

Biodiversity Net Gain Report

Chippenham Pit Stop

August 2026

Ecology | Green Space | Community | GIS

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EXECUTIVE SUMMARY

- 1.1 This report provides an assessment of the biodiversity change at Chippenham Pit Stop Lorry Park, Chippenham, Wiltshire. The site is subject to proposals for an expansion of the lorry park.
- 1.2 The baseline habitats as assessed within the Ecological Impact Assessment (EclIA) (Ethos, 2026) comprise an area of ruderal/ ephemeral vegetation and native hedgerow with trees associated with a bank or ditch. As the site has recently been subject to clearance, for the purpose of this BNG assessment the likely pre-degradation habitats have been identified as mixed scrub in good condition; this is the habitat classification which has been input into the BNG metric. This amounts to an on-site baseline value of 4.32 area units and 0.3 linear hedgerow units.
- 1.3 Development proposals comprise the expansion of the lorry park which will include the construction of developed land; sealed surface, with a section of mixed scrub planting along the southern and western site boundaries. The existing hedgerows will be retained and enhanced from poor to moderate condition. This amounts to an on-site post-intervention value of 0.47 area habitat units and 0.57 linear hedgerow units.
- 1.4 Based on the DEFRA Statutory Metric the habitats will generate a loss of 3.85 area habitat units (-89.15%) and a gain of 0.27 hedgerow units (89.86%) for Linear habitats. The project therefore does not meet the minimum 10% gain or trading rules for habitat units within the metric. The required gains for hedgerow units are achieved.
- 1.5 To achieve the required minimum 10% net gain and meet the trading rules, 4.28 habitat units are required, of which 3.85 medium distinctiveness scrub units (or a higher distinctiveness habitat) are required. These can be secured through a third-party habitat bank provider, which will be detailed within a Biodiversity Gain Plan at post-permission stage.

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1 INTRODUCTION

- 1.1 This report provides an assessment of the biodiversity change following the proposals for the site at Chippenham Pit Stop, Chippenham, Wiltshire, which is referred to as the 'site' and shown in Figure 1.
- 1.2 The site is located within Wiltshire Local Planning Authority (LPA) and the Avon Vales National Character Area (NCA).
- 1.3 This report is submitted alongside the Statutory BNG Metric and detailed plans of the baseline and proposed habitats. This is used to inform the planning process in terms of the BNG objective for this project. A Biodiversity Net Gain Plan and Habitat Management and Monitoring Plan (HMMP) will be delivered to secure the BNG planning condition for this project at post-permission stage.



Figure 1 Site location

2 SCOPE OF REPORT

- Establishes the total number of baseline Area Habitat Units (AHU) and Linear Biodiversity Units (LBU), and River Biodiversity Units (RBU) within the site
- Establishes the total number of AHU, LBU, and RBU which will be retained, enhanced, and created under the current design of the proposed development's landscape plan
- Determine whether the proposed development will result in a quantitative net loss, no net loss or a net gain for biodiversity on site
- Determines whether the proposed development achieves a scheme-wide net gain for biodiversity by evidencing compliance with the good practice principles.

2.1 Biodiversity Net Gain (BNG) assessment

2.1.1 This BNG assessment uses the following industry recognised best practice methods:

- CIEEM, IEMA & CIRIA (2016). Biodiversity Net Gain: Good Practice Principles for Development
- DEFRA (2023) The Statutory Biodiversity Metric
- CIEEM (2021). Biodiversity Net Gain Report & Audit Templates

2.1.2 The quantitative outcomes of the calculations are one component of the BNG assessment and associated good practice principles. A BNG assessment also requires the collation of qualitative evidence on the application of the mitigation hierarchy, stakeholder engagement and post-development habitat management. Collectively, these quantitative outcomes and qualitative evidence are used to inform the outcomes of the project wide BNG assessment.

