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Appendix 7.2

Biodiversity Net Gain Assessment

Client

Bloor Homes

Project

Toton West, Toton

Nottinghamshire

Date

May 2025

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	Final	LFR / 07.03.25	LFR/13.03.25
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1.0 INTRODUCTION

- 1.1 The following report has been prepared by FPCR Environment and Design Ltd. (FPCR) on behalf of Bloor Homes and provides details of a Biodiversity Net Gain Assessment undertaken for land at Toton West (hereafter referred to as the 'Site'). The Site measures approximately 19.11 ha and is centred on ordnance survey grid reference SK491 355.
- 1.2 This report presents the results of a Biodiversity Net Gain assessment that has been completed in order to demonstrate the feasibility of proposals to deliver a net gain in biodiversity value.
- 1.3 This report has been prepared with reference to the Illustrative Landscape Masterplan (Drawing number: P23_2377_EN_0007 - Rev B_S1, Pegasus Group, 06.05.25) provided at Appendix B.

Site Context

- 1.4 The Site is located in lies on the northern edge of Toton in Nottingham. It is bounded by a substation, solar farm and arable land to the north and the urban extent of Toton to the south. To the east is Toton Lane and the proposed Toton East development Site. To the west is Toton railway freight yard. The Site itself encompasses several arable field parcels bounded and delineated by hedgerows, treelines and public footpaths and a small copse of trees.

Proposals

- 1.5 The Toton West planning application is seeking outline permission for up to 380 residential dwellings and associated open space and infrastructure.

Aims and Objectives

- 1.6 This BNG Report is broadly based on the Chartered Institute of Ecology and Environmental Management (CIEEM) guidance¹. The scope and objectives of this report are to:
- Summarise the results of the baseline habitat survey² and habitat condition assessment survey following the Defra Statutory Biodiversity Metric (hereafter referred to as 'the Metric').
 - Provide an overview of the proposed habitats following completion of the scheme.
 - Present the results of the Metric assessment completed for the proposals.
 - Assess the feasibility of the proposals to achieve a net gain in biodiversity through the Metric.
 - Recommendations for the proposals to maximise their biodiversity potential.

Biodiversity Impact Assessment Strategy

- 1.7 The Lawton Review³ summarises that that improvements for biodiversity in the UK need to be

¹ CIEEM (2021) Biodiversity Net Gain Report and Audit Templates Chartered institute of Ecology and Environmental Management, Winchester, UK.

² UKHab Ltd (2023) UK Habitat Classification Version 2.0 (at <http://www.ukhab.org>)PX

³ Lawton, J.H et al., (2010) Making Space for Nature: a review of England's wildlife sites and ecological network. Report to Defra. <http://archive.defra.gov.uk/environment/biodiversity/documents/201009space-for-nature.pdf>

"more, bigger, better and joined up".

- 1.8 Specifically, with regards to biodiversity offsetting for developments it recommends that
"Opportunities should be taken to pool habitat compensation from different developments so that larger habitat blocks can be created".
- 1.9 Following this guidance, a coherent, cumulative strategy is proposed to provide quality habitats which connect into existing ecological networks.
- 1.10 Through utilising a biodiversity metric, conservation activities can be designed to deliver measurable biodiversity benefits in compensation for losses. This provides a traceable record to track cumulative impacts and delivered biodiversity benefits.
- 1.11 Using the biodiversity metric means that a developer employs a standardised formula to calculate the number of biodiversity 'units' to be lost as a result of their development, based on the habitat(s) affected, their condition and extent. The developer then provides an 'offset' (where necessary) to deliver an equivalent number of biodiversity units.
- 1.12 Biodiversity offsetting is used only to compensate for adverse impacts on biodiversity identified after appropriate avoidance, minimisation and on-site rehabilitation measures have been undertaken, according to the mitigation hierarchy as required by National Planning Policy Framework (NPPF, 2024)⁴.

⁴ Department for Levelling Up, Housing & Communities, National Planning Policy Framework (2024) available at: <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

2.0 LEGISLATION

Legislative and Policy Context

The Environment Act 2021

- 2.1 In England, biodiversity net gain is now required under statutory frameworks introduced by Schedule 7A of the Town and Country Planning Act 1990⁵ (inserted by the Environment Act 2021⁶). Under this framework, every grant of planning permission will be deemed to have been granted subject to a general biodiversity gain condition. This requires developments to deliver at least a 10% increase in biodiversity value relative to the pre-development biodiversity value of all onsite habitats.
- 2.2 This is a pre-commencement condition requiring the provision of a Biodiversity Gain Plan to be submitted and approved before works can be commenced, but after planning permission has been granted.
- 2.3 In principle, the grant of planning permission is not within the scope of BNG, however it is important to consider as part of the consenting body's decision-making process how a scheme will be able to demonstrate BNG after permission is granted.
- 2.4 Where a planning application for a development was made before day one of mandatory BNG on 12 February 2024, the development is exempt from statutory BNG requirements.

