The Former Thakeham Mushroom Site,
Thakeham

Biodiversity Net Gain Assessment

February 2026

Quality Management	
Client:	Bellway Homes Limited (Strategic Land)
Project:	The Former Thakeham Mushroom Site, Thakeham
Report Title:	Biodiversity Net Gain Assessment
Project Number:	1006612
File Reference:	6612 BNG vf2 AN/AH
Date:	13/02/2026

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1 Introduction

1.1 Background and Proposals

1.1.1 Aspect Ecology is advising Bellway Homes Limited (Strategic Land) in respect of the Former Thakeham Mushroom Site, Thakeham (hereafter referred to as 'the site').

1.1.2 The site is proposed for redevelopment of the site to provide new residential properties with associated access and landscaping.

1.1.3 To inform the planning application, Aspect Ecology has undertaken a Biodiversity Net Gain (BNG) assessment to determine the level of BNG that can be achieved under the scheme. This work is based on the Statutory Biodiversity Metric tool[1] issued by Defra and informed by associated guidance issued by Defra, in combination with guidance developed by CIRIA, CIEEM and IEMA.

1.2 Biodiversity Net Gain Legislation, Policy and Best Practice

Legislation

1.2.1 In England, Biodiversity Net Gain has been mandatory since 12th February 2024 under Schedule 7A of the Town and Country Planning Act 1990 (as amended) (as inserted by Schedule 14 of the Environment Act 2021).

1.2.2 Schedule 7A identifies (Part 2) that planning permissions in England (with certain exceptions) are deemed to have been granted subject to a condition requiring the submission of a *Biodiversity Gain Plan* prior to commencement of development. The Biodiversity Gain Plan must include details in regard to Biodiversity Net Gain, demonstrating how the development will achieve a gain in calculated biodiversity value of at least 10%.

1.2.3 Government advice[2] sets out the information LPAs require in order to consider BNG as part of a planning application, in line with Section 7(1A) of The Town and Country Planning (Development Management Procedure)(England) Order 2015 (as amended). In particular, this sets out that planning applications should be accompanied by the following information (alongside references to where this can be located in this report):

- A statement confirming whether the applicant believes that planning permission, if granted, would be subject to the biodiversity gain condition (see section 1.3 of this report);
- In cases where the applicant believes that planning permission, if granted, would be subject to the biodiversity gain condition:-
    i. the pre-development ('baseline') biodiversity value of the on-site habitat on the date of application (or an earlier date) including the completed Metric calculation tool (showing the calculations, the publication date and version of the Metric used to calculate that value) (see Table 3.3 and Appendix 6612/BNG2 of this report);
    ii. where the applicant wishes to use an earlier date, the proposed earlier date and the reasons for that date (not applicable to this project);

[1] Statutory Biodiversity Metric – Auditing and Accounting for Biodiversity – Calculation Tool. 23 July 2024
[2] https://www.gov.uk/guidance/biodiversity-net-gain-what-local-planning-authorities-should-do (updated 08/05/24)

iii. a statement confirming whether the biodiversity value of the on-site habitat is lower on the date of application (or an earlier date) because of the carrying on of activities ('degradation') (see section 3.2 of this report);

iv. where unauthorised degradation has taken place between 30th January 2020 and the submission of the planning application, the relevant date should be immediately before these activities were carried out (not applicable to this project);

v. a description of any irreplaceable habitat on the land, that exists on the date of application (or an earlier date) (see section 3.3 of this report); and

vi. a plan drawn to an identified scale (including the direction of north), showing on-site habitat existing on the date of application (or an earlier date), and any irreplaceable habitat (see Plan 6612/BNG1).

Good Practice Principles for Development

1.2.4 CIRIA, CIEEM and IEMA have developed a set of principles on good practice to achieve Biodiversity Net Gain[3], accompanied by a practical guide[4]. These principles provide a framework that helps improve the UK's biodiversity by contributing towards strategic priorities to conserve and enhance nature while progressing with sustainable development. They also provide a way for industry to show that projects follow good practice. Ten key principles are identified:

1) **Apply the Mitigation Hierarchy.** Do everything possible to first avoid and then minimise impacts on biodiversity. Only as a last resort, and in agreement with external decision-makers where possible, compensate for losses that cannot be avoided. If compensating for losses within the development footprint is not possible or does not generate the most benefits for nature conservation, then offset biodiversity losses by gains elsewhere.

2) **Avoid losing biodiversity that cannot be offset by gains elsewhere.** Avoid impacts on irreplaceable biodiversity - these impacts cannot be offset to achieve No Net Loss or Net Gain.

3) **Be inclusive and equitable.** Engage stakeholders early, and involve them in designing, implementing, monitoring and evaluating the approach to Net Gain. Achieve Net Gain in partnership with stakeholders where possible, and share the benefits fairly among stakeholders.

4) **Address risks.** Mitigate difficulty, uncertainty and other risks to achieving Net Gain. Apply well-accepted ways to add contingency when calculating biodiversity losses and gains in order to account for any remaining risks, as well as to compensate for the time between the losses occurring and the gains being fully realised.

5) **Make a measurable Net Gain contribution.** Achieve a measurable, overall gain for biodiversity and the services ecosystems provide while directly contributing towards nature conservation priorities.

[3] CIEEM, CIRIA, IEMA (2016) *Biodiversity Net Gain: Good practice principles for development.*
[4] CIEEM, CIRIA, IEMA (2019) *Biodiversity Net Gain: Good practice principles for development. A practical guide.*

6) **Achieve the best outcomes for biodiversity.** Achieve the best outcomes for biodiversity by using robust, credible evidence and local knowledge to make clearly-justified choices when:

   - Delivering compensation that is ecologically equivalent in type, amount and condition, and that accounts for the location and timing of biodiversity losses
   - Compensating for losses of one type of biodiversity by providing a different type that delivers greater benefits for nature conservation
   - Achieving Net Gain locally to the development while also contributing towards nature conservation priorities at local, regional and national levels
   - Enhancing existing or creating new habitat
   - Enhancing ecological connectivity by creating more, bigger, better and joined areas for biodiversity

7) **Be additional.** Achieve nature conservation outcomes that demonstrably exceed existing obligations (i.e. do not deliver something that would occur anyway).

8) **Create a Net Gain legacy.** Ensure Net Gain generates long-term benefits by:

   - Engaging stakeholders and jointly agreeing practical solutions that secure Net Gain in perpetuity
   - Planning for adaptive management and securing dedicated funding for long-term management
   - Designing Net Gain for biodiversity to be resilient to external factors, especially climate change
   - Mitigating risks from other land uses
   - Avoiding displacing harmful activities from one location to another
   - Supporting local-level management of Net Gain activities

9) **Optimise sustainability.** Prioritise Biodiversity Net Gain and, where possible, optimise the wider environmental benefits for a sustainable society and economy.