2.2 Legislation

2.2.1 The relevant primary legislation for the statutory framework for biodiversity net gain is principally set out under Section 90A and Schedule 7A (Biodiversity Gain in England) of the Town and Country Planning Act 1990. This legislation was inserted into the Act by Schedule 14 of the Environment Act 2021 and includes amendments made by the Levelling Up and Regeneration Act 2023 and the Biodiversity Gain (Town and Country Planning) (Consequential Amendments) Regulations (2024). The relevant biodiversity net gain regulations most directly relevant to planning are:

- The Environment Act 2021 (Commencement No. 8 and Transitional Provisions) Regulations (2024) which commence biodiversity net gain for most types of new planning applications and provides transitional arrangements for section 73 permissions.
- The Biodiversity Gain Requirements (Exemptions) Regulations (2024) which prescribe exemptions for categories of development to which biodiversity net gain does not apply.

- The Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations (2024) which amend the Town and Country Planning (Development Management Procedure) (England) Order 2015 and the Town and Country Planning (Section 62A Applications) (Procedure and Consequential Amendments) Order 2013 to include provisions related to planning applications and the Biodiversity Gain Plan, as well as modifications for phased development.
- The Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations (2024) which set out the modifications for irreplaceable habitat.

2.3 BNG Hierarchy

2.3.1 The biodiversity gain hierarchy for the purpose of the statutory framework for biodiversity net gain is set out in Article 30A of the Development Management Procedure Order. This hierarchy is separate to the general mitigation hierarchy set out within the NPFF.

- Avoiding adverse effects of the development on onsite habitat with a habitat distinctiveness score, applied in the biodiversity metric, equal to or higher than six
- So far as those adverse effects cannot be avoided, mitigating those effects
- So far as those adverse effects cannot be mitigated, habitat enhancement of onsite habitat
- So far as there cannot be that enhancement, creation of onsite habitat
- So far as there cannot be that creation, the availability of registered offsite biodiversity gain
- So far as that offsite habitat enhancement cannot be secured, purchasing biodiversity credits.

3 METHODOLOGY

3.1 Desktop Survey

- 3.1.1 The LPA and NCA have been identified within this assessment, as displayed within Section 4.1.
- 3.1.2 A search was undertaken using publicly available information for priority using the Natural England Priority Habitat Inventory.
- 3.1.3 A search using publicly available information has been used to identify any irreplaceable habitats which are within or in proximity to the site. This included a search for Ancient Semi Natural Woodland (ASNW) and Ancient Trees using the Ancient Tree Inventory (ATI) online layer.
- 3.1.4 The desktop survey included a search for local plans, wildlife strategies, or local policy which may inform strategic significance of the habitats within this assessment. If habitats within the project are identified within a plan and are in the correct spatial location, they will be entered as being of high significance within this assessment. Habitats which are identified within a plan but fall outside spatial location or which are well suited to the area will be assigned as being of moderate strategic significance. Other habitats will be entered as being of low strategic significance. The following strategies were used to inform the strategic significance of the habitats within this project:
 - Wiltshire Local Nature Recovery Strategy (LNRS).

3.2 UK Habitat Classification Survey

- 3.2.1 The habitat survey was carried out on 16th April 2026 according to the UKHab Classification system. The survey included a detailed assessment of the land within the development boundary, including a description and mapping of all key features and habitat types. The survey was carried out to identify the range of habitats within the site and the predominant and notable species of flora.
- 3.2.2 Full results of the UKHab including species lists are provided within the corresponding EcIA (Ethos, 2026).

3.3 Condition Assessments

- 3.3.1 Condition assessments were undertaken for each habitat which require condition assessment sheets, following the methodology and criteria provided within The Statutory Biodiversity Metric – Technical Annex 1: Condition Assessments Sheets and Methodology (2023).

3.4 Hedgerows

- 3.4.1 Species richness is determined using the methodology for species richness within the hedgerow regulations act 1997.

