

# Hawke Ridge Business Park, Westbury

## Biodiversity Net Gain Strategy

July 2026

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**Hawke Ridge Business Park Ltd and Bellway Homes Ltd**

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# 1 SUMMARY

- 1.1 The proposed redevelopment of Hawke Ridge Business Park is capable of delivering both the on-site SANG required by Natural England and the statutory Biodiversity Net Gain requirement under the Environment Act 2021 and Schedule 7A of the Town and Country Planning Act 1990.
- 1.2 The Proposed SANG would deliver a net gain of 27.0% for area-based habitats and 88.9% for hedgerows, exceeding the statutory 10% requirement and satisfying the relevant trading rules.
- 1.3 To demonstrate additionality, a separate minimum-standard SANG test has been undertaken using the same broad layout but excluding the habitat enhancements introduced specifically for BNG. This test results in a 19.3% loss of area-based habitat units, confirming that the reported gain arises from additional grassland enhancement, woodland creation, tree planting and hedgerow enrichment, rather than from the SANG provision alone.
- 1.4 Watercourse units increase by 4.5%, leaving a shortfall of approximately 0.09 units. This will need to be addressed through further on-site enhancement or registered off-site watercourse units before approval of the Biodiversity Gain Plan.
- 1.5 Subject to this, the scheme is consistent with the statutory BNG framework, the biodiversity gain hierarchy and national planning policy. Delivery will be secured through the Biodiversity Gain Plan, final statutory metric and at least 30 years of habitat management and monitoring.

## **2 INTRODUCTION AND STRATEGY OVERVIEW**

### **2.1 Purpose of this Report**

2.1.1 This report has been prepared by Ethos Environmental Planning on behalf of Hawke Ridge Business Park Ltd and Bellway Homes Ltd. It explains how the proposed redevelopment of Hawke Ridge Business Park, Westbury, will provide both:

- Suitable Alternative Natural Greenspace, known as SANG, to help mitigate recreational pressure on Clanger Wood Site of Special Scientific Interest; and
- a minimum 10% Biodiversity Net Gain, known as BNG, as required by the Environment Act 2021.

2.1.2 The report brings these two requirements together. It explains how the proposed SANG has been designed to fulfil its recreational mitigation function while also contributing to the biodiversity gain required for the development.

2.1.3 The figures presented in this report are taken from the statutory biodiversity metric calculations prepared for the scheme. The metric calculations should be read alongside this report, as they provide the detailed evidence supporting the BNG position.

### **2.2 The Site and Proposed Development**

2.2.1 The Site extends to approximately 14.59 hectares and comprises two parcels of agricultural land, known as Parcel A and Parcel B, separated by Mill Lane.

2.2.2 The land is allocated as strategic employment land under Policies CP2 and CP32 of the Wiltshire Core Strategy.

2.2.3 A full planning application is being prepared for a mixed-use development comprising:

- a retail convenience store;
- three flexible retail units;
- a roadside drive-through unit;
- a 64-bed care home;
- 249 residential dwellings; and
- associated access, landscaping, green infrastructure and drainage works.

2.2.4 The Site is predominantly agricultural in character. The main existing habitats comprise arable land, grassland, scrub, hedgerows, individual trees and a watercourse corridor. Existing buildings, hardstanding and other developed land are present in the south-western part of the Site.

## 2.3 How SANG and BNG Will Be Delivered Together

- 2.3.1 The SANG and BNG requirements are separate planning requirements, but they can be delivered in a coordinated way where habitat enhancement is compatible with the recreational function of the SANG.
- 2.3.2 At Hawke Ridge, a single proposed SANG design has therefore been prepared. The design first provides the features necessary for the land to function as SANG, including accessible open space, walking routes, grassland, ponds, retained hedgerows and the watercourse corridor.
- 2.3.3 Further habitat enhancements are then incorporated within the same area. These include:
- enhancement of grassland to more species-rich habitat;
  - creation of new native woodland;
  - additional tree planting;
  - improvement and enrichment of retained hedgerows; and
  - improved habitat buffers alongside the watercourse.
- 2.3.4 These additional measures increase the biodiversity value of the SANG without compromising its recreational function.
- 2.3.5 The proposed SANG is therefore intended to perform two roles:
1. provide the recreational mitigation required by Natural England; and
  2. contribute towards the statutory BNG requirement for the development.