10) **Be transparent.** Communicate all Net Gain activities in a transparent and timely manner, sharing the learning with all stakeholders.

1.3 Statement on Whether Biodiversity Gain Condition Applies and Purpose of this Report

1.3.1 Based on the site proposals and habitats present, it is considered that a planning permission, if granted in respect of the proposals, would be subject to the Biodiversity Gain planning condition under the legislation. Accordingly, this report provides a BNG assessment, including details of the existing calculated biodiversity value(s) and associated information, accompanied by a completed Metric calculation tool (Excel workbook) in line with the legislative requirements. In addition, going beyond the scope of the statutory BNG requirements, this report provides an assessment of the likely net change in biodiversity value under the proposed development, and consideration of how a 10% gain can be delivered.

2 Methodology

2.1 Baseline Habitat Survey

2.1.1 The site was surveyed in July 2023 and August 2025 in order to ascertain the general ecological value of the land contained within the boundaries of the site and to identify the main habitats and ecological features present.

2.1.2 The site was surveyed based on standard Phase 1 Habitat Survey methodology[5], whereby the habitat types present are identified and mapped, together with an assessment of the species composition of each habitat. The site was classified into areas of similar botanical community types, with a representative species list compiled for each habitat identified. Habitats were classified in accordance with the UK Habitat Classification system, version 2.0[6], and condition assessed in accordance with the methodology set out in the Metric Technical Annex[7] and using professional judgement. In line with guidance[8], the fine scale minimum mapping unit (MMU) of 25sqm or 5m in length has been used where possible / relevant.

2.2 Survey Constraints and Limitations

2.2.1 All of the species that occur in each habitat would not necessarily be detectable during survey work carried out at any given time of the year, since different species are apparent during different seasons. The Phase 1 habitat survey was undertaken within the optimal season therefore allowing a robust assessment of habitats and botanical interest across the site.

2.3 Biodiversity Net Gain Assessment

2.3.1 To quantify the level of BNG that can be delivered under the proposed development, the change in biodiversity value resulting from the scheme has been calculated using the Metric calculation tool, as informed by the associated User Guide[9]. This takes account of the size, distinctiveness and ecological condition of existing and proposed habitat areas to provide a proxy measure of the present and forecast biodiversity value of a site, and therefore determine the overall change in biodiversity value.

2.3.2 In line with the 'information that LPA's require' (see paragraph 1.2.3. above), the pre-development ('baseline') biodiversity value of the on-site habitat has been calculated based on the habitat survey information collected during the baseline habitat survey (see 2.1 above).

2.3.3 Going beyond the minimum statutory requirements (which only require the baseline habitat value to be defined at the planning application stage – see paragraph 1.2.3 above), the post-development biodiversity value has also been calculated, based on drawing 'P24-2268_EN_0001_B Landscape Masterplan' produced by Pegasus Group. A number of assumptions have been made in terms of the landscaping and management proposals, based on comparative developments and what is realistic and feasible under the proposed

[5] Joint Nature Conservation Committee (2010, as amended) *'Handbook for Phase 1 habitat survey: A technique for environmental audit.'*
[6] UKHab Ltd (2023). UK Habitat Classification Version 2.0 (at https://www.ukhab.org)
[7] Statutory Biodiversity Metric - Technical Annex 1 - Condition Assessment Sheets and Methodology
[8] The UK Habitat classification User Manual. Version 1.1. 2020
[9] Defra (Feb 2024) The Statutory Biodiversity Metric – User Guide

land uses and landscape space types. Further details of assumptions made in populating the metric are provided in Chapter 4 below.

2.4 Strategic Significance

2.4.1 Strategic significance refers to the local significance of habitat parcels based on their location and the habitat type. The Metric gives additional unit value to habitat parcels that are mapped within a published Local Nature Recovery Strategy (LNRS) or, where no LNRS has been published, to habitats mapped / listed in alternative documents specified by the Local Planning Authority (e.g. Draft LNRS, Local Plans, Biodiversity Action Plans, Green Infrastructure Strategies, etc.). Strategic significance has been assigned to the pre- and post-development habitats in accordance with the methodology set out in Tables 7 and 8 of the User Guide, as follows:

- High (formally identified in local strategy);
- Medium (location ecologically desirable but not in local strategy);
- Low (area / compensation not in local strategy).

3 Pre-development ('Baseline') Habitats

3.1 Overview

3.1.1 Consideration of the classification and condition rationale for the pre-development ('baseline') habitats is set out below. In addition, consideration is given to the relevant date at which the pre-development biodiversity value should be taken (noting any relevant activities carried out that may have resulted in a lower biodiversity value being recorded than would otherwise be the case), along with the presence of any irreplaceable habitats and strategic significance awarded under BNG guidance.

3.1.2 Detailed condition assessment sheets are provided at Appendix 6612/BNG1, with habitat locations depicted on Plan 6612/BNG1.

3.2 Degradation

3.2.1 During the survey work undertaken in July 2023 and August 2025, no evidence was recorded to suggest that any activities of the type mentioned in paragraph 6 or 6A of Schedule 7A to the Town and Country Planning Act 1990 (as amended) have occurred since 30th January 2020. Accordingly, the baseline habitat value is considered to be as recorded during the survey work, which remains up to date at the current time in line with standard guidance[10].

3.3 Irreplaceable Habitats

3.3.1 No irreplaceable habitats are present within the site.

3.4 Strategic Significance

3.4.1 None of the habitats within the site are mapped within a published LNRS or any specified alternative documents. Therefore, in accordance with the User Guide, low strategic significance has been applied to the pre-development habitats.

3.5 Baseline Habitats

3.5.1 A summary of the classification and condition rationale for the pre-development ('baseline') habitats is set out at Table 3.1 below, with pre-development hedgerows set out at Table 3.2. below. Descriptions of the existing habitats are set out in detail within the Ecological Appraisal prepared by Aspect Ecology, dated January 2026 (ref. 6612 EcoAp dv5).

