

From: James Millard
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Subject: Re: PL/2026/00843 - Land at Whitlocks, Bishopstone, Wiltshire

In respect of BNG matters, we understand that the main concern is that an area of broad leaved woodland which is to be retained within a residential curtilage should be included on the metric as vegetated garden post development. In response, our ecologist has set out the observations as follows:

The area (ha) of woodland habitat that will be in the garden has been separated out in the metric and treatment follows that set out in Page 31 of the User Guide; as retained existing habitat but where management cannot be secured post-development to maintain or enhance the habitat. Therefore, that area was recorded as lost and then put into the 'Created' tab with 30+ years advance creation. The baseline condition is already poor, so cannot be reduced further (but is expected to stay as poor in a garden environment).

This treatment in the Metric (of retained habitat which then becomes part of a garden) is also consistent with how 'important features' within an existing garden are to be treated post-development (either where the garden is retained or split into separate private gardens); where important features in gardens (certain sized trees, ponds, woodland for example) need to be accounted for separately to avoid under-recording the biodiversity within that garden. Page 56 of the User Guide then states 'all features which are recorded within a private garden at baseline, which will remain within a private garden post-development, may be recorded as retained'.

Based on the guidance, my understanding is that it is not expected that the existing woodland should be considered lost and replaced with garden habitat in the metric, but it is more that condition values are restricted, and enhancements cannot be accounted for.