## 2.4 Demonstrating that the BNG is Additional

- 2.4.1 Government guidance allows habitat created or enhanced for another purpose, such as SANG, to contribute towards BNG. However, habitat required to perform the SANG function can only contribute up to the point of no net loss. Biodiversity gains above that point must result from additional habitat enhancement.
- 2.4.2 The statutory biodiversity metric calculates the overall change in biodiversity value across the scheme. It does not separately identify the point at which the minimum SANG requirement ends and the additional BNG enhancement begins.
- 2.4.3 For this reason, two calculations have been prepared:
- the **Proposed SANG calculation**, which assesses the scheme including the additional habitat enhancements; and
  - the **minimum-standard SANG test**, which shows the biodiversity outcome if the land were provided only to the minimum condition required for its SANG function.

- 2.4.4 For clarity, this report uses the term “minimum-standard SANG test” to describe the supporting calculation for the SANG delivered only to the minimum condition required for its recreational function. This is the same scenario referred to in the supporting metric as the “Basic SANG”. It is not an alternative proposal and is used only to demonstrate the additional biodiversity value delivered by the Full SANG enhancements.
- 2.4.5 The minimum-standard SANG test is not an alternative design and is not a separate BNG compliance calculation. It is included only to demonstrate that the reported biodiversity gain results from the additional habitat enhancements, rather than from the SANG designation itself.
- 2.4.6 The results show that a minimum-standard SANG would result in a net loss of area-based habitat units. The positive area-based habitat gain delivered by the Proposed SANG therefore arises from the additional grassland enhancement, woodland creation and tree planting incorporated into the design. Further hedgerow enrichment provides an additional gain within the separate hedgerow module.

## **2.5 How BNG Has Been Calculated**

- 2.5.1 The BNG assessment has been prepared using the statutory biodiversity metric. The baseline calculation is based on the extended UK Habitat Classification survey of the Site. The post-development calculation is based on the proposed SANG plan, masterplan and habitat proposals.
- 2.5.2 The metric calculates biodiversity value by considering:
- habitat area or length;
  - habitat type;
  - habitat condition;
  - ecological distinctiveness;
  - strategic significance; and
  - the time and difficulty associated with creating or enhancing habitat.
- 2.5.3 The results are expressed as biodiversity units. The Proposed SANG calculation is the principal calculation that will be carried forward into the Biodiversity Gain Plan. The minimum-standard SANG calculation is provided only as supporting evidence to explain the additional contribution made by the proposed habitat enhancements.

## **2.6 Policy Context and Long-Term Management**

- 2.6.1 The strategy has been prepared having regard to the Environment Act 2021, the statutory BNG framework, the National Planning Policy Framework, the Wiltshire Core Strategy and relevant local ecological and green infrastructure strategies.
- 2.6.2 The proposed SANG and the habitats relied upon for BNG will need to be secured through the planning process. This is expected to include:

- a Biodiversity Gain Plan;
- the final statutory biodiversity metric calculation;
- a detailed ecological or landscape management plan; and
- a Habitat Management and Monitoring Plan.

2.6.3 Significant habitat enhancements relied upon for BNG will be managed and monitored for a minimum period of 30 years.

2.6.4 The watercourse position will also need to be resolved before approval of the Biodiversity Gain Plan, either through further on-site enhancement or the provision of a small number of registered off-site watercourse units.

### 3 BIODIVERSITY NET GAIN RESULTS AND SANG CONTRIBUTION

#### 3.1 Overview

- 3.1.1 The statutory biodiversity metric has been used to assess the biodiversity value of the Site before and after development.
- 3.1.2 The principal calculation is based on the Proposed SANG, which is the scheme Hawke Ridge Business Park Ltd and Bellway Homes Ltd intend to deliver. It includes the habitat enhancements incorporated into the SANG design, together with the retained hedgerows and watercourse corridor.
- 3.1.3 The calculation shows that the Proposed SANG would achieve:

*Table 1: Summary of Net Gain Outcomes (Proposed SANG, Stage 2, vs Baseline)*

| Metric module       | Net change | 10% target met?        |
|---------------------|------------|------------------------|
| Area-based habitats | +27.0%     | Yes                    |
| Hedgerows           | +88.9%     | Yes                    |
| Watercourses        | +4.5%      | No – 0.09 unit deficit |

- 3.1.4 The Proposed SANG therefore exceeds the statutory 10% requirement for area-based habitats and hedgerows. The watercourse module shows a positive gain but falls approximately 0.09 units short of the 10% target. This will need to be resolved through further on-site enhancement or a small registered off-site watercourse provision before the Biodiversity Gain Plan is approved.
- 3.1.5 A separate minimum-standard SANG test has also been prepared. This is not an alternative design or a separate compliance calculation. It is included only to demonstrate that the biodiversity gain arises from the additional habitat enhancements incorporated into the Proposed SANG, rather than from the SANG requirement itself.