***Table 3.1**. Pre-development Habitats*

Habitat	Recorded Condition	Condition Rationale
Modified Grassland (Former Cropland)	Moderate	An area of modified grassland is present in the north of the site which was previously recorded as cropland. Such area of modified grassland fails two of the seven criteria and passes the essential criterion A therefore is assigned moderate condition. Please see the condition assessment sheets within Appendix

[10] CIEEM (April 2019) On the lifespan of ecological reports and surveys

		6612/BNG2 for further details.
Modified Grassland	Good	Of the modified grassland on-site, four areas (AG5-8) fail one of the seven criteria and pass essential criterion A therefore are assigned good condition. Please see the condition assessment sheets within Appendix 6612/BNG2 for further details.
Modified Grassland	Moderate	Of the modified grassland on-site, two areas (AG3c and G10) fail two of the seven criteria and pass essential criterion A therefore are assigned moderate condition. Please see the condition assessment sheets within Appendix 6612/BNG2 for further details.
Modified Grassland	Poor	Of the modified grassland on-site, eight areas (AG1-4, G1, AG9, AG11 and G7) fail one of the seven criteria and pass essential criterion A therefore are assigned good condition. Please see the condition assessment sheets within Appendix 6612/BNG2 for further details.
Other Neutral Grassland	Poor	An areas of other neutral grassland (G2) is present on site and fail four of the six criteria (including the essential criterion A) therefore the habitat is assigned poor condition. Please see the condition assessment sheets within Appendix 6612/BNG2 for further details.
Bramble Scrub	Condition Assessment N/A	A number of bramble scrub areas are present within the site. A condition assessment is not applicable for this habitat type.
Ruderal/Ephemeral	Moderate	A number of ruderal/ephemeral vegetation areas (RV1-5) are present within the site. These areas all fail one of the four core criteria and are assigned moderate condition. Please see the condition assessment sheets within Appendix 6612/BNG2 for further details.
Tall Forbs	Poor	Two tall forb areas are present within the site and they fail two of the four core criteria and are assigned poor condition. Please see the condition assessment sheets within Appendix 6612/BNG2 for further details.
Developed Land; Sealed Surface	N/A	A number of developed land sealed surface areas are present within the site, comprising the buildings, structures and associated hardstanding. A condition assessment is not applicable for this habitat type.
Other woodland; broadleaved	Moderate	Two areas of woodland (W1-2) are present within the north of the site. These areas of woodland achieve scores of 30 and 29 respectively and therefore are assigned a moderate condition. Please see the condition assessment sheets within Appendix 6612/BNG2 for further details.

Open mosaic habitat on previously developed land	Moderate	An area of open mosaic habitat is present along the western site boundary. This area of open mosaic habitat passes three of the four criteria and therefore is assigned moderate condition. Please see the condition assessment sheets within Appendix 6612/BNG2 for further details.
Urban Tree	Moderate	Of the ten trees present on-site, four small trees fail two or three of the six assessment criteria and are assigned moderate condition. Please see the condition assessment sheets within Appendix 6612/BNG2 for further details.
Urban Tree	Good	Of the ten trees present on-site, six large trees fail one of the six assessment criteria and are assigned good condition. Please see the condition assessment sheets within Appendix 6612/BNG2 for further details.

Table 3.2. *Pre-development Hedgerows*

Habitat	**Recorded Condition**	**Condition Rationale**
Species-rich Native Hedgerow (H1)	Good	One species-rich native hedgerow is present along the eastern site boundary. Such hedgerow fails one of the eight criteria therefore is assigned good condition. Please see the condition assessment sheets within Appendix 6612/BNG2 for further details.
Species-rich Native Hedgerow with trees (H4)	Good	One species-rich native hedgerow with trees is present along the northern site boundary. Such hedgerow fails two of the eight criteria and does not fail two criteria in any functional group therefore is assigned good condition. Please see the condition assessment sheets within Appendix 6612/BNG2 for further details.
Native Hedgerow (H5)	Good	One native hedgerow is present along the north-eastern site boundary. Such hedgerow fails one of the eight criteria therefore is assigned good condition. Please see the condition assessment sheets within Appendix 6612/BNG2 for further details.
Non-native and Ornamental Hedgerow (H2, H3, H6)	Poor	Three non-native ornamental hedgerows are present within the site along the northern and eastern site boundary. This habitat type is automatically assigned poor condition within the statutory metric.
Line of Trees (TL1)	Poor	One line of trees (TL1) is present within site along the southern site boundary. Such line of trees fails four of the five criteria therefore is assigned poor condition. Please see the condition assessment sheets within Appendix

		6612/BNG2 for further details.

3.6 Pre-development Biodiversity Value of On-site Habitats

3.6.1 The pre-development biodiversity value of the on-site habitat has been calculated using the Statutory Biodiversity Metric. A full copy of the completed Statutory Biodiversity Metric is provided separately within the standard Excel workbook format. The overall pre-development biodiversity value of the on-site habitat is set out within Table 3.3 (below).

Table 3.3. *Pre-development ('baseline') biodiversity value of the on-site habitat based on the Statutory Biodiversity Metric, published 29 November 2023, updated 23 July 2024*

Onsite baseline	Overall Units
Habitats	33.44
Hedgerows and tree lines	5.44
Watercourse	N/A

4 Post-development Habitats and BNG Assessment Result

4.1 Introduction

4.1.1 The BNG legislation places a duty on Local Planning Authorities to request the pre-development biodiversity value of the on-site habitat on the date of application (or an earlier date) as part of qualifying planning applications. This information is provided in the previous chapter of this report. Going beyond the scope of the statutory requirements, this chapter considers the likely change in biodiversity value as a result of the proposed development. Such information is not required under the legislation until planning has been approved (to be set out within a Biodiversity Gain Plan), but this information is provided now in order to provide the LPA with information as to how a 10% gain in biodiversity will be delivered.

4.2 Assumptions

4.2.1 When inputting the post-development habitat areas and condition to the Metric, the following assumptions have been made:

- Newly created habitat under the proposals will be managed appropriately to reach the assigned target condition (anticipated to be defined by a future management plan)
- The calculations within this report are based on the proposed based on the proposed Illustrative Landscape Strategy Plan (Drawing Ref: 'P24-2268_EN_0001_B Landscape Masterplan', dated February 2026). Should the proposed habitats change within future plans (e.g. as part of detailed design or reserved matters considerations), it is likely that need to be reflected in revised net-gain calculations at the appropriate stage.

4.3 Strategic Significance

4.3.1 No strategic significance has been applied to the post-development habitats within the site.

4.4 Habitat Type and Condition

4.4.1 Summaries of the proposed post-development habitat creation / enhancement are set out in Tables 4.1 to 4.3 below. Post-development habitat locations are shown on Plan 6612/BNG2.