3.5 Limitations and Assumptions

- 3.5.1 Habitat surveys were carried out at a suitable time of year, but surveys were not exhaustive and may not have recorded all species present on site.
- 3.5.2 Habitat areas (ha) and lengths (km) produced in GIS were rounded to two and three decimal places (respectively) for inputting into the metric. Due to rounding of values there are discrepancies in the total area of lost and created habitats within the metric. This is not considered a limitation to this BNG assessment because all habitats are considered to be captured accurately in GIS for representation in the BNG assessment.

4 DESKTOP SURVEY

4.1 Site Context

4.1.1 The site is located within Wiltshire LPA and the Avon Vales NCA, as shown in Figure 2.



Figure 2 LPA and NCA

4.2 Strategic Areas and Priority/Irreplaceable Habitats

- 4.2.1 This site is not located within any strategic area and as such, all of the habitats within this assessment have been input as being of a low strategic significance.
- 4.2.2 There are no priority habitats within or adjacent to the site boundary, therefore it is assessed that priority habitats will not be impacted by the development.
- 4.2.3 A desktop search using publicly available information did not identify any irreplaceable habitats onsite. This was confirmed during the UKHab survey.

Legend

- LNRS Wiltshire
- LNRS Areas of Particular Importance to Biodiversity (APIB)
- LNRS Areas that Could Become (ACB)
- 1km Buffer
- Site Boundary

ethos Environmental Planning

5 BASELINE HABITATS

5.1.1 The site encompasses 0.54 hectares. The baseline map displays the existing habitats onsite (Figure 5) and the habitats are listed below. Conditions sheets for the baseline habitats are provided within Appendix 2 of this report.

- Urban – Developed land; sealed surface (A1);
- Heathland and shrub – Mixed scrub (A2);
- Hedgerows – Native hedgerow associated with bank or ditch (H1).



Figure 4 Baseline Habitats

5.2 Area Biodiversity Units

5.2.1 There is an area of developed land; sealed surface (A1) comprising the existing section of the lorry park.

- 5.2.2 An area of ruderal/ ephemeral is currently present within the main section of the site (A2, shown in Photo 1 and 2), which showed signs of recent clearance. Google Earth images were reviewed to determine the likely date of clearance activities; this determined the likely date to be in 2023. In line with best practice guidance (Appendix 1), the '*pre-development biodiversity value of the onsite habitat must be taken to be the highest biodiversity value of the habitat which is reasonably supported by any available evidence relating to it.*' Therefore, the habitat present has been assessed as likely to be mixed scrub in **good condition**; this has been input into the BNG metric.



Photo 1 Ruderal/ ephemeral vegetation



Photo 2 Ruderal/ ephemeral vegetation

5.3 Linear Biodiversity Units

- 5.3.1 A native hedgerow with trees associated with a bank or ditch (H1, shown in Photos 3 and 4) was identified along the southern boundary of the site. Four species were present, namely elder (*Sambucus nigra*), hazel (*Corylus avellana*), ash (*Fraxinus excelsior*) and hawthorn (*Crataegus mongyna*). The hedgerow was assessed to be in **Poor condition**, failing six attributes including two functional groups.



Photo 3 H1



Photo 4 H1

6 DEVELOPMENT PROPOSALS

- 6.1 Development proposals comprise the extension of the existing Chippenham Pit Stop Lorry Park which will include the creation of additional areas of hard standing. A belt of mixed scrub will be created around the western and southern boundaries of the site to protect adjacent vegetation and buffer offsite habitats from development. Proposals are shown in Figure 6.



Figure 5 Site Plan (Drawing number 2890-P01-Rev C, Angus Meek Architects, 2026)

7 POST INTERVENTION HABITATS

7.1.1 Condition assessment sheets for created and enhanced habitats are provided within Appendix 3 of this report. The proposed condition assessments include justification for how the habitats will meet their target conditions.



Figure 6 Proposed Habitats

7.2 Lost Area Biodiversity Units

7.2.1 The area of mixed scrub will be lost to facilitate the development.

7.3 Created Area Biodiversity Units

7.3.1 An area of developed land; sealed surface (A2) will be created to facilitate the construction of the lorry park.

7.3.2 An area of mixed scrub (A3) will be created around the western and southern boundary of the lorry park. This will buffer the adjacent woodland copse and H1 from development.