#### 3.2 Existing Habitats and Baseline Biodiversity Value

- 3.2.1 The Site is predominantly agricultural in character and is dominated by two large arable fields under cereal cultivation. These fields are separated and bounded by a network of grassland, scrub, hedgerows, trees and a watercourse corridor. Existing buildings, hardstanding, bare ground and introduced planting are present around the existing employment area in the south-western part of the Site, as shown at figure 1.



Figure 1: Existing Habitats

### 3.2.2 The principal baseline habitats comprise:

- approximately 12.31 hectares of cereal cropland;
- approximately 1.02 hectares of neutral and modified grassland;
- approximately 0.47 hectares of bramble, mixed scrub and willow scrub;
- small areas of ruderal vegetation, bare ground, hardstanding and introduced shrub;
- individual trees;
- 1.84 kilometres of hedgerow; and
- approximately 0.20 kilometres of watercourse.

### 3.2.3 The baseline biodiversity value is summarised below in table 2 (details are provided at appendix 1 and the supporting metric).

Table 2: Baseline Biodiversity Units – Existing Habitats

| Metric module       | Baseline value |
|---------------------|----------------|
| Area-based habitats | 36.36 units    |
| Hedgerows           | 11.80 units    |
| Watercourses        | 1.72 units     |

### 3.2.4 These figures form the starting point for the BNG assessment. Each metric module is assessed separately against its own baseline.

### **3.3 Proposed SANG and Habitat Strategy**

3.3.1 The Proposed SANG is the single scheme intended to satisfy both the recreational mitigation requirement and the biodiversity strategy for the Site. It comprises two linked areas of informal natural greenspace on either side of Mill Lane:

- a northern area incorporating grassland, ponds, allotments and walking routes; and
- a larger south-eastern area incorporating grassland, a pond, sustainable drainage features and recreational routes.

3.3.2 The existing hedgerow network and watercourse corridor are retained within the overall SANG structure.

3.3.3 In addition to the features required for the land to function as SANG, the design includes further habitat enhancements specifically intended to increase biodiversity value. These comprise:

- enhancement of Parcel A21 from modified grassland to species-rich other neutral grassland in moderate condition;
- improvement of Parcel A28 from poor-condition other neutral grassland to moderate condition;
- creation of approximately 0.58 hectares of new broadleaved woodland at Parcel A27;
- approximately 1.21 hectares of additional tree canopy planting; and
- gapping-up and enrichment of retained hedgerows using a more diverse range of native species.

3.3.4 These measures are additional to the minimum recreational function of the SANG and are the principal source of the area-based habitat gain.



Figure 2: Proposed SANG Habitats

### 3.4 Proposed SANG Biodiversity Net Gain Result

3.4.1 The Proposed SANG increases the biodiversity value of the Site as shown at table 3 (details are provided at appendix 2 and the supporting metric).

Table 3: Existing Habitats to Proposed SANG (Stage 2) – Biodiversity Unit Calculations

| Metric module       | Baseline | Post-development | Net change | Net change (%) | 10% target met? |
|---------------------|----------|------------------|------------|----------------|-----------------|
| Area-based habitats | 36.36    | 46.19            | +9.83      | +27.0%         | Yes             |
| Hedgerows           | 11.80    | 22.30            | +10.50     | +88.9%         | Yes             |
| Watercourses        | 1.72     | 1.80             | +0.08      | +4.5%          | No              |

3.4.2 The Proposed SANG therefore delivers a substantial net gain for area-based habitats and hedgerows.

3.4.3 The area-based habitat result is principally generated by the proposed grassland enhancement, new woodland creation and additional tree planting.

3.4.4 The hedgerow gain results from retaining the existing network and improving both its condition and ecological distinctiveness through gapping-up and native species enrichment.