Biodiversity Net Gain Hierarchy

- 2.5 The statutory framework allows for the 10% biodiversity gain to be delivered through onsite biodiversity gains, registered offsite biodiversity gains or statutory biodiversity credits. However, as set out in Articles 37A and 37D of the Town and Country Planning⁷ (Development Management Procedure) (England) Order 2015, development must consider the biodiversity net gain hierarchy when designing scheme proposals. This sets out hierarchy of actions as follows:
- First, for all medium, high and very high distinctiveness habitats, the avoidance of any adverse effects.
 - Where these can't be avoided, mitigating any adverse effects on medium, high and very high distinctiveness habitats.
 - Then, for all onsite habitats (including low distinctiveness), adverse effects should be compensated by in accordance with the following hierarchy:
 - i. Prioritising the enhancement of existing habitats; then
 - ii. Creation of onsite habitats;
 - iii. Allocation of registered offsite unit gains; then
 - iv. Purchase of biodiversity credits
- 2.6 Proposals must demonstrate how the biodiversity hierarchy has been applied to or provide the reasons for any deviation. This biodiversity net gain hierarchy is distinct from the mitigation

⁵ Town and Country Planning Act 1990, c.8 available at: <https://www.legislation.gov.uk/ukpga/1990/8/contents>

⁶ Environment Act 2021 c. 30 available at: <https://www.legislation.gov.uk/ukpga/2021/30/contents>

⁷ Town and Country Planning (Development Management Procedure) (England) Order 2015, No 595 available at: <https://www.legislation.gov.uk/uksi/2015/595/contents/made>

hierarchy set out in paragraph 186(a) of the National Planning Policy Framework (2023)⁸ which is addressed in the accompanying Ecological Appraisal where relevant.

National Planning Policy Framework (2024)

- 2.7 The NPPF (2024) in particular seeks to ensure that the planning system contributes to and enhances the natural and local environment, protect and enhance biodiversity and geodiversity by:

"187. d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;

192. b) 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."

Local Policy

Broxtowe Local Plan

- 2.8 Part 1 of the Broxtowe Local Plan: Core Strategy⁹ was adopted on the 17th September 2014. The document provides an Aligned Core Strategy covering Broxtowe Borough, Gedling Borough and Nottingham City, and sets out the vision, objectives, spatial strategy and the strategic policies for the Borough up to 2028.

- 2.9 Policy 17 covers biodiversity objectives.

1. Biodiversity will be increased over the plan period by:

- a) protecting, restoring, expanding and enhancing existing areas of biodiversity interest, including areas and networks of habitats and species listed in the UK and Nottinghamshire Biodiversity Action Plans;*
- b) ensuring that fragmentation of the Green Infrastructure network is avoided wherever possible and improvements to the network benefit biodiversity, including at a landscape scale, through the incorporation of existing habitats and the creation of new habitats;*
- c) seeking to ensure new development provides new biodiversity features, and improves existing biodiversity features wherever appropriate;*
- d) supporting the need for the appropriate management and maintenance of existing and created habitats through the use of planning conditions, planning obligations and management agreements; and*
- e) ensuring that where harm to biodiversity is unavoidable, and it has been demonstrated that no alternative sites or scheme designs are suitable, development should as a minimum firstly mitigate and if not possible, compensate at a level equivalent to the biodiversity value of the habitat lost.*

⁸ Department for Levelling Up, Housing & Communities, National Planning Policy Framework (2023) available at: <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

⁹ Broxtowe Borough Gedling Borough Nottingham City. 2014. Aligned Core Strategies Part 1 Local Plan.

2. Designated international, national and local sites of biological or geological importance for nature conservation will be protected in line with the established hierarchy of designations and further sites will be designated where they meet the relevant national or local criteria.

3. Development on or affecting other non-designated sites or wildlife corridors with biodiversity value will only be permitted where it can be demonstrated that the need for the development outweighs any harm caused by the development and that adequate mitigation measures are put in place.

2.10 Policy 31 expands on the provision set out in Policy 17 in regards to biodiversity assets.

1. All development proposals should seek to deliver a net gain in biodiversity and geodiversity and contribute to the Borough's ecological network. Permission will not be granted for development which would cause significant harm to sites and habitats of nature conservation or geological value, together with species that are protected or under threat. Support will be given to the enhancement and increase in the number of sites and habitats of nature conservation value, and in particular to meeting objectives and targets identified in the Nottinghamshire Biodiversity Action Plan.

