes – B (varied sward height), C (<20% scrub), D (<5% physical damage), E (1-10% bare ground), F (bracken cover), G (absence of invasives) Fails – A (species per m ²)	Passes 3 or fewer criteria; OR Passes 4 - 6 criteria (excluding criterion A).	Poor
Modified grassland	F7	GRASSLAND Habitat Type (low distinctiveness): Passes (all) – A (species per m ²), B (varied sward height), C (<20% scrub), D (<5% physical damage), E (1-10% bare ground), F (bracken cover), G (absence of invasives)	Passes 6 or 7 criteria including passing essential criterion A.	Good
Developed land	All developed land	N/A	N/A	N/A

Baseline Habitat	Parcel ID	Assessment Criteria Passed	Condition Assessment Result	Condition Assessment Score
Bare ground	All bare ground	URBAN habitat type: Passes – B (multiple plant species), C (absence of invasives) Fails – A (varied vegetation structure)	Passes 2 of 3 core criteria; OR Passes 3 of 3 core criteria but does not meet the requirements for Good condition within criterion C.	Moderate
Tall forbs	All Tall Forbs areas	URBAN habitat type: Passes (all) – A (varied vegetation structure), B (multiple plant species), C (absence of invasives)	Passes all 3 core criteria; AND Meets the requirements for Good condition within criterion C.	Good
Bramble scrub	All bramble scrub	N/A	N/A	N/A
Lowland mixed deciduous woodland	Single parcel of LMDW	WOODLAND habitat type: A=2, B=2, C=3, D=2, E=3, F=3, G=2, H=2, I=2, J=2, K=1, L=3, M=1 (total 28)	Total score 26 to 32	Moderate
Reedbeds	Single parcel of reedbed	WETLAND Habitat Type: Passes – A (constant water level), B (good example of habitat type), C (good water supply quality), D (<10% scrub and scattered trees), E (<5% bareground), F (absence of invasive species), I (diverse structure)	Passes 5 or 6 core criteria including criterion A; AND Passes additional criterion G, H, I or J (choose the one specified for the habitat type).	Good
Other Swamp	Both areas of other swamp	WETLAND (REEDBED) Habitat Type: Passes A, C,D, E and F. It is not a good example of the habitat type (fails B) It does not have a diverse structure/ species mix (fails I)	Passes 5 out of 7 criteria.	Moderate

Baseline Habitat	Parcel ID	Assessment Criteria Passed	Condition Assessment Result	Condition Assessment Score
Mixed scrub	All mixed scrub	SCRUB Habitat Type Passes – A (good example of habitat type), C (absence of invasives) Fails – B (different shrub ages), D (well-developed edge), E (clearing, glades, and rides)	Passes 2 or fewer criteria	Poor
Individual tree	T2, T3, T34, T36, T66, T67, T68, and T69	INDIVIDUAL TREES Habitat Type Passes – A (native), B (continuous canopy), D (no adverse impact), F (>20% oversailing vegetation) Fails - C (mature), E (ecological niches)	Passes 3 or 4 criteria	Moderate
Individual tree	T33	INDIVIDUAL TREES Habitat Type Passes – A (native), B (continuous canopy), C (mature), D (no adverse impact), F (>20% oversailing vegetation), E (ecological niches) Fails – F (>20% oversailing vegetation)	Passes 5 or 6 criteria	Good
Individual tree (Veteran Trees)	T8, T10, and T15	INDIVIDUAL TREES Habitat Type Passes (all) – A (native), B (continuous canopy), C (mature), D (no adverse impact), E (ecological niches), F (>20% oversailing vegetation)	Passes 5 or 6 criteria	Good
Hedgerows				
Line of trees	TL2 and TL3	LINE OF TREES Passes all criterion (A-D)	Passes 5 of 5 criteria	Good
Non-native and Ornamental Hedgerow	Single non-native hedgerow	N/A	N/A	Poor