3.4.5 The watercourse result is positive but does not yet achieve the statutory minimum 10% increase. The remaining shortfall is approximately 0.09 watercourse units.

3.4.6 The Proposed SANG calculation provides the basis for the final Biodiversity Gain Plan metric. It will need to be updated to include the agreed watercourse solution before the statutory biodiversity gain objective can be demonstrated.

### 3.5 Minimum-Standard SANG Test

3.5.1 Government guidance allows habitat delivered for another purpose, including SANG, to contribute towards BNG up to the point of no net loss. Any gain above that point must arise from additional habitat enhancement.

3.5.2 The statutory biodiversity metric does not separately identify which habitat measures are required for the basic SANG function and which measures are additional enhancements for BNG.

3.5.3 A supporting minimum-standard SANG test has therefore been prepared to make this distinction clear.

3.5.4 The test uses the same broad masterplan but removes the additional habitat enhancements described in Section 3.3. Under this test:

- Parcel A21 remains modified grassland;
- Parcel A28 remains in poor condition;
- the proposed woodland at Parcel A27 is excluded; and
- the additional tree planting is excluded.

3.5.5 The minimum-standard test is not a design proposed for delivery. It is a diagnostic calculation used only to demonstrate the effect of the additional habitat enhancements.

3.5.6 The results are summarised below in table 4 and shown at figure 3.

*Table 4: Existing Habitats to Basic SANG (Stage 1) – Biodiversity Unit Calculations*

| Metric module       | Baseline | Post-intervention | Net change | Net change (%) | 10% target met? |
|---------------------|----------|-------------------|------------|----------------|-----------------|
| Area-based habitats | 36.36    | 29.33             | -7.03      | -19.3%         | No              |
| Hedgerows           | 11.80    | 20.82             | +9.02      | +76.5%         | Yes             |
| Watercourses        | 1.72     | 1.80              | +0.08      | +4.5%          | No              |