2. Development proposals which are likely to lead to the increased use of any of the Biodiversity Assets listed below, as shown on the Policies Map, will be required to take reasonable opportunities to enhance the Asset(s). These Biodiversity Assets are;

- a) Sites of Special Scientific Interest, Local Wildlife Sites or Local Geological Sites (including those listed in Appendices 8, 9 and 10 and shown on the Policies Map); or*
- b) Protected and priority habitats and species (including those identified in the Nottinghamshire Local Biodiversity Action Plan, section 4.5 of the Green Infrastructure Strategy and section 41 of the Natural Environment and Rural Communities (NERC) Act 2006); or*
- c) Trees which are the subject of Tree Preservation Orders; or*
- d) Aged or veteran trees; or*
- e) Ancient Woodland (as shown on the Policies Map); or*
- f) Hedgerows which are important according to the criteria of the Hedgerow Regulations 1997; or*
- g) Other trees and hedgerows which are important to the local environment.*

3. In all cases permission will not be granted for development that results in any significant harm or loss to the Biodiversity Asset, unless the benefits of development are clearly shown to outweigh the harm."

Chetwynd: Toton and Chilwell Neighbourhood Plan (2020 – 2040)

2.11 The Chetwynd: Toton and Chilwell Neighbourhood Plan relates to the Broxtowe Borough wards of (i) Toton and Chilwell Meadows, and (ii) Chilwell West.

2.12 Policy ENV02- Natural Environment states:

1. Development should have no significant adverse impact on, and take opportunities to enhance and augment, habitats and biodiversity.

2. Major development [1] which increases the use of existing blue and green infrastructure will be expected to contribute to the protection and enhancement of habitats and biodiversity in its design and layout, based on up-to-date assessments.

3. Proposals to remove mature trees [1], including those that are veteran [1] and ancient [1], will not be supported except in exceptional circumstances, where:

- a) the retention of trees is outweighed by benefits arising from major development [1]; and*
- b) they are replaced by equivalent or better provision in close proximity to their original position*

3.0 METHODOLOGY

Desktop Study

3.1 This report accompanies an Environmental Statement for the Site which has been undertaken to inform the development proposals and to provide recommendations for mitigation and enhancement (of which measurable biodiversity net gain will form a part of). The following elements from the ecological assessment have also used to inform this assessment:

- Nottinghamshire Biological and Geological Record Centre (NBGRC);
- Derbyshire Biological Records Centre (DBRC) at the Derbyshire Wildlife Trust;
- Multi Agency Geographic Information for the Countryside (MAGIC) website¹⁰;
- OS base maps¹¹;
- Imagery from Google Earth¹².

Baseline Habitat Assessment

3.2 An Extended Phase 1 Habitat Survey was undertaken across the majority of the Site in August 2024. This surveys involved classification of the broad habitat types present using the system published by the UK Joint Nature Conservation Committee¹³. This comprised a walkover of the Site, mapping and broadly describing the principal habitat types and identifying the dominant plant species present within each habitat type and any invasive weeds (where present).

3.3 Habitats have been classified broadly following the UKHab 2.0 classification system¹⁴ and assessed for their condition using methodology as detailed within the Statutory Biodiversity Metric Technical Annex 1: Condition Assessment Sheets and Methodology (July 2024)¹⁵.

Statutory Biodiversity Metric

3.4 DEFRA's published Statutory Biodiversity Metric as an MS Excel spreadsheet that is used to quantify the predicted net-change in biodiversity value ("biodiversity units") of a proposed development site before and after development. It treats the flat "habitats" and linear features "hedgerows" separately, and is based on pre-determined values, along with published written guidance, set by a team of experts. The latest Metric was updated on 8th May 2025 2025.

3.5 To facilitate this, the Site has been mapped and digitised using the Statutory Biodiversity Metric QGIS Template, with the existing habitats identified and areas automatically generated. In accordance with the Metric User Guide, habitats have been defined under UK Habitat 2.0 Classification.

¹⁰ [Online]. <http://www.magic.gov.uk/>

¹¹ [Online]. www.ordnancesurvey.co.uk

¹² [Online]. www.maps.google.co.uk

¹³ JNCC 2010. Handbook for Phase 1 habitat survey - a technique for environmental audit, ISBN 0 86139 636 7

¹⁴ UKHab Ltd (2023). UK Habitat Classification Version 2.0 (Available at: <http://www.ukhab.org>)

¹⁵ DEFRA (2024). Statutory Biodiversity Metric Technical Annex 1: Condition Assessment Sheets and Methodology v1.0.2 (Available at <https://www.gov.uk/government/publications/statutory-biodiversity-metric-tools-and-guides>)

- 3.6 The indicative layout proposals for the Site from the Illustrative Masterplan were then uploaded into the QGIS template. Post-development area figures and linear feature extents were mapped in QGIS, with feature retention based on the indicative proposals.
- 3.7 These pre- and post-development areas were then inputted into the Metric Calculation tool. Pre-development habitats were grouped into their habitat type and condition based on the results of the UKHab and condition assessment surveys.
- 3.8 The strategic significance of the habitats were also assessed for the pre-development habitats based on the location of the site, its proximity to existing areas of biodiversity interest and its setting within wider habitat corridors.
- 3.9 Full details of the calculation methodology used is provided in the Statutory Biodiversity Metric – User Guide¹⁶.