Table 4.1. *Post-development onsite Habitat Creation*

Habitat	Target Condition	Condition Rationale
Modified Grassland	Moderate	Areas of amenity grassland to be created near to the built development. Through planting of an appropriate species-rich mix, management to prevent encroachment of scrub and bracken as well as an absence of non-native species this habitat is anticipated to achieve at least moderate condition within four years.
Other Neutral Grassland (Wildflower Grassland)	Poor	Areas of wildflower grassland are to be created near to the built development. Through planting of an appropriate species-rich mix, management to

		prevent encroachment of scrub and bracken as well as an absence of non-native species this habitat is anticipated to achieve at least poor condition within two years.
Traditional Orchards	Moderate	An area of traditional orchard is proposed within the northern open space area. Through the seeding of other neutral grassland and the application of appropriate management practices, this habitat is anticipated to achieve at least poor condition within ten years. Appropriate management practices must include the following: • Use restorative/formative pruning practices; • maintain absence of invasive non-native species; • prevent grassland overgrazing and poaching; • prevent damage to trees by humans or animals; and • prevent encroachment of scrub.
Mixed Scrub	Moderate	Areas of mixed scrub to be created near to the built development and within the public open space. Through planting of appropriate species, management to ensure a well-developed edge between the scrub and other habitats and management to maintain an absence of non-native species this habitat, it is anticipated to achieve moderate condition within five years.
Ponds (non-priority habitat)	Poor	A non-priority pond is to be created near to the built development. Through management ensuring shading is less than 50% of the pond surface area and ensuring the absence of non-native species this habitat is anticipated to achieve at least poor condition within two years.
Allotments	Poor	An allotment area is to be created near to the built development. Through management maintaining an absence of non-native species this habitat, it is anticipated to achieve poor condition within one year.
Artificial unvegetated, unsealed surface	N/A	This includes play areas/LEAPs within the site. No assessment for the condition of this habitat is required.
Developed Land; Sealed Surface	N/A	This includes all roads, parking and buildings within the site. No assessment for the condition of this habitat is required.
Introduced shrub	Condition assessment N/A	This includes the ornamental planting within the site. No assessment for the condition of this habitat is required.
Other Neutral Grassland (wet wildflower grassland)	Poor	An area of wet wildflower grassland is to be created near to the built development. Through planting of an appropriate species-rich mix, management to

		prevent encroachment of scrub and bracken as well as an absence of non-native species this habitat is anticipated to achieve at least poor condition within two years.
Vegetated garden	Condition assessment N/A	This includes the gardens of the proposed properties. No assessment for the condition of this habitat is required.
Other woodland, broadleaved	Moderate	Two areas of broadleaved woodland are proposed in the northern area of public open space. Through the planting of appropriate native woody species and subject to a suitable management plan this habitat is anticipated to achieve at least moderate condition within 15 years.
Open Mosaic Habitat	Moderate	An area of open mosaic habitat will be created in the area of public open space to the north of the site. This habitat will include a butterfly bank and through appropriate management and planting, this habitat is expected to achieve at least moderate condition within four years.
Urban Trees	Poor	Native trees to be planted throughout the site within areas of open space and adjacent the built development, expected to achieve moderate condition within ten years with suitable management.

Table 4.2. *Post-development onsite Habitat Enhancement.*

Habitat	Target Condition	Condition Rationale
Modified grassland (former cropland) >> Other neutral grassland	Moderate	Areas of retained modified grassland (former cropland) will be oversown with a suitable wildflower seed mix and subject to an appropriate management plan to effect a change to other neutral grassland. Moderate condition is expected to be achieved within 10 years.

Table 4.3. *Post-development onsite Linear Feature (Hedgerow) Creation.*

Habitat	Target Condition	Condition Rationale
Species-rich Native Hedgerow	Moderate	Native hedgerow will be created along sections of the boundaries of the public open space. Through suitable management this habitat would be expected to reach moderate condition within 5 years.

4.5 Anticipated Change in Biodiversity

4.5.1 The anticipated change in biodiversity value as a result of the proposals has been calculated using the Statutory Biodiversity Metric, based on the assumptions and considerations set out above. A copy of the completed Statutory Biodiversity Metric tool is provided separately

(ref: 6612 BNG Stat dv6, dated 12/02/2026) and relevant extracts from the completed calculator tool are provided at Appendix 6612/BNG3.

4.5.2 When considering the current proposals, the Metric calculates that the development will likely result in the following changes in biodiversity, summarised in Table 4.4 (below):

Table 4.4. *Anticipated change in biodiversity*

	Change in Units	% Change	Trading Rules Satisfied?
Onsite Habitats	+13.03	+38.97%	Yes
Onsite Hedgerows and tree lines	+4.76	+87.61%	Yes
Onsite Watercourses	N/A – No watercourses present		

4.5.3 On the basis of the considerations and proposals set out (including the assumptions and limitations set out above and within the comments in the spreadsheet tool), the Statutory Metric calculator indicates a net habitat biodiversity unit change for the proposals within the site boundary of +13.03 Habitat Units (representing a calculated gain of 38.97%) and +4.76 Hedgerow Units (representing a calculated gain of 87.61%) within the site boundary.

4.5.4 Accordingly, it is clear that (subject to appropriate implementation in line with the measures set out), the proposals will/can achieve calculated gains in excess of 10% in line with the relevant legislative and policy requirements.

4.6 Biodiversity Gain Hierarchy

4.6.1 The Biodiversity Gain Hierarchy and its effect for the purpose of the statutory framework for BNG is set out in Articles 37A and 37D of the Town and Country Planning (Development Management Procedure) (England) Order 2015. This hierarchy (which does not apply to irreplaceable habitats) sets out a list of priority actions:

i. firstly, in relation to on-site habitats which have a medium, high and very high distinctiveness (a score of four or more according to the Statutory Biodiversity Metric), the avoidance of adverse effects from the development and, if they cannot be avoided, the mitigation of those effects; and

ii. secondly, in relation to all on-site habitats which are adversely affected by the development, the adverse effect should be compensated by prioritising in order, where possible, the enhancement of existing onsite habitats, creation of new on-site habitats, allocation of registered offsite gains and finally the purchase of biodiversity credits.

4.6.2 In relation to point (i), there are no very high distinctiveness habitats within the site. One high distinctiveness habitat, Open Mosaic habitat, is present within the site. Also, a number of medium distinctiveness habitats present within the site including other neutral grassland, scrub, broadleaved woodland and a small number of individual trees. The broadleaved woodland and individual trees are being retained however it has not been feasible to avoid adverse effects on the open mosaic habitat, other neutral grassland and bramble scrub habitats (which in any event are all common and readily replaceable), therefore mitigation is provided.

4.6.3 In relation to point (ii), adverse effects will be compensated by enhancing existing on-site habitats and/or creation and long-term management of new wildlife habitats within the site.

5 Summary and Conclusions

5.1 Aspect Ecology is advising Bellway Homes Limited (Strategic Land) in respect of the Former Thakeham Mushroom Site, Thakeham which is proposed for redevelopment of the site to provide new residential properties with associated access and landscaping.

5.2 BNG is a process that is considered both during the determination of planning applications, and then post planning via a number of set documents (including a Biodiversity Gain Plan and, where required, a Habitat Management and Monitoring Plan). Following on from the amendments to Schedule 7A of the Town and Country Planning Act 1990, government advice has been published which sets out the information that LPAs require in order to consider BNG as part of a planning application. The necessary information is included within this report, therefore the LPA's statutory requirements under the BNG legislation have been satisfied.