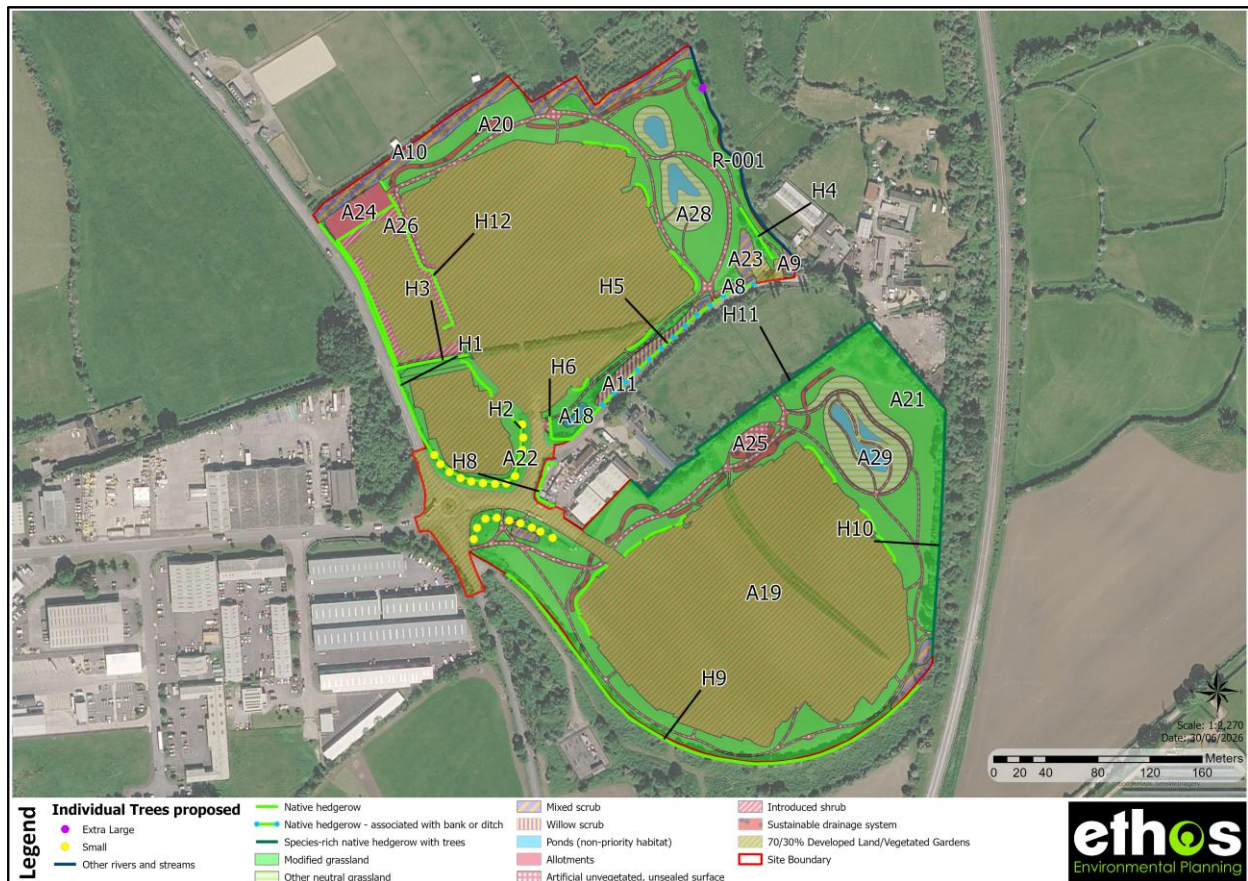


Figure 3: Minimum-Standard SANG Test - Supporting Scenario Only, Not the Proposed Design

3.5.7 The test shows that SANG delivered only to its minimum condition standard would result in a net loss of area-based habitat units.

3.5.8 This confirms that the positive area-based result achieved by the Proposed SANG is generated by the additional grassland, woodland and tree enhancements, rather than by the SANG allocation itself.

### 3.6 Hedgerow Contribution

3.6.1 The Site contains approximately 1.84 kilometres of hedgerow, generating 11.80 baseline hedgerow units.

3.6.2 The existing hedgerow network is retained under both the Proposed SANG and the minimum-standard SANG test. The gain therefore results from improvements to the retained hedgerows rather than from extensive new hedgerow creation.

3.6.3 Under the minimum-standard test, improvements in hedgerow condition increase the value to 20.82 units, representing a gain of 76.5%.

3.6.4 Under the Proposed SANG, further native species enrichment and gapping-up improve the distinctiveness of much of the network. This increases the value to 22.30 units, representing a gain of 88.9%.

- 3.6.5 The Proposed SANG therefore comfortably exceeds the statutory 10% hedgerow requirement.

### **3.7 Watercourse Contribution**

- 3.7.1 The Site includes approximately 0.20 kilometres of watercourse associated with Bitham Brook.
- 3.7.2 At baseline, the watercourse is recorded as a high-distinctiveness habitat in relatively poor condition. Its biodiversity value is reduced by arable encroachment close to the channel.
- 3.7.3 Under the proposed masterplan, the adjoining arable land would be replaced by grassland and scrub margins within the SANG. This removes the existing riparian encroachment and increases the watercourse value from 1.72 to 1.80 units. This represents a gain of 4.5%.
- 3.7.4 The same result arises under both the Proposed SANG and the minimum-standard SANG test because the removal of arable encroachment is part of the underlying SANG layout rather than an additional BNG enhancement.
- 3.7.5 Although the watercourse trading rules are satisfied, the result remains approximately 0.09 units below the 10% target.
- 3.7.6 The shortfall could be addressed through:
- further on-site watercourse enhancement, where technically and ecologically appropriate; or
  - the purchase or allocation of a small number of registered off-site watercourse units within the relevant catchment.
- 3.7.7 The final approach will need to be confirmed before approval of the Biodiversity Gain Plan.

### **3.8 Summary of Results**

- 3.8.1 The relationship between the baseline, the minimum-standard SANG test and the Proposed SANG is summarised below in table 5.

*Table 5: Comparison of Minimum-Standard SANG and Proposed SANG Scenarios*

| Scenario                   | Area-based habitats  | Hedgerows            | Watercourses       |
|----------------------------|----------------------|----------------------|--------------------|
| Baseline                   | 36.36 units          | 11.80 units          | 1.72 units         |
| Minimum-standard SANG test | 29.33 units (-19.3%) | 20.82 units (+76.5%) | 1.80 units (+4.5%) |
| Proposed SANG              | 46.19 units (+27.0%) | 22.30 units (+88.9%) | 1.80 units (+4.5%) |

### 3.8.2 The key conclusions are:

- the Proposed SANG exceeds the statutory 10% requirement for area-based habitats and hedgerows;
- the area-based gain is generated by additional habitat enhancements beyond the minimum SANG requirement;
- the minimum-standard SANG test is explanatory only and is not the compliance calculation;
- the watercourse module delivers a positive gain but currently remains below the 10% target; and
- the watercourse shortfall must be resolved before the Biodiversity Gain Plan is approved.