Limitations

- 3.10 The UKHab habitat map has been reproduced from detailed field notes and informed by aerial imagery, OS mapping and site maps provided by the client. The accuracy of this figure is therefore ultimately guided by the accuracy of these sources and can only be relied upon to a certain degree of resolution.
- 3.11 Natural ecological communities are susceptible to change; at times this change can be rapid as a result of internal and external environmental factors. The Chartered Institute of Ecology and Environmental Management advises that survey data can normally be considered valid for a period of 18 months, after which point a walkover survey may be required to assess if there have been any significant changes.
- 3.12 The aim of biodiversity offsetting is to compensate for significant adverse impacts on biodiversity identified after appropriate avoidance, minimisation and on-site rehabilitation measures have been taken, according to the mitigation hierarchy as required by the NPPF.
- 3.13 No other limitations specific to this report influenced this assessment.

¹⁶ DEFRA, Statutory biodiversity metric: draft user guide (2024) Available at:
<https://www.gov.uk/government/publications/statutory-biodiversity-metric-tools-and-guides>

4.0 BASELINE CONDITIONS

Strategic Significance

- 4.1 No sites of international conservation importance are located within a 15km radius of the Site.
- 4.2 No sites of national conservation importance are located within a 2km radius of the Site. Attenborough Gravel pits SSSI lies at the limit of the search area 2.2km to the southeast, and is separated from the Site by existing urban settlement.
- 4.3 One Statutory designations of County value lies within 1km of the Site; Toton Fields Local Nature Reserves (LNR). Summary details for this site is provided in **Table 1**.

Table 1: Statutory Designations within 2km of the Site

Site Name	Approx. Distance from Site	Interest Feature(s)
Toton Fields LNR	0m south	The site lies alongside the River Erewash with associated wetland species, wet grassland and young woodland. It is characterised by amenity grassland, small areas of ash/ willow / poplar plantations, river corridor and scrub habitats.

- 4.4 Non-statutory designations in Nottinghamshire are known as Local Wildlife Sites (LWSs). There are twelve LWSs within 1km of the Site including Toton Sidings LWS that sits immediately adjacent to the western edge of the site. These are listed and detailed summarised in **Table 2** below.

Table 2: Non-Statutory Designations within 1km of the Site

Site Name	Approx. Distance from Site	Interest Feature(s)
Toton sidings LWS	0m west	It supports a rich assemblage of notable plants with a mosaic of habitats ranging from scrub and developing woodland to grassland and bare, disturbed ground. Rough grassland with scattered scrub vegetates the embankment while the old track beds are becoming dominated by young Silver Birch <i>Betula pendula</i> , which are interspersed with open areas supporting a huge diversity of plants. The site is also designated for the Dingy Skipper <i>Erynnis tages</i> butterfly.
Toton Sidings Fishing Pond 5/9	300m northwest	This pond is situated between the River Erewash and Toton railway sidings. It has a well-established and diverse marginal flora including Water-horsetail <i>Equisetum fluviatile</i> , Water Mint <i>Mentha aquatica</i> and Purple Loosestrife <i>Lythrum salicaria</i> with Yellow Water-lily <i>Nuphar lutea</i> growing across the pool surface. It is fringed by semi-improved horse-grazed pasture and tall grown willow <i>Salix</i> spp. and Hawthorn <i>Crataegus monogyna</i> scrub.
Erewash Grassland 2/285	350m northwest	This damp, neutral grassland with scattered Hawthorn <i>Crataegus monogyna</i> scrub is situated on the floodplain of the River Erewash. Crested Dog's-tail <i>Cynosurus cristatus</i> , Common Bent <i>Agrostis capillaris</i> , Yorkshire-fog <i>Holcus lanatus</i> and Perennial Rye-grass <i>Lolium perenne</i> are the main grass species found in the sward which has a herb content including Common Bird's-foot-trefoil <i>Lotus corniculatus</i> , Cuckoo-flower <i>Cardamine pratensis</i> and Great Burnet <i>Sanguisorba officinalis</i> . A drainage ditch running across the site has notable marginal communities supporting Water Mint <i>Mentha aquatica</i> , Gipsywort <i>Lycopus europaeus</i> , Water-plantain <i>Alisma Plantago-aquatica</i> and Marsh Yellow-cress <i>Rorippa palustris</i> . This ditch joins a larger willow-lined drain which forms the south-western boundary with Toton Sidings Fishing Pond (LWS 5/9).
Lock Lane Scrub	490m west	Unknown. Adjoining Erewash Grassland 2/285 described below.
Toton Grassland	500m west	Unknown. Adjoining Toton Sidings Riverside 2/284 described below.