5.3 In addition, going beyond the scope of the statutory requirements (which only require the baseline habitat value to be defined at the planning application stage – see paragraph 1.2.3 above), a preliminary BNG assessment of the post-development value has been undertaken, which concludes that the proposed development will result in net gains in habitat units and hedgerows units within the site boundary, which are substantially in excess of the relevant figure of 10%.

Plan 6612/BNG1:

Pre-development Habitat Mapping

Key:

- Site Boundary
- Grassland: Modified grassland - Good Condition (0.3200ha)
- Grassland: Modified grassland - Moderate Condition (0.2425ha)
- Grassland: Modified grassland - Poor Condition (2.2450ha)
- Grassland: Modified grassland (former Cropland) - Moderate Condition (3.3100ha)
- Grassland: Other neutral grassland - Poor Condition (0.0300ha)
- Grassland: Other neutral grassland (0.1425ha)
- Heathland and shrub: Bramble scrub (0.4475ha)
- Sparsely vegetated land: Tall forbs (0.0175ha)
- Sparsely vegetated land: Ruderal/Ephemeral (0.2675ha)
- Urban: Developed land; sealed surface: Building (2.5625ha)
- Urban: Developed land; sealed surface: Hardstanding (2.8125ha)
- Urban: Developed land; sealed surface (0.0200ha)
- Urban: Open mosaic habitats on previously developed land (0.0075ha)
- Woodland and forest: Other woodland; broadleaved (0.7975ha)
- Rural Tree [10]
- Hedgerows / Tree Lines: Line of trees (0.08km)
- Hedgerows / Tree Lines: Native hedgerow (0.1km)
- Hedgerows / Tree Lines: Non-native and ornamental hedgerow (0.175km)
- Hedgerows / Tree Lines: Species-rich native hedgerow (0.11km)
- Hedgerows / Tree Lines: Species-rich native hedgerow with trees (0.14km)

0 30 60 90 120 m

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Monaghan Murshrooms, Thakeham	PROJECT
Pre-development Habitat Mapping	TITLE
6612/BNG1	DRAWING NO.
G/LS	REV
February 2026	DATE
AH/LS	QC

P:\Project\Aspect Ecology Projects\ECO 6600\10066612\Graphics\QGIS\6612 Project Graphics.qgz

Plan 6612/BNG2:

Post-development Habitat Mapping

Key Continued:

- Created Hedgerows / Tree Lines: Species-rich native hedgerow (0.785km)
- Retained Hedgerows / Tree Lines: Line of trees (0.08km)
- Retained Hedgerows / Tree Lines: Native hedgerow (0.1km)
- Retained Hedgerows / Tree Lines: Non-native and ornamental hedgerow (0.15km)
- Retained Hedgerows / Tree Lines: Species-rich native hedgerow (0.065km)
- Retained Hedgerows / Tree Lines: Species-rich native hedgerow with trees (0.14km)

Key:

- Site Boundary
- Created Grassland: Modified grassland (1.2550ha)
- Created Grassland: Other neutral grassland - wet wildflower grassland (0.1175ha)
- Created Grassland: Other neutral grassland (1.3875ha)
- Created Grassland: Traditional orchards (0.0825ha)
- Created Heathland and shrub: Mixed scrub (0.2375ha)
- Created Lakes: Ponds (non-priority habitat) (0.0225ha)
- Created Urban: Artificial unvegetated, unsealed surface (0.0450ha)
- Created Urban: Developed land; sealed surface: Building (1.3750ha)
- Created Urban: Developed land; sealed surface: Hardstanding (2.6375ha)
- Created Urban: Introduced shrub (0.0575ha)
- Created Urban: Open mosaic habitats on previously developed land (0.0500ha)
- Created Urban: Vegetated garden (2.4150ha)
- Created Woodland and forest: Other woodland; broadleaved (0.1625ha)
- Grassland: Modified grassland (former Cropland) - Moderate Condition enhanced to Grassland: Other neutral grassland - Moderate Condition (2.6050ha)
- Retained Woodland and forest: Other woodland; broadleaved (0.7725ha)
- Created Urban Tree [364]
- Retained Rural Tree [6]

0 30 60 90 120 m

Based on Proposed Parameters Plan: Landscape Masterplan, Drawing Ref: P24-2268_EN_0001_B. dated 10/02/2026

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Monaghan Murshrooms, Thakeham	PROJECT
Post-development Habitat Mapping	TITLE
6612/BNG2	DRAWING NO.
H/LS	REV
February 2026	DATE
AN/LS	QC

P:\Project\Aspect Ecology Projects\ECO 6600\10006612\Graphics\GIS\6612 Project Graphics.qgz

Appendix 6612/BNG1:

Landscape Masterplan produced by Pegasus Group Ltd

Issue:

KEY

- APPLICATION BOUNDARY
- EXISTING TREES AND HEDGEROWS TO BE RETAINED (SUBJECT TO DETAILED SITE SURVEYS)
- PROPOSED LARGE OPEN SPACE TREE PLANTING
- PROPOSED FOCAL TREE PLANTING
- PROPOSED OPEN SPACE TREE PLANTING
- PROPOSED FRUIT TREE PLANTING
- PROPOSED PRIMARY STREET TREE PLANTING
- PROPOSED RESIDENTIAL STREET & ON-PLOT TREE PLANTING
- PROPOSED WOODLAND PLANTING
- PROPOSED MIXED NATIVE SHRUB PLANTING
- PROPOSED POS ORNAMENTAL SHRUB/HERBACEOUS PLANTING
- PROPOSED SUDS PLANTING
- PROPOSED ORNAMENTAL PLANTING TO DWELLING FRONTAGES
- PROPOSED NATIVE HEDGEROW PLANTING
- PROPOSED ORNAMENTAL HEDGEROW PLANTING
- AMENITY GRASSLAND
- SPECIES-RICH WILDLFOWER/GRASSLAND MEADOW
- DAMP SPECIES-RICH WILDLFOWER/GRASSLAND MEADOW TO SUDS
- SELF-BINDING GRAVEL FOOTPATH ROUTES
- MOWN FOOTPATH ROUTES
- BENCHES
- OPPORTUNITIES FOR WAYFINDING, & INFORMATION PANELS (EG. FRUIT TREE SPECIES, HABITATS)
- BUTTERFLY BANK WITHIN NORTHERN PARKLAND TO BE CONSTRUCTED AS GUIDED BY ECOLOGIST / BUTTERFLY CONSERVATION.ORG
- PERMANENT WATER WITHIN SUDS BASIN
- TIMBER SLEEPERS / BOULDERS TO SUDS BASIN BANKS TO FACILITATE AMENITY ACCESS & PLAY
- FOCAL SEATING SPACE TO VILLAGE GREEN
- TIMBER POST AND RAIL FENCE TO TURNING HEADS OVERLOOKING OPEN SPACE AREAS
- PLAY AREA - LEAP
- DOORSTEP PLAY / TRIM TRAIL
- EARTH MOUNDING (VARIABLE SLOPE PROFILE WITH MAXIMUM 1:3)