## **4 CONCLUSIONS**

- 4.1 The proposed redevelopment of Hawke Ridge Business Park is capable of meeting both the on-site SANG requirement identified through engagement with Natural England and the statutory Biodiversity Net Gain requirements established by the Environment Act 2021 and Schedule 7A of the Town and Country Planning Act 1990.
- 4.2 The Proposed SANG represents the scheme proposed for delivery. The statutory metric shows a net gain of 27.0% for area-based habitats and 88.9% for hedgerows, exceeding the statutory minimum 10% requirement. The Proposed SANG also satisfies the relevant habitat trading rules.
- 4.3 The minimum-standard SANG test results in a 19.3% loss of area-based habitat units. This demonstrates that the gain delivered by the Proposed SANG arises from additional grassland, woodland, tree and hedgerow enhancement, rather than from the SANG provision alone.
- 4.4 Watercourse units increase by 4.5%, leaving a shortfall of approximately 0.09 units against the 10% requirement. This must be addressed through further on-site enhancement or registered off-site watercourse units before the Biodiversity Gain Plan is approved.
- 4.5 Subject to resolution of the watercourse shortfall, the proposals are consistent with the statutory BNG framework, the biodiversity gain hierarchy and national planning policy requirements to minimise ecological harm and deliver measurable biodiversity gains. Delivery will be secured through the Biodiversity Gain Plan, final statutory metric and long-term habitat management and monitoring for at least 30 years.

## APPENDIX 1 BASELINE HABITAT SUMMARY

The tables below provide a summary of the Site's baseline biodiversity value, as recorded in the Statutory Biodiversity Metric and informed by the extended UK Habitat Classification survey. This baseline is used to assess both the Proposed SANG and the supporting minimum-standard SANG test against the mandatory 10% Biodiversity Net Gain requirement.

| Baseline habitat group                                | Area / Length    | Condition       | Habitat units |
|-------------------------------------------------------|------------------|-----------------|---------------|
| Cropland - Cereal crops                               | 12.31 ha         | N/A (cropland)  | 24.62         |
| Grassland - Other neutral / modified                  | 1.02 ha          | Poor - Moderate | 5.80          |
| Heathland & shrub - Bramble/mixed/willow scrub        | 0.47 ha          | N/A - Moderate  | 3.51          |
| Sparsely vegetated land - Ruderal/Ephemeral           | 0.23 ha          | Poor - Moderate | 0.82          |
| Urban - Bare ground, sealed surface, introduced shrub | 0.55 ha          | N/A - Poor      | 0.16          |
| Lakes - Ponds (non-priority) & Watercourse footprint  | 0.02 ha          | Moderate        | 0.12          |
| Individual trees - Urban tree                         | 0.17 ha (canopy) | Moderate        | 1.33          |
| Total area-based habitats                             | 14.76 ha         | -               | 36.36         |

**Note:** The total metric habitat area exceeds the approximately 14.59-hectare Site area because individual-tree canopy is recorded as an additional habitat layer over the underlying ground habitat.

| Linear baseline     | Length (km) | Units |
|---------------------|-------------|-------|
| Hedgerows (H1-H11)  | 1.84        | 11.80 |
| Watercourse (R-001) | 0.20        | 1.72  |