Site Name	Approx. Distance from Site	Interest Feature(s)
Toton Sidings Grassland and scrub 5/10	500m west	Erewash flood meadow and rough, unmanaged grassland and scrub divided by a flood prevention bank. There are wetland areas in old river hollows to the east of the bank in an area which is subject to flooding. The site is unmanaged and hence has invading tall ruderal vegetation, but it retains a sward rich in the original grasses; Tufted Hair-grass (<i>Deschampsia caespitosa</i>), Meadow Fescue (<i>Festuca pratensis</i>) and Red Fescue (<i>Festuca rubra</i>) with Meadow Crane's-bill (<i>Geranium pratense</i>) Pepper Saxifrage (<i>Silene silaus</i>) and Meadow Buttercup (<i>Ranunculus acris</i>) amongst typical meadow forbs.
Erewash Canal	550m west	Unknown
Toton Sidings Riverside 2/284	550m west	This valuable riverside habitat mosaic comprises neutral grassland, marshy grassland, dense scrub and woodland. The banks of the River Erewash support species such as Purple-loosestrife <i>Lythrum salicaria</i>, Water Dock <i>Rumex hydrolapathum</i> and Water Mint <i>Mentha aquatica</i>, while aquatic species include Stream Water-crowfoot <i>Ranunculus penicillatus</i>. Marshy areas are species-rich with species including Meadowsweet <i>Filipendula ulmaria</i>, Wild Angelica <i>Angelica sylvestris</i>, Common Marsh-bedstraw <i>Galium palustre</i>, Brown Sedge <i>Carex disticha</i> and Large Bird's-foot-trefoil <i>Lotus pedunculatus</i> while grasslands have a sward containing False Oat-grass <i>Arrhenatherum elatius</i> with Great Burnet <i>Sanguisorba officinalis</i>, Meadow Vetchling <i>Lathyrus pratensis</i> and Meadow Crane's-bill <i>Geranium pratense</i>. Dense scrub and damp broadleaved woodland are characterised by many willow <i>Salix</i> sp. species with Silver Birch <i>Betula pendula</i> and Hawthorn <i>Crataegus monogyna</i>.
River Erewash Floodplain	600m west	Unknown. Adjoining Toton Sidings Riverside 2/284 described below.
Toton Erewash Canal 5/2294	600m west	This site comprises a stretch of the River Erewash and a bypass channel which flow through the Toton Fields Local Nature Reserve. Spiked Water-milfoil <i>Myriophyllum spicatum</i>, Amphibious Bistort <i>Persicaria amphibia</i> and Stream Water-crowfoot <i>Ranunculus penicillatus</i> grow in the channels while the margins support species such as Reed Sweet-grass <i>Glyceria maxima</i>, Branched Bur-reed <i>Sparganium erectum</i> and rushes <i>Juncus</i> spp. On the lower reaches of the banks in damp soils Meadowsweet <i>Filipendula ulmaria</i>, Wild Angelica <i>Angelica sylvestris</i> and Large Bird's-foot-trefoil <i>Lotus pedunculatus</i> can be found. Bordered by amenity, semi and unimproved grassland with scattered scrub along the banks these channels offer habitat to a range of faunal species.
Toton Erewash Grassland 5/3456	950m south	This grassland, which is part of the Toton Fields Local Nature Reserve, is almost entirely bordered by the Toton Erewash Channel (LWS 5/2294). The rough sward supports a population of the rare Dingy Skipper <i>Erynnis tages</i> butterfly a species of conservation concern in Nottinghamshire.
Toton Sidings Pond	1km south	Unknown

- 4.5 The Site lies within the administrative authority of Broxtowe Borough Council (BBC). Nottinghamshire County Council, in liaison with Broxtowe and the other Nottinghamshire authorities, is developing a Local Nature Recovery Strategy (LNRS which is expected to be published in Summer 2025). There is no interim guidance for assigning strategic significance.
- 4.6 From a review of BBC policy mapping no features were formally identified for high strategic significance.

UKHab and Condition Assessment Survey

- 4.7 The habitats on Site comprise predominantly arable field with two small areas of grassland and patches of bramble and mixed scrub of limited extent. A very small area of broadleaved woodland was recorded in the southeast corner of the Site. Native hedgerows with trees are also present at the perimeters of field compartments and a cluster of 5 young ash trees stands in the east of the Site. A field drain runs through the western most arable field.
- 4.8 Descriptions of the baseline habitats are provided in Table 3 below and locations are depicted on Figure 1. The condition assessment results are provided in Appendix A.

Table 3: Baseline Habitat Summary

Habitat	Description
Cereal / Non-cereal crops	The majority of the Site is dominated by arable field compartments with narrow margins supporting hedgerows. The condition assessment of the habitat is 'not applicable' under the Metric.
Woodland	An very small area of broadleaved woodland in the southeast of the site comprising two mature lime trees, a mature sycamore as well as some ash saplings. Ground flora was sparse comprising ivy, common nettle and bramble. Overall is categorised as poor condition.
Scrub	Scrub surrounding the substation near the eastern boundary of the site was dense and mixed comprising >5sp but also including butterfly bush. Other areas of scrub comprised entirely of bramble or were bramble dominant with saplings and species poor. Both categorised as poor condition.
Other neutral grassland	Two very small areas of grassland; one in the east and one around the pylon in the south of the Site. These comprised a mix of grasses and herbs not typical of intensive management and was categorised as medium distinctiveness grassland in poor condition as were not good representation of the habitat type.
Ditch	A field drain runs through the western most arable field. It was dry and supported only terrestrial vegetation so also categorised as poor condition.
Individual Trees	A cluster of five individual young and semi mature ash trees were recorded in the east of the site, which were categorised as moderate condition.
Hedgerows / Lines of Trees	The field parcels are bound and delineated by a network of hedgerows and tree lines. Survey results, including conditions, are provided in Appendix A.