7.4 Enhanced Linear Biodiversity Units

7.4.1 H1 will be enhanced from **Poor to Moderate condition**, as set out in Appendix 3.

8 SUMMARY OF ONSITE BIODIVERSITY CHANGE

- 8.1 The headline results of the BNG assessment are shown in Figure 8. The proposals result in a 89.15% loss of habitat units (-3.85), with 4.28 units required to achieve the minimum 10% gains. Of these, 3.85 units of medium distinctiveness scrub (or a higher distinctiveness habitat) are required to meet the trading standards.
- 8.2 The proposals meet the minimum 10% requirement for hedgerow units and meet the trading standards for linear units.

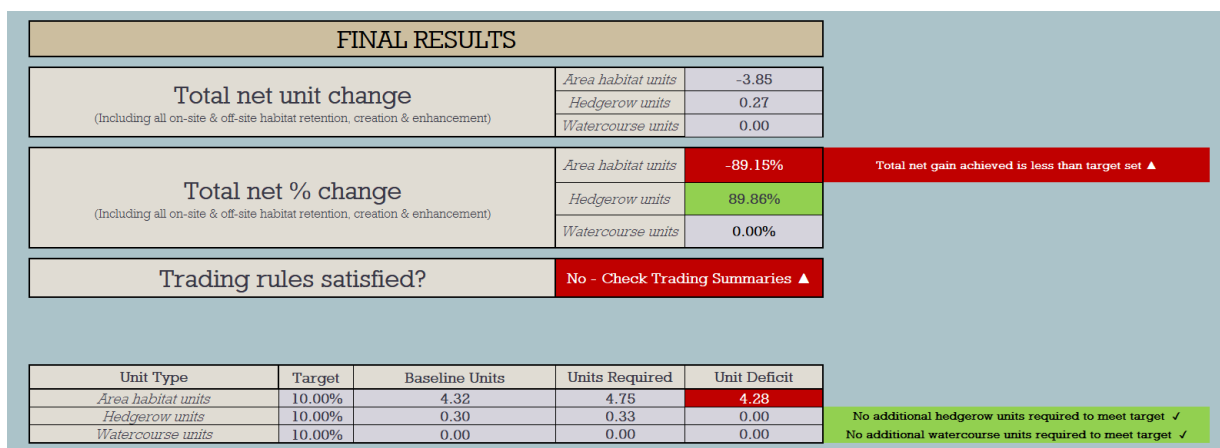


Figure 7 BNG headline results

9 BIODIVERSITY NET GAIN PRINCIPLES

9.1 The BNG principles and their application to this project have been detailed below in Table 1.

Table 1 BNG principles

PRINCIPLE	APPLICATION TO PROJECT
Principle 1: Apply the mitigation hierarchy	The existing native hedgerow along the southern boundary of the site will be retained and enhanced as part of the development. The woodland copse west of the site will also be protected from development through scrub planting buffering the proposed lorry park from the woodland edge. Compensation for loss of habitats is required and will be secured through an offsite third-party habitat bank provider.
Principle 2: Avoid losing biodiversity that cannot be offset by gains elsewhere	There are no irreplaceable habitats on site which cannot be offset to achieve net gain.
Principle 3: Be inclusive and equitable	The proposed landscaping was discussed with the Client in order to identify the most suitable habitat for biodiversity, to offset some of the mixed scrub loss and buffer adjacent habitats from impacts.
Principle 4: Address risk	Habitats to be created and enhanced are low risk and the conditions suggested are realistic.
Principle 10: Be transparent	The requirements for BNG and a pre-degradation assessment of habitats was communicated early on in the project to the Client. The results of this BNG assessment will be on the planning portal as part of the application which can therefore be seen and commented on by stakeholders, this is therefore considered transparent.