Baseline Habitat	Parcel ID	Assessment Criteria Passed	Condition Assessment Result	Condition Assessment Score
Native hedgerow	H12	HEDGEROW Habitat Types: Passes – A1 (height), A2 (width), ground), D1 (absence of invasives), D2 (damage) Fails – B1 (gap base), B2 (gap canopy), C1 (undisturbed ground), C2 (nutrient enrichment)	Fails a total of more than 4 attributes; OR Fails both attributes in more than one functional group.	Poor
Native hedgerow	H13	HEDGEROW Habitat Types: Passes – A1 (height), A2 (width), C1 (undisturbed ground), D1 (absence of invasives) Fails – B1 (gap base), B2 (gap canopy), C2 (nutrient enrichment), D2 (damage),	Fails a total of more than 4 attributes; OR Fails both attributes in more than one functional group.	Poor
Native hedgerow with trees	H9	HEDGEROW Habitat Types: Passes – A1 (height), A2 (width), B1 (gap base), B2 (gap canopy), C1 (undisturbed ground), D1 (absence of invasives), D2 (damage), E2 (tree health) Fails – C2 (nutrient enrichment), E1 (age-class)	No more than 5 failures in total; AND Does not fail both attributes in more than one functional group.	Moderate
Native hedgerow – Associated with bank or ditch	H6	HEDGEROW Habitat Types: Passes – A1 (height), A2 (width), C1 (undisturbed ground), D1 (absence of invasives) Fails – B1 (gap base), B2 (gap canopy), C2 (nutrient enrichment), D2 (damage)	No more than 4 failures in total; AND Does not fail both attributes in more than one functional group.	Moderate
Species rich native hedgerow	H1 and H2	HEDGEROW Habitat Types: Passes – A1 (height), A2 (width), C1 (undisturbed ground), C2 (nutrient enrichment), D1 (absence of invasives), D2 (damage) Fails – B1 (gap base), B2 (gap canopy)	No more than 4 failures in total; AND Does not fail both attributes in more than one functional group.	Moderate