5.0 PROPOSED DESIGN

- 5.1 Current proposals for the Site are displayed by the Illustrative Landscape Masterplan (Drawing number: P23_2377_DEN_000714 - Rev B_S1, Pegasus Group, 06.052.25) provided at Appendix B. Areas allocated for green infrastructure (GI) are predominantly in the west of the Site, buffering the LWS and LNR that site offsite immediately adjacent to the western and southern boundaries of the Site. Retention and buffering of hedgerows and trees around all perimeter of the Site will enhance green corridors linking to the wider landscape.

Retained Habitats

- 5.2 Habitat retention is illustrated in Figure 3.
- 5.3 For the purposes of this assessment it has been assumed that with the exception of the areas of mixed scrub and woodland in the south of the site (Refer to Figure 3), all area based habitats will be lost to facilitate the development.
- 5.4 The cluster of five individual trees is assumed to be largely lost.
- 5.5 The majority of existing hedgerows and trees will be retained and incorporated into site designs with only short sections of hedgerow (totalling c.45m) removed to facilitate access into the site from Stapleford Lane and the pedestrian access offsite to the south.
- 5.6 The ditch will be retained. It is assumed that a 10m section will be culverted to create the road connection to the residential parcel north of the ditch.

Enhanced Habitats

- 5.7 In the absence of detailed proposals, no enhancements to area habitats have been included at this stage.
- 5.8 Supplementary native species hedgerow planting is proposed to enhance the hedgerows along the southern boundary of the site, which will be brought into appropriate management, improving these from 'poor' condition to 'moderate' condition.
- 5.9 In removing the ditch from an arable context and setting it within a minimum 5m buffer of permanent grassland, this reduced the encroachment effect on this feature, enhancing its condition.

Habitat Creation

- 5.10 The extent of GI is indicated in the Illustrative Landscape Masterplan for this outline application with more details to be provided at detailed stage. Overall, the GI proposals will include a mix of public open space, flood attenuation and semi-natural habitats, integrated with and linked to retained habitats and the wider landscape. An additional 49m of ditch is proposed.
- 5.11 Based on the current illustrative proposals, the breakdown of GI are provided in the table below and within the metric calculations (Appendix C) and spatially identified at Figures 2 and 5.

Table 4: Proposed Green Infrastructure

Proposed Created Habitat	Area of Habitat	Proposed Condition	Habitat Units Delivered
Modified Grassland	1.569	Poor	3.03
Other Neutral Grassland	0.9241	Poor	3.44
Other Neutral Grassland	2.1991	Moderate	14.72
SuDS	0.7559	Moderate	1.82
Mixed Scrub	0.1718	Poor	0.66
Mixed Scrub	0.7841	Moderate	5.25
Urban Trees (small)	N/A	46 / moderate	0.57

- 5.12 The proposed habitat creation above at Table 4 are considered conservative and target conditions feasible. The number of trees to be planted is based on as illustrated at Appendix B but would also include a number of street trees which would contribute to the habitat unit delivery.
- 5.13 Additional habitat unit delivery shall be delivered through provision of gardens. Currently residential parcels have been assumed to comprise a 70:30% split between sealed surface and garden habitat. Therefore currently gardens are estimated to deliver an additional 6.36 habitat units.
- 5.14 GI will provide a range of habitats with enhanced habitat connections through the site and will include features of biodiversity value as follows:
- The SuDS will be designed to maximise biodiversity benefits by having a permanent area of water if possible with marginal planting. The feature shall be shaped to create a variety of aspects and angles to maximise microclimates;
 - Open green areas will comprise a mix of species-rich grassland and amenity grassland with patches of mixed scrub;
 - Semi-natural corridors will follow existing hedgerows which will contribute to ecological connectivity across the Site;
 - New individual native trees will be incorporated throughout the development, providing a range of benefits for faunal species; and
- 5.15 Targeted conditions and management objectives for created habitats are shown in Table 5.
- Proposed Strategic Significance**
- 5.16 Newly created habitats have been given the lowest strategic significance score.