10 CONCLUSIONS

- 10.1 This project includes the construction of a section of lorry park additional to the current Chippenham Pit Stop. A pre-degradation assessment of habitats present has been undertaken and a precautionary approach has been suggested, which identifies the likely pre-clearance habitat to be mixed scrub in good condition.
- 10.2 The development proposals include the creation of a belt of mixed scrub around the boundary of the site, which will protect adjacent woodland and hedgerow habitats. In addition, the hedgerow along the southern boundary of the site will be enhanced as part of the development.
- 10.3 The proposals do not meet the trading requirements or provide a >10% gain in biodiversity for area habitats. Requirements for hedgerow units are achieved through enhancement of retained hedgerow habitat. The offsetting requirements to achieve the required minimum 10% gains in habitat units and meet the trading rules are set out in Section 8.
- 10.4 The project meets the BNG objective and can form the BNG condition which can be discharged at post-permission stage. A Biodiversity Net Gain Plan will be submitted to the appropriate Local Authority at this point.
- 10.5 Paragraph 9 of Schedule 7A of the Town and Country Planning Act 1990 requires 'significant' on-site habitat enhancement to be secured under a planning condition, Section 106 agreement, or conservation covenant.

REFERENCES

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

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HMSO (2018) A Green Future: Our 25 Year Plan to Improve the Environment.

Department for Levelling Up, Housing & Communities (2023) National Planning Policy Framework.

UKHab (2023). *UK Habitat Classification Version 2.0*. Available from: <https://www.ukhab.org>

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APPENDIX 1 POLICY AND LEGISLATION

10.2 Statutory Framework

- 10.2.1 Biodiversity net gain is a way of creating and improving biodiversity by requiring development to have a positive impact ('net gain') on biodiversity.
- 10.2.2 In England, biodiversity net gain is required under a statutory framework introduced by Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021). This is referred to as biodiversity net gain in Planning Practice Guidance to distinguish it from other or more general biodiversity gains.
- 10.2.3 Under the statutory framework for biodiversity net gain, every grant of planning permission is deemed to have been granted subject to a general biodiversity gain condition to secure the biodiversity gain objective. This objective is to deliver at least a 10% increase in relation to the pre-development biodiversity value of the development granted permission. This increase can be achieved through onsite biodiversity gains, registered offsite biodiversity gains or statutory biodiversity credits.
- 10.2.4 The general biodiversity gain condition is a pre-commencement condition: once planning permission has been granted, a Biodiversity Gain Plan must be submitted and approved by the planning authority before commencement of the development. There are exemptions and transitional arrangements which disapply the condition from certain planning permissions, as well as special modifications for planning permissions for phased development and the treatment of irreplaceable habitats.
- 10.2.5 The statutory framework for biodiversity net gain also includes provisions about information requirements for planning applications and the treatment of the condition on planning decision notices.

10.3 Environment Act 2021

- 10.3.1 The Act requires a minimum of 10% net gain for biodiversity as a condition of planning permission.
- 10.3.2 Net gain is to be measured by the biodiversity metric published by the Secretary of State. The Act requires that gains must be secured for a minimum of 30 years post completion of development. Also, under Section 40 the NERC Act 2006, as amended by the Environment Act 2021, "A public authority which has any functions exercisable in relation to England must from time-to-time consider what action the authority can properly take, consistently with the proper exercise of its functions, to further the general biodiversity objective."...the biodiversity objective is, "...the conservation and enhancement of biodiversity in England through the exercise of functions in relation to England". This is referred to as the Biodiversity Duty.

10.3.3 The Environment Act received Royal Assent in November 2021, meaning that by February 2024 the expectation for all planning permissions to include a biodiversity net gain of at least 10% will become a legal requirement.

Degradation of habitats

10.3.4 If activities to implement or in connection with a planning permission are carried out after 25 August 2023 that lower the biodiversity value of the onsite habitat, the pre-development biodiversity value of the onsite habitat is taken to be the biodiversity value immediately before the carrying out of the activities. The relevant date should therefore be set as a date immediately before these activities.