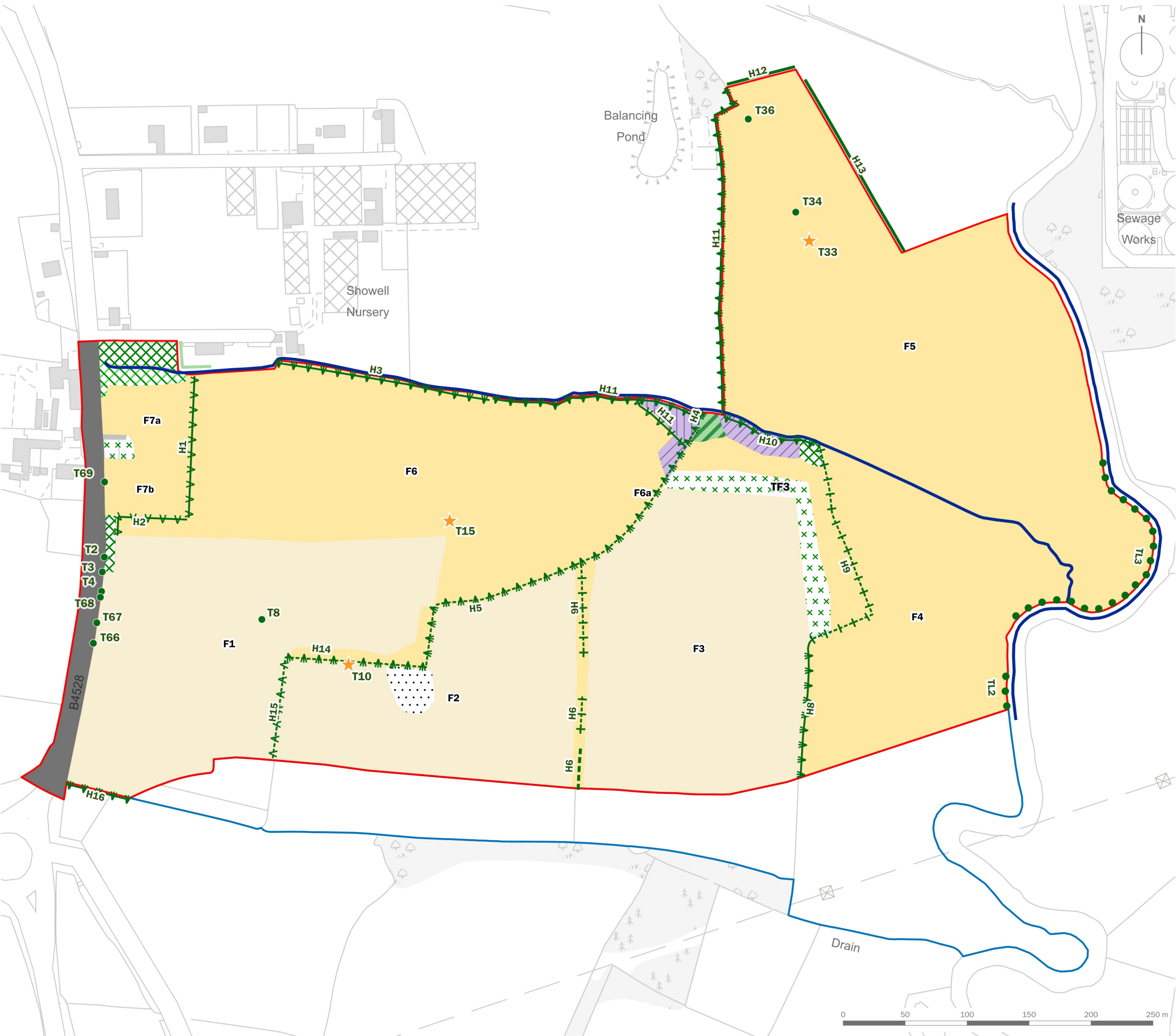
Baseline Habitat	Parcel ID	Assessment Criteria Passed	Condition Assessment Result	Condition Assessment Score
Species rich native hedgerow with trees	H3 and H11	HEDGEROW Habitat Types: Passes (all) – A1 (height), A2 (width), B1 (gap base), B2 (gap canopy), C1 (undisturbed ground), C2 (nutrient enrichment), D1 (absence of invasives), D2 (damage), E1 (age-class), E2 (tree health)	No more than 2 failures in total; AND No more than 1 failure in any functional group.	Good
Species rich native hedgerow with trees	H10	HEDGEROW Habitat Types: Passes – A1 (height), A2 (width), B1 (gap base), B2 (gap canopy), C1 (undisturbed ground), D1 (absence of invasives), D2 (damage), E2 (tree health) Fails – C2 (nutrient enrichment), E1 (age-class)	No more than 2 failures in total; AND No more than 1 failure in any functional group.	Good
Species rich native hedgerow with trees	H16	HEDGEROW Habitat Types: Passes – A1 (height), A2 (width), B1 (gap base), B2 (gap canopy), C2 (nutrient enrichment), D1 (absence of invasives), D2 (damage), E1 (age-class) Fails – C1 (undisturbed ground), E2 (tree health)	No more than 2 failures in total; AND No more than 1 failure in any functional group.	Good
Species rich native hedgerow with trees	H8	HEDGEROW Habitat Types: Passes – A1 (height), A2 (width), B1 (gap base), C1 (undisturbed ground), D1 (absence of invasives), D2 (damage), E2 (tree health) Fails – B2 (gap canopy), C2 (nutrient enrichment), E1 (age-class),	No more than 5 failures in total; AND Does not fail both attributes in more than one functional group.	Moderate
Species rich native hedgerow – Associated with bank or ditch	H14	HEDGEROW Habitat Types: Passes – A1 (height), A2 (width), B2 (gap canopy), C1 (undisturbed ground), C2 (nutrient enrichment), D1 (absence of invasives), D2 (damage) Fails – B1 (gap base)	No more than 2 failures in total; AND No more than 1 failure in any functional group	Good

Baseline Habitat	Parcel ID	Assessment Criteria Passed	Condition Assessment Result	Condition Assessment Score
Species rich native hedgerow – Associated with bank or ditch	H15	HEDGEROW Habitat Types: Passes – A1 (height), A2 (width), B1 (gap base), B2 (gap canopy), C2 (nutrient enrichment), D1 (absence of invasives), D2 (damage) Fails – C1 (undisturbed ground)	No more than 2 failures in total; AND No more than 1 failure in any functional group.	Good
Species rich native hedgerow with trees – Associated with bank or ditch	H4, H5, and H7	HEDGEROW Habitat Types: Passes – A1 (height), A2 (width), B1 (gap base), B2 (gap canopy), C1 (undisturbed ground), C2 (nutrient enrichment), D1 (absence of invasives), D2 (damage), E2 (tree health) Fails – E1 (age-class)	No more than 2 failures in total; AND No more than 1 failure in any functional group.	Good
Watercourses				
See Appendix EDP 2 of the Ecological Baseline Report (Appendix 8.1 of the Ecology Chapter; report reference: edp2272_r018).				