N 0 25 50 m

MUSHROOM FARM, THAKEHAM – LANDSCAPE MASTERPLAN

| PEGASUSGROUP.CO.UK | TEAM/DRAWN BY: SW/FS | APPROVED BY: RVF | DATE: 10/02/2026 | SCALE: 1:2000@A1 | DRWG: P24-2268_EN_0001_B | CLIENT: BELLWAY HOMES |

PEGASUS GROUP

Appendix 6612/BNG2:

Habitat Condition Assessment Sheets

HABITAT CONDITION ASSESSMENT MATRIX FOR STATUTORY BIODIVERSITY METRIC

Habitat type/criteria		Feature Reference						
Grassland (low distinctiveness)		**G1**	**AG1-4**	**AG5-8**	**AG9**	**AG10**	**AG11**	**AG3c**
A	There are 6-8 vascular plant species per m^2 present, including at least 2 forbs (these may include those listed in Footnote 1). **Note - this criterion is essential for achieving Moderate or Good condition.** Where the vascular plant species present are characteristic of medium, high or very high distinctiveness grassland, or there are 9 or more of these characteristic species per m^2 (excluding those listed in Footnote 1), please review the full UKHab description to assess whether the grassland should instead be classified as a higher distinctiveness grassland. Where a grassland is classed as medium, high, or very high distinctiveness, please use the relevant condition sheet.	Fail	Fail	Pass	Fail	Pass	Fail	Pass
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for vertebrates and invertebrates to live and breed.	Pass	Fail	Fail	Fail	Fail	Fail	Fail
C	Any scrub present accounts for less than 20% of the total grassland area. (Some scattered scrub such as bramble Rubus fruticosus agg. may be present). Note - patches of scrub with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.	Pass	Pass	Pass	Pass	Pass	Pass	Pass
D	Physical damage is evident in less than 5% of total grassland area. Examples of physical damage include excessive poaching, damage from machinery use or storage, erosion caused by high levels of access, or any other damaging management activities.	Pass	Pass	Pass	Pass	Pass	Pass	Pass
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens)[2].	Pass	Pass	Pass	Pass	Fail	Pass	Fail
F	Cover of bracken *Pteridium aquilinum* is less than 20%.	Pass	Pass	Pass	Pass	Pass	Pass	Pass
G	There is an absence of invasive non-native plant species (as listed on Schedule 9 of WCA4).	Pass	Pass	Pass	Pass	Pass	Pass	Pass
Condition (6+ criteria including A = good; 4-5 criteria including A = moderate; 3 criteria or fewer or fails A = poor)		**Poor**	**Poor**	**Good**	**Poor**	**Moderate**	**Poor**	**Moderate**

Grassland (low distinctiveness)		**G7**	**Former Cropland**	**G6**	**G8**			
A	There are 6-8 vascular plant species per m^2 present, including at least 2 forbs (these may include those listed in Footnote 1). **Note - this criterion is essential for achieving Moderate or Good condition.** Where the vascular plant species present are characteristic of medium, high or very high distinctiveness grassland, or there are 9 or more of these characteristic species per m^2 (excluding those listed in Footnote 1), please review the full UKHab description to assess whether the grassland should instead be classified as a higher distinctiveness grassland. Where a grassland is classed as medium, high, or very high distinctiveness, please use the relevant condition sheet.	Fail	Pass	Pass	Fail			
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for vertebrates and invertebrates to live and breed.	Fail	Fail	Fail	Fail			
C	Any scrub present accounts for less than 20% of the total grassland area. (Some scattered scrub such as bramble Rubus fruticosus agg. may be present). Note - patches of scrub with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.	Pass	Pass	Pass	Pass			
D	Physical damage is evident in less than 5% of total grassland area. Examples of physical damage include excessive poaching, damage from machinery use or storage, erosion caused by high levels of access, or any other damaging management activities.	Pass	Fail	Pass	Pass			
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens)[2].	Pass	Pass	Pass	Pass			
F	Cover of bracken *Pteridium aquilinum* is less than 20%.	Pass	Pass	Pass	Pass			
G	There is an absence of invasive non-native plant species (as listed on Schedule 9 of WCA4).	Pass	Pass	Pass	Pass			
Condition (6+ criteria including A = good; 4-5 criteria including A = moderate; 3 criteria or fewer or fails A = poor)		**Poor**	**Moderate**	**Good**	**Poor**			

Grassland (medium distinctiveness and above)		**G2**	**G5**								
A	The parcel represents a good example of its habitat type, with a consistently high proportion of characteristic indicator species present relevant to the specific habitat type (and relative to Footnote 3 suboptimal species which may be listed in the UKHab description).[1] **Note - this criterion is essential for achieving Moderate or Good condition for non acid grassland types only.**	Fail	Fail								
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for insects, birds and small mammals to live and breed.	Fail	Fail								
C	Cover of bare ground is between 1% and 5%, including localised areas, for example, rabbit warrens[2] .	Pass	Pass								
D	Cover of bracken *Pteridium aquilinum* is less than 20% and cover of scrub (including bramble *Rubus fruticosus* agg.) is less than 5%.	Pass	Fail								
E	Combined cover of species indicative of suboptimal condition[3] and physical damage (such as excessive poaching, damage from machinery use or storage, damaging levels of access, or any other damaging management activities) accounts for less than 5% of total area. If any invasive non-native plant species[4] (as listed on Schedule 9 of WCA5) are present, this criterion is automatically failed.	Fail	Pass								
F	There are 10 or more vascular plant species per m2 present, including forbs that are characteristic of the habitat type (species referenced in Footnote 3 and 5 cannot contribute towards this count). Note - this criterion is essential for achieving Good condition for non-acid grassland types only	Fail	Fail								
Condition (Acid grassland: 5 criteria = good; 3-4 criteria = moderate; 2 criteria or fewer = poor. Non-acid grassland: 5+ criteria including A and F = good; 3-5 criteria including A = moderate; 2 criteria or fewer or fails A)		**Poor**	**Poor**								