10.3.5 If there has been degradation and there is insufficient evidence about the biodiversity value of the onsite habitat immediately before the degradation, the pre-development biodiversity value of the onsite habitat must be taken to be the highest biodiversity value of the habitat which is reasonably supported by any available evidence relating to it.

10.4 BNG Exemptions

Developments below Threshold

10.4.1 A development that's below the threshold means that it does not impact a priority habitat and impacts less than:

- 25 square metres (5m by 5m) of habitat
- 5 metres of linear habitats such as hedgerows

Householder Applications

10.4.2 These are applications made by householders as defined within article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015. It includes, for example, small projects like home extensions, conservatories or loft conversions

Self-build and Custom Applications

10.4.3 An exemption applies to this type of development when all the following conditions apply:

- it consists of no more than 9 dwellings
- it's on a site that has an area no larger than 0.5 hectares
- it consists exclusively of dwellings that are self-build or custom housebuilding as defined in section 1(A1) of the Self-build and Custom Housebuilding Act 2015

Biodiversity Gain Site

- 10.4.4 Developments undertaken for the purpose of fulfilling the BNG planning condition for another development are exempt.

High Speed Railway Network

- 10.4.5 An exemption applies to any 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.

10.5 National Planning Policy Framework

- 10.5.1 The National Planning Policy Framework (NPPF) sets out planning policy for England. Paragraphs of particular relevance from the NPPF are listed below:
- 10.5.2 Paragraph 180 states “Planning policies and decisions should contribute to and enhance the natural and local environment by minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures”.
- 10.5.3 Paragraph 185 states “To protect and enhance biodiversity and geodiversity, plans should promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.”
- 10.5.4 Paragraph 186 states “When determining planning applications, local planning authorities should apply the following principles development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.”

10.6 UK Governments 25 Year Environment Plan

- 10.6.1 The UK Government’s 25 Year Environment Plan (DEFRA, 2018) states a desire to ‘embed a ‘net environmental gain’ principle for development to deliver environmental improvements locally and nationally’ and plans to consult on making Biodiversity Net Gain a mandatory requirement.
- 10.6.2 On 14th March 2019, Her Majesty’s Treasury confirmed that following consultation, the government will use the forthcoming Environment Bill to mandate BNG for development in England, ensuring that the delivery of much-needed infrastructure and housing is not at the expense of vital biodiversity.

10.7 Biodiversity 2020: A Strategy for England's Wildlife and Ecosystem

10.7.1 A strategy for England's wildlife and ecosystem services (DEFRA, 2011) is the national strategy for biodiversity. This sets out an ambition to halt the loss of biodiversity and see an increase in the area of priority habitats by 200,000 ha by 2020. Biodiversity 2020 sets in policy the objectives to improve our wildlife Sites, make them bigger, develop more of them and join them up (summarised as 'Bigger, Better, More and Joined').

10.8 NERC Act

10.8.1 The Natural Environment and Rural Countryside (NERC) Act (HMSO, 2006) requires public bodies, including local authorities, 'to have regard to the conservation of biodiversity in England when carrying out their normal functions'. Section 40 sets out that:

- Paragraph 1. "Every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity";
- Paragraph 3. "Conserving biodiversity includes, in relation to a living organism or type of habitat, restoring or enhancing a population or habitat".
- Section 41 sets out that: Paragraph 1. "The Secretary of State must... publish a list of the living organisms and types of habitat ... of principal importance for the purpose of conserving biodiversity" based on consultation with Natural England; and that Every planning authority must "a) take such steps... to further the conservation of the living organisms and types of habitat included in any list published under this section, or (b) promote the taking by others of such steps".