Plans

Plan EDP 1: Baseline Habitat Plan
(edp2272_d075c 30 April 2026 VMS/PNe)

Plan EDP 2: Proposed Habitats
(edp2272_d076a 30 April 2026 VMS/PNe)

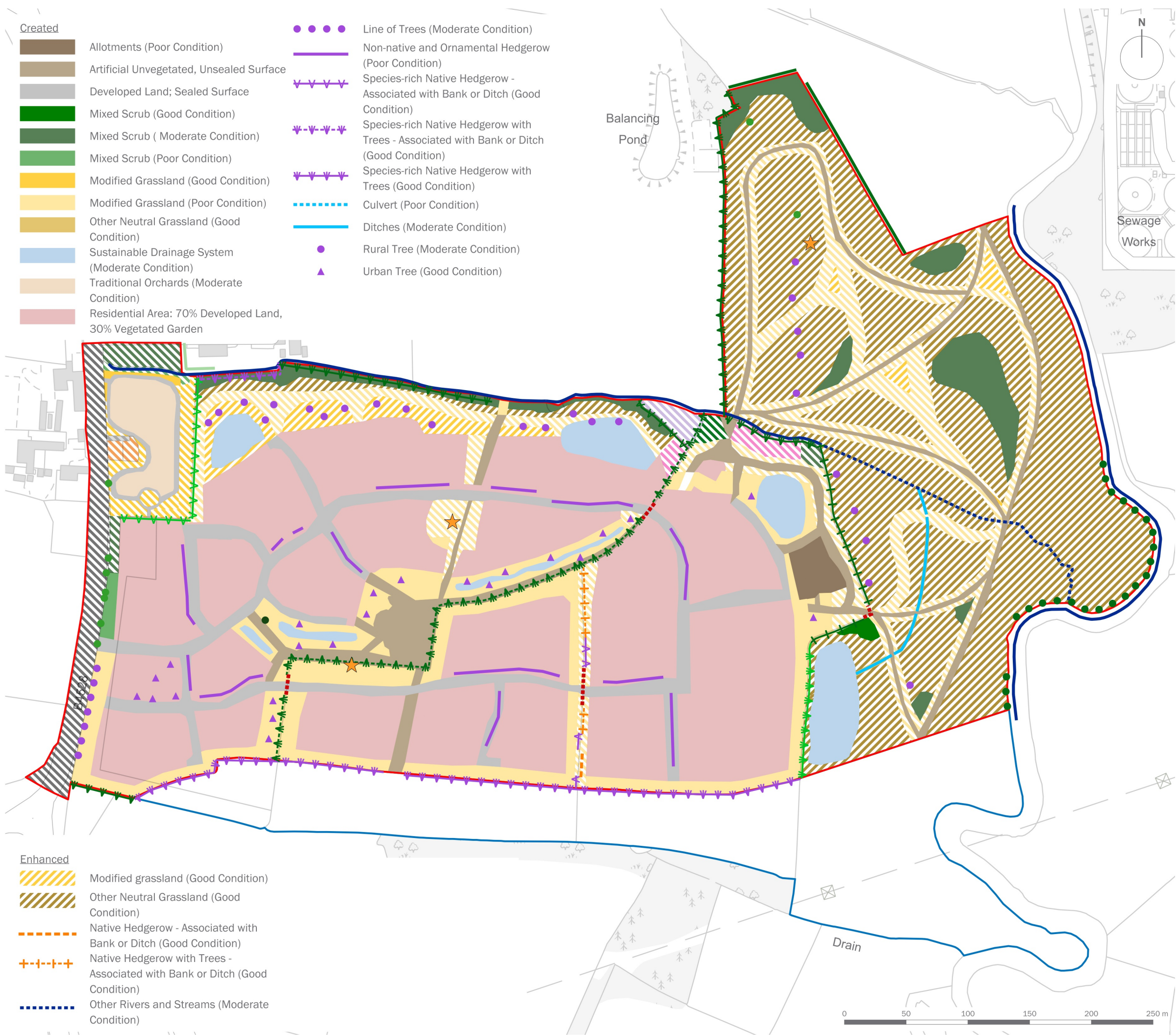


- Site Boundary
- Additional Survey Area
- Lowland Mixed Deciduous Woodland
- Modified Grassland
- Cereal Crops
- Mixed Scrub
- Bramble Scrub
- Tall Forbs
- Reedbeds
- Developed Land; Sealed Surface
- Built Linear Features
- Bare Ground
- Other Swamp
- Line of Trees
- Native Hedgerow
- Native Hedgerow - Associated with Bank or Ditch
- Native Hedgerow with Trees - Associated with Bank or Ditch
- Non-native and Ornamental Hedgerow
- Species-rich Native Hedgerow
- Species-rich Native Hedgerow - Associated with Bank or Ditch
- Species-rich Native Hedgerow with Trees
- Species-rich Native Hedgerow with Trees - Associated with Bank or Ditch
- Other Rivers and Streams
- Rural Tree
- Veteran Tree - Irreplaceable Habitat
- F1/TF1 Field/Tall Forbs Reference
- H1/TL1 Hedgerow/Line of Trees Reference
- T1/G1a Tree Reference

client			
Hallam Land			
project title			
Land East of Showell Farm, Chippenham			
drawing title			
Baseline Habitat Plan			
date	30 APRIL 2026	drawn by	VMS
drawing number	edp2272_d075c	checked	PNe
scale	1:3,000 @ A3	QA	DJo



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- Created**
- Allotments (Poor Condition)
 - Artificial Unvegetated, Unsealed Surface
 - Developed Land; Sealed Surface
 - Mixed Scrub (Good Condition)
 - Mixed Scrub (Moderate Condition)
 - Mixed Scrub (Poor Condition)
 - Modified Grassland (Good Condition)
 - Modified Grassland (Poor Condition)
 - Other Neutral Grassland (Good Condition)
 - Sustainable Drainage System (Moderate Condition)
 - Traditional Orchards (Moderate Condition)
 - Residential Area: 70% Developed Land, 30% Vegetated Garden

- Line of Trees (Moderate Condition)
- Non-native and Ornamental Hedgerow (Poor Condition)
- Species-rich Native Hedgerow - Associated with Bank or Ditch (Good Condition)