## APPENDIX 2 PROPOSED HABITAT SUMMARY

### Proposed area-based habitats

| Proposed habitat                                 | Status   | Area            | Condition      | Habitat units |
|--------------------------------------------------|----------|-----------------|----------------|---------------|
| Heathland and shrub - Willow scrub               | Retained | 0.09 ha         | Moderate       | 0.72          |
| Watercourse footprint - Watercourse footprint    | Retained | <0.01 ha        | N/A - Other    | 0.00          |
| Lakes - Ponds (non-priority habitat)             | Retained | 0.02 ha         | Moderate       | 0.12          |
| Individual trees - Urban tree                    | Retained | 0.17 ha         | Moderate       | 1.33          |
| <b>Total retained</b>                            |          | <b>0.27 ha</b>  | <b>-</b>       | <b>2.17</b>   |
| Heathland and shrub - Mixed scrub                | Enhanced | 0.05 ha         | Moderate       | 0.38          |
| Heathland and shrub - Mixed scrub                | Enhanced | 0.31 ha         | Good           | 3.64          |
| <b>Total enhanced</b>                            |          | <b>0.37 ha</b>  | <b>-</b>       | <b>4.02</b>   |
| Grassland - Other neutral grassland              | Created  | 3.90 ha         | Moderate       | 26.12         |
| Grassland - Modified grassland                   | Created  | 0.16 ha         | Moderate       | 0.57          |
| Heathland and shrub - Mixed scrub                | Created  | 0.09 ha         | Moderate       | 0.61          |
| Woodland and forest - Broadleaved woodland       | Created  | 0.58 ha         | Moderate       | 2.73          |
| Individual trees - Urban tree                    | Created  | 1.21 ha         | Moderate       | 3.70          |
| Urban - Vegetated garden                         | Created  | 2.45 ha         | N/A (creation) | 4.74          |
| Urban - Sustainable drainage system              | Created  | 0.31 ha         | Moderate       | 0.75          |
| Urban - Allotments                               | Created  | 0.11 ha         | Moderate       | 0.43          |
| Urban - Introduced shrub                         | Created  | 0.19 ha         | N/A (creation) | 0.37          |
| Urban - Developed land; sealed surface           | Created  | 5.73 ha         | N/A - Other    | 0.00          |
| Urban - Artificial unvegetated, unsealed surface | Created  | 0.58 ha         | N/A - Other    | 0.00          |
| <b>Total created</b>                             |          | <b>15.32 ha</b> | <b>-</b>       | <b>40.00</b>  |
| <b>Total proposed area-based habitats</b>        |          | <b>15.96 ha</b> | <b>-</b>       | <b>46.19</b>  |

**Note:** Areas shown are on-site post-development areas, split by whether the habitat parcel is retained unchanged from baseline, retained and enhanced to a higher condition/distinctiveness, or newly created. Figures are taken from the BNG metric on-site habitat baseline, creation and enhancement calculation sheets.

### Proposed hedgerows

| Proposed hedgerow            | Status   | Length (km) | Habitat units |
|------------------------------|----------|-------------|---------------|
| Native hedgerow              | Retained | 0.20        | 1.20          |
| Native hedgerow              | Retained | 0.06        | 0.24          |
| <b>Total retained</b>        |          | <b>0.26</b> | <b>1.44</b>   |
| Species-rich native hedgerow | Enhanced | 0.32        | 2.59          |

| Proposed hedgerow                                            | Status   | Length (km) | Habitat units |
|--------------------------------------------------------------|----------|-------------|---------------|
| Species-rich native hedgerow                                 | Enhanced | 0.44        | 5.18          |
| Species-rich native hedgerow - associated with bank or ditch | Enhanced | 0.16        | 2.00          |
| Species-rich native hedgerow with trees                      | Enhanced | 0.52        | 8.79          |
| <b>Total enhanced</b>                                        |          | <b>1.44</b> | <b>18.55</b>  |
| Native hedgerow                                              | Created  | 0.69        | 2.31          |
| <b>Total created</b>                                         |          | <b>0.69</b> | <b>2.31</b>   |
| <b>Total proposed hedgerows</b>                              |          | <b>2.39</b> | <b>22.30</b>  |

**Note:** Lengths and units are on-site hedgerow lengths, split by retained, enhanced (post-enhancement habitat type/condition shown) and newly created hedgerow.

### Proposed watercourses

| Proposed watercourse               | Status   | Length (km) | Condition   | Habitat units |
|------------------------------------|----------|-------------|-------------|---------------|
| Other rivers and streams (R-001)   | Enhanced | 0.20        | Fairly Poor | 1.80          |
| <b>Total enhanced</b>              |          | <b>0.20</b> | -           | <b>1.80</b>   |
| <b>Total proposed watercourses</b> |          | <b>0.20</b> | -           | <b>1.80</b>   |

**Note:** The single on-site watercourse (R-001) is retained in situ and enhanced through removal of bank/channel encroachment; no watercourse length is lost or newly created on-site.