APPENDIX 2 CONDITION ASSESSMENT SHEETS

Parcel Reference	Habitat Type	Assessment	Condition
H1	Native hedgerow with trees - associated with bank or ditch	Habitat Description: See assessment. Poorly managed outgrown hedgerow located on a bank with the drop on the off-site side A1. Height: >1.5m average along length: pass Evidence: The hedgerow measured in height at approximately 4m A2. Width: >1.5m average along length: pass Evidence: The hedgerow measured in width at approximately 4m B1. Gap - hedge base: Gap between ground and base of canopy 90% of length: fail Evidence: Hedgerow is outgrown with over 0.5m of woody growth for most of hedgerow B2. Gap - hedge canopy continuity: Gaps make up 5m: pass Evidence: Gaps in the canopy were less than 10% of the hedgerow length and no individual gaps exceeded 5m. C1. Undisturbed ground and perennial vegetation: >1 m width of undisturbed ground with perennial herbaceous vegetation for >90% of length measured from outer edge of hedgerow, on at least one side of the hedge: fail Evidence: Managed grassland on off-site side and cleared bramble with scattered ruderal vegetation on the other C2. Undesirable perennial vegetation: Plant species indicative of nutrient enrichment of soils dominate:	Poor

Parcel Reference	Habitat Type	Assessment	Condition
		fail Evidence: Undesirable vegetation is greater than 20%, approximately 30% D1. Invasive and neophyte species: >90% of the hedgerow and undisturbed ground is free of invasive non-native and neophyte species: pass Evidence: No invasive/neophyte species found. D2. Current damage: >90% of the hedgerow or undisturbed ground is free of damage caused by human activities: fail Evidence: Hedgerow has not been appropriately managed and there is some debris at the base of the hedgerow E1. Tree class: There is more than one age-class (or morphology) of tree present (for example: young, mature, veteran and or ancient), and there is on average at least one mature, ancient or veteran tree present per 20-50m of hedgerow: fail Evidence: Trees are all semi-mature E2. Tree Health: At least 95% of hedgerow trees are in a healthy condition (excluding veteran features valuable for wildlife): fail Evidence: Evidence of ash dieback in approximately 10% of the hedgerow trees	
Condition assessment results		Condition assessment score	Achieved
<i>Hedgerows with trees</i>			
<i>Fails a total of more than 5 attributes; OR Fails both attributes in more than one functional group (for example, fails attributes A1, A2, B1 and B2 = Poor condition).</i>		<i>Poor (1) Fails six attributes including two functional groups</i>	X

No more than 5 failures in total; AND Does not fail both attributes in more than one functional group (for example, fails attributes A1, A2, B1, C2 and E1 = Moderate condition).	Moderate (2)	
No more than 2 failures in total; AND No more than 1 failure in any functional group.	Good (3)	

APPENDIX 3 PROPOSED HABITAT CONDITION JUSTIFICATION

Table 2 Proposed mixed scrub planting

Condition Assessment Criteria	Justification			Pass/Fail
"The parcel represents a good example of its habitat type - the appearance and composition of the vegetation closely matches its UKHab description (where in its natural range). - At least 80% of scrub is native, - There are at least three native woody species, - No single species comprises more than 75% of the cover (except hazel <i>Corylus avellana</i> , common juniper <i>Juniperus communis</i> , sea buckthorn <i>Hippophae rhamnoides</i> or box <i>Buxus sempervirens</i> , which can be up to 100% cover).	Scrub species planted will be native and will not comprise more than 75% cover of one species. At least three woody species will be planted, such as blackthorn, hawthorn, hazel, elder and guelder rose.			Pass
Seedlings, saplings, young shrubs and mature (or ancient or veteran) shrubs are all present.	Scrub will be managed on rotation with an eight-year rotation period suggested. This will allow a range of age classes, including mature scrub, to develop.			Pass
There is an absence of invasive non-native plant species (as listed on Schedule 9 of WCA) and species indicative of sub-optimal condition make up less than 5% of ground cover.	Non-native and invasive species will not be planted. If these are identified they will be removed during management actions.			Pass
The scrub has a well-developed edge with scattered scrub and tall grassland and or forbs present between the scrub and adjacent habitat.	The scrub will border the proposed lorry park and will therefore not have a well-developed edge; this criterion is not targeted.			Fail
There are clearings, glades or rides present within the scrub, providing sheltered edges.	The scrub will be a linear belt and will therefore not be able to have rides, glades or clearings; this criterion is not targeted.			Fail
Condition Assessment Result (/5)	<2	3-4	5	3
Condition Assessment Score (1-3)	Poor (1)	Moderate (2)	Good (3)	Moderate