	Woodland (assign scores of 3/2/1 accordingly)	W1	W2					
A	Three age-classes present/ Two age-classes present/ One age-class present.	2	2					
B	No significant browsing damage evident in woodland/ Evidence of significant browsing pressure is present in less than 40% of whole woodland/ Evidence of significant browsing pressure is present in 40% or more of whole woodland.	3	3					
C	No invasive species present in woodland/ Rhododendron Rhododendron ponticum or cherry laurel Prunus laurocerasus not present, and other invasive species <10% cover/ Rhododendron or cherry laurel present, or other invasive species ≥10% cover.	3	3					
D	Five or more native tree or shrub species found across woodland parcel/ Three to four native tree or shrub species found across woodland parcel/ Two or less native tree or shrub species across woodland parcel.	2	2					
E	>80% of canopy trees and >80% of understory shrubs are native/ 50 - 80% of canopy trees and 50 - 80% of understory shrubs are native/ <50% of canopy trees and <50% of understory shrubs are native.	3	3					
F	10 - 20% of woodland has areas of temporary open space. Unless woodland is <10ha, in which case 0 - 20% temporary open space is permitted/ 21 - 40% of woodland has areas of temporary open space/ <10% or >40% of woodland has areas of temporary open space. But if woodland <10ha has <10% temporary open space, please see Good category.	3	3					
G	All three classes present in woodland; trees 4 - 7 cm Diameter at Breast Height (DBH), saplings and seedlings or advanced coppice regrowth/ One or two classes only present in woodland/ No classes or coppice regrowth present in woodland.	3	2					
H	Tree mortality 10% or less, no pests or diseases and no crown dieback/ 11% to 25% tree mortality and or crown dieback or low-risk pest or disease present/ Greater than 25% tree mortality and or any high-risk pest or disease present.	3	3					
I	Recognisable NVC plant community at ground layer present, strongly characterised by ancient woodland flora specialists/ Recognisable woodland NVC plant community at ground layer present/ No recognisable woodland NVC plant community10 at ground layer present.	1	1					
J	Three or more storeys across all survey plots, or a complex woodland/ Two storeys across all survey plots/ One or less storey across all survey plots/ One or less storey across all survey plots.	2	2					
K	Two or more veteran trees per hectare/ One veteran tree per hectare/ No veteran trees present in woodland.	1	1					
L	50% of all survey plots within the woodland parcel have deadwood, such as standing and fallen deadwood, large dead branches and or stems, branch stubs and stumps, or an abundance of small cavities/ Between 25% and 50% of all survey plots within the woodland parcel have deadwood, such as standing and fallen deadwood, large dead branches and or stems, stubs and stumps, or an abundance of small cavities/ Less than 25% of all survey plots within the woodland parcel have deadwood, such as standing and fallen deadwood, large dead branches and or stems, stubs and stumps, or an abundance of small cavities.	1	2					
M	No nutrient enrichment or damaged ground evident/Less than 1 hectare in total of nutrient enrichment across woodland area, and or less than 20% of woodland area has damaged ground/ 1 hectare or more of nutrient enrichment, and or 20% or more of woodland area has damaged ground.	3	2					
	Condition (total score of 33-39 = good; total score of 26-32 = moderate; total score of 13-25 = poor)	**Moderate**	**Moderate**					

Urban		TF	RV1-2	RV4-5	OMH			
A	Vegetation structure is varied, providing opportunities for vertebrates and invertebrates to live, eat and breed. A single structural habitat component or vegetation type does not account for more than 80% of the total habitat area.	Fail	Fail	Fail	Pass			
B	The habitat parcel contains different plant species that are beneficial for wildlife, for example flowering species providing nectar sources for a range of invertebrates at different times of year.	Fail	Pass	Pass	Pass			
C	Invasive non-native plant species (listed on Schedule 9 of WCA1) and others which are to the detriment of native wildlife (using professional judgement)2 cover less than 5% of the total vegetated area.	Pass	Pass	Pass	Pass			
	Note - to achieve Good condition, this criterion must be satisfied by a complete absence of invasive non-native species (rather than <5% cover).	Pass	Pass	Pass	Pass			
D	**Open mosaic habitat on previously developed land only:** The parcel shows spatial variation and forms a mosaic of bare substrate PLUS:- At least four early successional communities (a) to (i); Communities: (a) annuals; (b) mosses/liverworts; (c) lichens; (d) ruderals; (e) inundation species; (f) open grassland; (g) flower-rich grassland; (h) heathland, (i) pools.	N/A	N/A	N/A	Fail			
E1	**Bioswale and SUDS only:** Plant species are mostly native. If non-native species are present these are not detrimental to the habitat or native wildlife.	N/A	N/A	N/A	N/A			
E2	**Bioswale and SUDS only:** Vegetation comprised of plant species suited to wetland or riparian situations.	N/A	N/A	N/A	N/A			
F	**Intensive green roofs:**The roof has a minimum of 50% native and non-native wildflowers. 70% of the roof area is soil and vegetation (including water features).	N/A	N/A	N/A	N/A			
G	**Biodiverse green roofs only:** The roof has a varied depth of 80 – 150 mm; at least 50% is at 150 mm and is planted and seeded with wildflowers and sedums or is pre-prepared with sedums and wildflowers.	N/A	N/A	N/A	N/A			
	Note – to achieve Good condition some additional habitat, such as sand piles, stones, logs etc. are present.	N/A	N/A	N/A	N/A			
Condition (Green roofs and Open Mosaic: 3 core criteria AND good condition in criterion C AND passes additional criterion for specific hab type (D, F or G) = good; passes 2-3 criteria OR 4 criteria without good condition in criterion C = moderate; 0-1 criteria = poor. Boswale or SuDS: 3 core criteria AND good condition in criterion C AND all criteria for specific hab type = good; 3-4 criteria OR 5 criteria without good condition in criterion C = moderate; 2-0 criteria = poor. All other habitats: all 3 criteria AND good condition in criterion C = good; 2-3 criteria OR all 3 criteria but without good condition in criterion C = moderate; 0-1 criteria = poor)		**Poor**	**Moderate**	**Moderate**	**Moderate**			

HABITAT CONDITION ASSESSMENT MATRIX FOR STATUTORY BIODIVERSITY METRIC

Habitat type/criteria		Feature Reference						
Individual trees / Tree Blocks and Groups		T1 (S)	T1a (S)	T2 (M in H1)	T3 (L in H1)	TG1 (6x L trees)	T13 (S)	T17 (S)
A	Tree is a native species (or at least 70% within block are native)	Pass	Pass	Pass	Pass	Pass	Fail	Fail
B	Tree canopy is predominantly continuous with gaps less than 10% of total area and no more than 5m wide individually. Automatically passed for individual trees.	Pass	Pass	Pass	Pass	Pass	Pass	Pass
C	Tree is mature (or at least 50% within block are mature)	Fail	Fail	Fail	Pass	Pass	Fail	Fail
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	Pass	Pass	Pass	Pass	Pass	Pass	Pass
E	Natural ecological niches for vertebrates and invertebrates are present (e.g. deadwood, cavities, ivy or loose bark)	Fail	Fail	Fail	Fail	Fail	Fail	Fail
F	More than 20% of tree canopy is oversailing vegetation beneath	Pass	Pass	Pass	Pass	Pass	Pass	Pass
Condition		**Moderate**	**Moderate**	**Moderate**	**Good**	**Good**	**Moderate**	**Moderate**