Table 5: Summary of Proposed Habitat Management

Habitat Type) (UKHab	Targets for Creation/Management	Target Condition
Other neutral grassland	Grassland areas within the GI will be managed to promote biodiversity value through diverse species and structural composition. The following management measures will be employed: • Using a native species rich seed mix to achieve a diverse sward (e.g. Emorsgate EM2, or other similar mix, to achieve at least 10 species per m²); follow supplier's instructions for initial establishment. • Once established, cut annually in late summer or autumn, with selected patches of grassland left unmown (approximately 20% of total area) and especially the grassland at the bases of the trees being left longer. Cutting dates and un-cut areas should be varied year-year to promote structural complexity. If grasslands display vigorous grass growth, a second early season cut in March/April might be required to increase the abundance of flowering plants. • During the summer period, mown pathways should be created through the sward, creating variation in sward height, and promoting interest for Site users. • Promote a low nutrient environment by removing cuttings. Collected cuttings can be taken to green waste facilities for compost production or left in dedicated areas to rot down and provide habitat piles. • Reseed any areas of failed establishment; and • Remove undesirable species including INNS, thistles and docks before seeding; and • Limit scrub encroachment to edge habitats where it can form a valuable ecotone.	Poor / Moderate
Modified grassland	Grassland along the main frontages and access roads have assumed they will not achieve higher than poor condition as disturbance and footfall could limit the success of establishment of a closed sward comprising 6-8 species per m². Along existing hedgerows and edge habitats that still are expected to be more formally managed, it is proposed that these would achieve a closed sward comprising 6-8 species per m² and attain moderate condition. Management will be conducted sensitively biodiversity incorporating the following management measures: • Using an appropriate native species rich seed mix equivalent grassland mix to achieve a more diverse sward to achieve 6-8 species per m² (e.g. Emorsgate EM1); reseeding any areas of failed establishment / damage. • Regular removal of any bracken, scrub and invasive species. • The majority of the grassland is likely to be mown, however, to promote diversity in the sward height selected patches of grassland should be left unmown (at least 20% of total area), especially around the bases of the trees.	Poor / Moderate

Habitat Type) (UKHab	Targets for Creation/Management	Target Condition
	Reseeding any areas of failed establishment/damage.	
Mixed scrub	Mixed scrub has been targeted as achieving moderate condition. Mixed scrub will be used to create structural vegetation diversity and form woodland edge habitats. Management will target the following: - No one species should comprise more than 75% of the cover, and all species should be of native origin. They should be planted in clumps with gaps between to achieve a mosaic habitat. Management should create and maintain a range of features; a diversity of age and structure is essential. This can be achieved through rotationally creating cleared areas (glades) to allow space for seedlings. - Rotational cutting / strimming of vegetation is recommended. Small clearings should be cut every 1-2 years. The marginal scrub may need cutting on a rotation of up to 12 years to avoid it developing into woodland. After cutting, any arisings should be left for at least one week and a proportion of the material can be left in the developed scrub area to decay and provide dead wood habitat, the rest can be removed from site. - An edge habitat will be developed which will create a transitional area with habitat niches between scrub and the adjacent grassland areas with scattered woody species from the scrub and tall grasses, and herbs allowed to encroach and colonize from the grassland. The scrub edge should be cut every 3-7 years depending on growth rates. Scrub edge should be cut in a scalloped manner, rather than as a continuous edge, to provide shelter opportunities for wildlife. - Any INNS which appear are to be treated and removed as required, with management established to prevent it from spreading.	Poor / Moderate
Sustainable urban drainage	The SuDS featur has been classified as moderate condition, with the proposed design intended to be designed and managed as follows: - Where feasible SuDS will be designed to hold areas of permanent water. - Plant with a variation of vegetation structure and plants which are beneficial for wildlife, provides nectar sources at different times of the year, and provides opportunities for vertebrates and invertebrates to live, eat and breed. A single structural habitat component or vegetation type should not account for more than 80% of the total habitat area. For example, planting with a variety of marginal aquatic species (e.g. common reed <i>Phragmites australis</i>, water mint <i>Mentha aquatica</i>, yellow iris <i>Iris pseudacorus</i>, brooklime <i>Veronica beccabunga</i>, water forget-me-not <i>Myosotis scorpioides</i>, yellow loosestrife <i>Lysimachia vulgaris</i>, etc.) which degrades into wet-tolerant grassland (e.g. Emorsgate EP1 Pond Edge Mixture, EM8 Meadow Mixture for Wetlands, or similar). Seeding should follow the manufacturer's instructions. The management of the habitat should encourage a range of flowering species in order to meet the BNG habitat condition requirements for SUDS. - It is also anticipated that some species of damp/wet grassland may colonise naturally and will be allowed to remain to provide additional habitat diversity and structure (e.g. soft rush <i>Juncus effusus</i>). - Should any species with invasive tendencies colonise (e.g. reedmace <i>Typha latifolia</i>) or any species which are considered to be detrimental to native wildlife, these species should be removed during annual maintenance or	Moderate