Table 9 Proposed hedgerow enhancement

Condition Assessment Criteria	Justification	Pass / Fail
A1. Height >1.5 m average along length	The hedgerow currently meets this criterion and will be managed to maintain the required height.	Pass
A2. Width >1.5 m average along length	The hedgerow currently meets this criteria and will be managed to maintain the required width.	Pass
B1. Gap – Hedge base Gap between ground and base of canopy <0.5 m for >90% of length	The hedgerow currently fails this criterion. The hedgerow will be infill planted with suitable scrub and shrub species and managed to achieve a 'bushy' structure, achieving this criterion.	Pass
B2. Gaps – hedge canopy continuity Gaps make up <10% of total length; and No canopy gaps >5 m	The hedgerow currently meets this criterion and will be managed to ensure gaps do not exceed 10% and are not over 5 metres in width. This is considered achievable as the mixed scrub planting will buffer the hedgerow from potential impacts from site usage (such as access lines).	Pass
C1. Undisturbed ground and perennial vegetation >1 m width of undisturbed ground with perennial herbaceous vegetation for >90% of length: · Measured from outer edge of hedgerow; and · Is present on one side of the hedgerow (at least).	The northern side of the hedge will be managed as mixed scrub, therefore allowing a minimum 1m width of undisturbed ground to be present.	Pass
C2. Nutrient-enriched perennial vegetation Plant species indicative of nutrient enrichment of soils dominate <20% cover of the area of undisturbed ground	The hedgerow currently fails this criteria due to the presence of approximately 30% undesirables. This criterion is not targeted.	Fail
D1. Invasive and neophyte species >90% of the hedgerow and undisturbed ground is free of invasive non-native plant species (including those listed on Schedule 9 of WCA) and recently introduced species.	These species are not currently present and will be removed if identified during management.	Pass

Condition Assessment Criteria	Justification	Pass / Fail
D2. Current damage >90% of the hedgerow or undisturbed ground is free of damage caused by human activities	The debris present at the base of the hedgerow will be removed and the hedge will be brought into active management to reduce damage from human activities.	Pass
Additional group – Applicable to Hedgerows with trees only		
E1. Tree Class There is more than one age-class (or morphology) of tree present (for example: young, mature, veteran and or ancient), and there is on average at least one mature, ancient or veteran tree present per 20 - 50m of hedgerow.	Trees are all currently semi-mature and may not reach maturity within the 30-year BNG period. This criterion is not targeted.	Fail
E2. Tree health At least 95% of hedgerow trees are in a healthy condition (excluding veteran features valuable for wildlife). There is little or no evidence of an adverse impact on tree health by damage from livestock or wild animals, pests or diseases, or human activity.	Evidence of ash dieback in approximately 10% of the hedgerow trees, therefore this criterion is not targeted.	Fail
Condition assessment results	Condition assessment score	Achieved
Hedgerows with trees		
<i>Fails a total of more than 5 attributes; OR Fails both attributes in more than one functional group (for example, fails attributes A1, A2, B1 and B2 = Poor condition).</i>	<i>Poor (1)</i>	
<i>No more than 5 failures in total; AND Does not fail both attributes in more than one functional group (for example, fails attributes A1, A2, B1, C2 and E1 = Moderate condition).</i>	<i>Moderate (2)</i>	3 failures including 1 functional group. Moderate
<i>No more than 2 failures in total; AND No more than 1 failure in any functional group.</i>	<i>Good (3)</i>	