- Species-rich Native Hedgerow with Trees - Associated with Bank or Ditch (Good Condition)
- Species-rich Native Hedgerow with Trees (Good Condition)
- Culvert (Poor Condition)
- Ditches (Moderate Condition)
- Rural Tree (Moderate Condition)
- Urban Tree (Good Condition)

- Retained**
- Bramble Scrub
 - Built Linear Features
 - Developed Land; Sealed Surface
 - Lowland Mixed Deciduous Woodland (Moderate Condition)
 - Mixed Scrub (Poor Condition)
 - Modified Grassland (Good Condition)
 - Modified Grassland (Poor Condition)
 - Reedbeds (Good Condition)
 - Other Swamp (Moderate Condition)
 - Tall Forbs (Good Condition)
 - Line of Trees (Good Condition)
 - Native Hedgerow (Poor Condition)
 - Native Hedgerow - Associated with Bank or Ditch (Good Condition)
 - Non-native and Ornamental Hedgerow (Poor Condition)
 - Species-rich Native Hedgerow - Associated with Bank or Ditch (Good Condition)
 - Species-rich Native Hedgerow (Good Condition)
 - Species-rich Native Hedgerow (Moderate Condition)
 - Species-rich Native Hedgerow with Trees - Associated with Bank or Ditch (Good Condition)
 - Native Hedgerow with Trees (Good Condition)
 - Native Hedgerow with Trees (Moderate Condition)
 - Other Rivers and Streams (Fairly Poor Condition)
 - Rural Tree (Good Condition)
 - Rural Tree (Moderate Condition)
 - Veteran Tree - Irreplaceable habitat

- Enhanced**
- Modified grassland (Good Condition)
 - Other Neutral Grassland (Good Condition)
 - Native Hedgerow - Associated with Bank or Ditch (Good Condition)
 - Native Hedgerow with Trees - Associated with Bank or Ditch (Good Condition)
 - Other Rivers and Streams (Moderate Condition)

client			
Hallam Land			
project title			
Land East of Showell Farm, Chippenham			
drawing title			
Proposed Habitats			
date	30 APRIL 2026	drawn by	VMS
drawing number	edp2272_d076a	checked	PNe
scale	1:3,000 @ A3	QA	DJo



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**URBAN
DESIGN
GROUP** REGISTERED
PRACTICE



**Landscape
Institute**
Registered practice