HABITAT CONDITION ASSESSMENT MATRIX FOR STATUTORY BIODIVERSITY METRIC

Criteria				Feature Reference						Notes (such as justification)
				H1	H4	H5				
A1.	Height	>1.5 m average along length	The average height of woody growth estimated from base of stem to the top of the shoots, excluding any bank beneath the hedgerow, any gaps or isolated trees.	Pass	Pass	Pass				
A2.	Width	>1.5 m average along length	The average width of woody growth estimated at the widest point of the canopy, excluding gaps and isolated trees.	Pass	Pass	Pass				
B1.	Gap - hedge base	Gap between ground and base of canopy <0.5 m for >90% of length	This is the vertical 'gappiness' of the woody component of the hedgerow, and its distance from the ground to the lowest leafy growth. Certain exceptions to this criterion are acceptable (see page 65 of the Hedgerow Survey Handbook).	Pass	Pass	Pass				
B2.	Gap - hedge canopy continuity	Gaps make up <10% of total length; and No canopy gaps >5 m	This is the horizontal 'gappiness' of the woody component of the hedgerow. Gaps are complete breaks in the woody canopy (no matter how small). Access points and gates contribute to the overall 'gappiness' but are not subject to the >5 m criterion (as this is the typical size of a gate).	Pass	Fail	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).	This is the level of disturbance (excluding wildlife disturbance) at the base of the hedgerow. Undisturbed ground is present for at least 90% of the hedgerow length, greater than 1 m in width and must be present along at least one side of the hedgerow. This criterion recognises the value of the hedgerow base as a boundary habitat with the capacity to support a wide range of species. Cultivation, heavily trodden footpaths, poached ground etc. can limit available habitat niches.	Pass	Pass	Pass				
C2.	Nutrient-enriched perennial vegetation	Plant species indicative of nutrient enrichment of soils dominate <20% cover of the area of undisturbed ground.	The indicator species used are nettles *Urtica* spp., cleavers *Galium aparine* and docks *Rumex* spp. Their presence, either singly or together, does not exceed the 20% cover threshold.	Fail	Fail	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[3]) and recently introduced species.	Recently introduced species refer to plants that have naturalised in the UK since AD 1500 (neophytes). Archaeophytes count as natives. For information on archaeophytes and neophytes see the JNCC website[4], as well as the BSBI website[5] where the 'Online Atlas of the British and Irish Flora'[6] contains an up-to-date list of the status of species. For information on invasive non-native species see the GB Non-Native Secretariat website[7].	Pass	Pass	Pass				
D2.	Current damage	>90% of the hedgerow or undisturbed ground is free of damage caused by human activities.	This criterion addresses damaging activities that may have led to or lead to deterioration in other attributes. This could include evidence of pollution, piles of manure or rubble, or inappropriate management practices (for example, excessive hedgerow cutting).	Pass	Pass	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[8]), and there is on average at least one mature, ancient or veteran tree present per 20 - 50m of hedgerow.	This criterion addresses if there are a range of age-classes or morphologies which allow for replacement of trees and provide opportunities for different species.	N/A	Pass	N/A				
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.	This criterion identifies if the trees are subject to damage which compromises the survival and health of the individual specimens.	N/A	Pass	N/A				
Condition				**Good**	**Good**	**Good**				

Condition categories for hedgerows without trees		
Category	**Category Requirements**	**Metric Score**
Good	No more than 2 failures in total; **AND** No more than 1 failure in any functional group.	3
Moderate	No more than 4 failures in total; **AND** Does not fail both attributes in more than one functional group (for example, fails attributes A1, A2, B1 and C2 = Moderate condition).	2
Poor	Fails a total of more than 4 attributes; **OR** Fails both attributes in more than one functional group (for example, fails attributes A1, A2, B1 and B2 = Poor condition).	1
Condition categories for hedgerows with trees		
Category	**Category Requirements**	**Metric score**
Good	No more than 2 failures in total; **AND** No more than 1 failure in any functional group.	3
Moderate	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).	2
Poor	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).	1

HABITAT CONDITION ASSESSMENT MATRIX FOR STATUTORY BIODIVERSITY METRIC

Criteria		Feature Reference										Notes (such as justification)
		TL1	TL2									
A	At least 70% of trees are native species.	Fail	Fail									
B	Tree canopy is predominantly continuous with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide.	Fail	Pass									
C	One or more trees has veteran features and or natural ecological niches for vertebrates and invertebrates, such as presence of standing and attached deadwood, cavities, ivy or loose bark.	Fail	Fail									
D	There is an undisturbed naturally-vegetated strip of at least 6 m on both sides to protect the line of trees from farming and other human activities (excluding grazing). Where veteran trees are present, root protection areas should follow standing advice2.	Fail	Fail									
E	At least 95% of the trees are in a healthy condition (deadwood or veteran features valuable for wildlife are excluded from this). 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.	Pass	Pass									
Condition (5 criteria = good; 3-4 criteria = moderate; 2 criteria or fewer = poor)		**Poor**	**Poor**									

Appendix 6612/BNG3:

Relevant Output from the Statutory Biodiversity Metric Calculation Tool

The Former Thakeham Mushroom Site, Thakeham

Headline Results

Return to results menu

Scroll down for final results ⚠

On-site baseline	*Area habitat units*	33.44	
	Hedgerow units	5.44	
	Watercourse units	0.00	
On-site post-intervention (Including habitat retention, creation & enhancement)	*Area habitat units*	46.48	
	Hedgerow units	10.20	
	Watercourse units	0.00	
On-site net change (units & percentage)	*Area habitat units*	13.03	38.97%
	Hedgerow units	4.76	87.61%
	Watercourse units	0.00	0.00%
Off-site baseline	*Area habitat units*	0.00	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Off-site post-intervention (Including habitat retention, creation & enhancement)	*Area habitat units*	0.00	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Off-site net change (units & percentage)	*Area habitat units*	0.00	0.00%
	Hedgerow units	0.00	0.00%
	Watercourse units	0.00	0.00%
Combined net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	*Area habitat units*	13.03	
	Hedgerow units	4.76	
	Watercourse units	0.00	
Spatial risk multiplier (SRM) deductions	*Area habitat units*	0.00	
	Hedgerow units	0.00	
	Watercourse units	0.00	

FINAL RESULTS

Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	*Area habitat units*	13.03
	Hedgerow units	4.76
	Watercourse units	0.00
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	*Area habitat units*	38.97%
	Hedgerow units	87.61%
	Watercourse units	0.00%
Trading rules satisfied?		Yes ✓

Unit Type	Target	Baseline Units	Units Required	Unit Deficit	
Area habitat units	10.00%	33.44	36.79	0.00	No additional area habitat units required to meet target ✓
Hedgerow units	10.00%	5.44	5.98	0.00	No additional hedgerow units required to meet target ✓
Watercourse units	10.00%	0.00	0.00	0.00	No additional watercourse units required to meet target ✓

ecology • landscape planning • arboriculture

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