Habitat Type) (UKHab	Targets for Creation/Management	Target Condition
	managed to prevent spreading. Any invasive non-native species will not be allowed to establish and will be treated and/or removed as required. • The species planted should be of native origin and be suitable to wetland or riparian situations. • Any cutting of marginal planting or mowing should be avoided from February to August to avoid amphibian and breeding bird season. • Relaxed management of the grassland area should be employed to provide variety in the sward height for the benefit of biodiversity and wildlife, with selected patches of grassland left unmown. Cutting dates and un-cut areas should be varied year-year to promote structural complexity.	
Individual trees	New trees are proposed to be planted across the Site (currently proposed 46). Predicted tree size has been restricted to small in line with the metric user guidance but as these are within POS, the metric has targeted moderate condition. Each individual tree will receive the same management prescription as below: • All trees should be native species; • If planted in groups, the distance between centres should be set such that the expected canopies should be less than 5m apart; • If individual trees are to be planted in proximity to a hedgerow, the trees will be planted so that the nearest point of the tree trunk is at least 1m from the edge of the woody canopy of the hedgerow; • Relaxed management removing only branches that pose a risk to Site users such that trees retain more than 75% of the expected canopy size for the corresponding age; • Planted within areas of green infrastructure (other neutral grassland) such that at least 20% of the ground beneath each tree is vegetated (only applicable for the trees planted within the POS areas); and • Replacement of failed specimens on a like-for-like basis.	Moderate

6.0 BIODIVERSITY NET GAIN (BNG) METRIC

- 6.1 The habitat retention and creation proposals highlighted within this report have all been inputted into the Statutory Biodiversity Metric. Table 6 provides a summary of the headline results. The full metric has been provided in Appendix B.

Table 6: Biodiversity Metric Headline Results

	Habitats	Hedgerows	Watercourses
On Site			
Baseline Units	39.72	7.00	2.61
Post-Intervention Units	36.22	8.16	2.95
Total Net Unit Change	-3.49	+1.16	+0.34
Total Net Percentage Change	-8.80%	+16.55%	+13.15%

- 6.2 The assessment has demonstrated that based on the Illustrative Landscape Masterplan (Drawing number: P23_2377_DEN_000714 - Rev B_S1, Pegasus Group, 06.052.25), the scheme is able to deliver the required 10% net gain of hedgerow units.
- 6.3 The assessment has demonstrated that based on the Illustrative Landscape Masterplan (Drawing number: P23_2377_DEN_000714 - Rev B_S1, Pegasus Group, 06.052.25) the scheme is able to achieve 10% net gain of watercourse units.
- 6.4 The assessment has demonstrated that based on the assumptions described above, in order to achieve 10% net gain of habitat units, an additional 7.47 habitat units are required.
- 6.5 Though proposed area habitats could be adapted through design or management to achieve some additional onsite gains, this is unlikely to achieve the number of units needed and deliver the number of units it is committed to. Therefore provision is likely to need to be made to secure the required units off-site (ideally within the same LPA or National Character Area, otherwise an additional area multiplier is applied).
- 6.6 Through a combination of onsite and offsite provision, biodiversity net gain requirements will be met.

Biodiversity Net Gain Principles

- 6.7 The above has been guided by CIEEM's Good Practice Principles for Development¹⁷. Table 7 lists all of the principles, with a description of how the principles have been applied to this assessment.

Table 7: Application of the Biodiversity Net Gain Principles to the Proposals

Principle	Indicators
Principle 1: Apply the Mitigation Hierarchy	Biodiversity losses are largely affecting habitats of limited ecological/biodiversity value and do not affect any high or very high distinctiveness area habitats.
Principle 2: Avoid losing biodiversity that cannot be offset by gains elsewhere	No irreplaceable habitats are proposed to be affected.

¹⁷ CIEEM. Biodiversity net gain. Good practice principles for development. CIRIA C776a, London 2019

Principle	Indicators
Principle 3: Be inclusive and equitable	The proposals have aimed to provide realistically achievable benefits for nature conservation within the confines and proposed use of the Site, based on sound ecological judgement and experience and in the context of the local planning and policy guidance.
Principle 4: Address risks	
Principle 5: Make a measurable Net Gain contribution	This assessment has not demonstrated an onsite net gain however in the context of the adjacent wider development areas, an overall exceedance of 10% net gain is considered to be achievable. Onsite habitats will be created that are suitable and appropriate for the use of the Site and its surrounding context with any deficit delivered offsite.
Principle 6: Achieve the best outcomes for biodiversity	
Principle 7: Be additional	Proposals include new habitat creation and enhancement of function green corridors
Principle 8: Create a Net Gain legacy	Proposals are appropriate to the Site and its context. This document will inform future management provision for the Site. Management provision should be secured in the long-term to ensure that the target conditions can be achieved.
Principle 9: Optimise sustainability	Providing increased tree cover and including sensitively designed SuDS will all help towards providing climate resilience.
Principle 10: Be transparent	All assumptions have been set out within this report and its appendices to ensure that the information used to inform the biodiversity metric calculations can be reviewed.

7.0 CONCLUSIONS

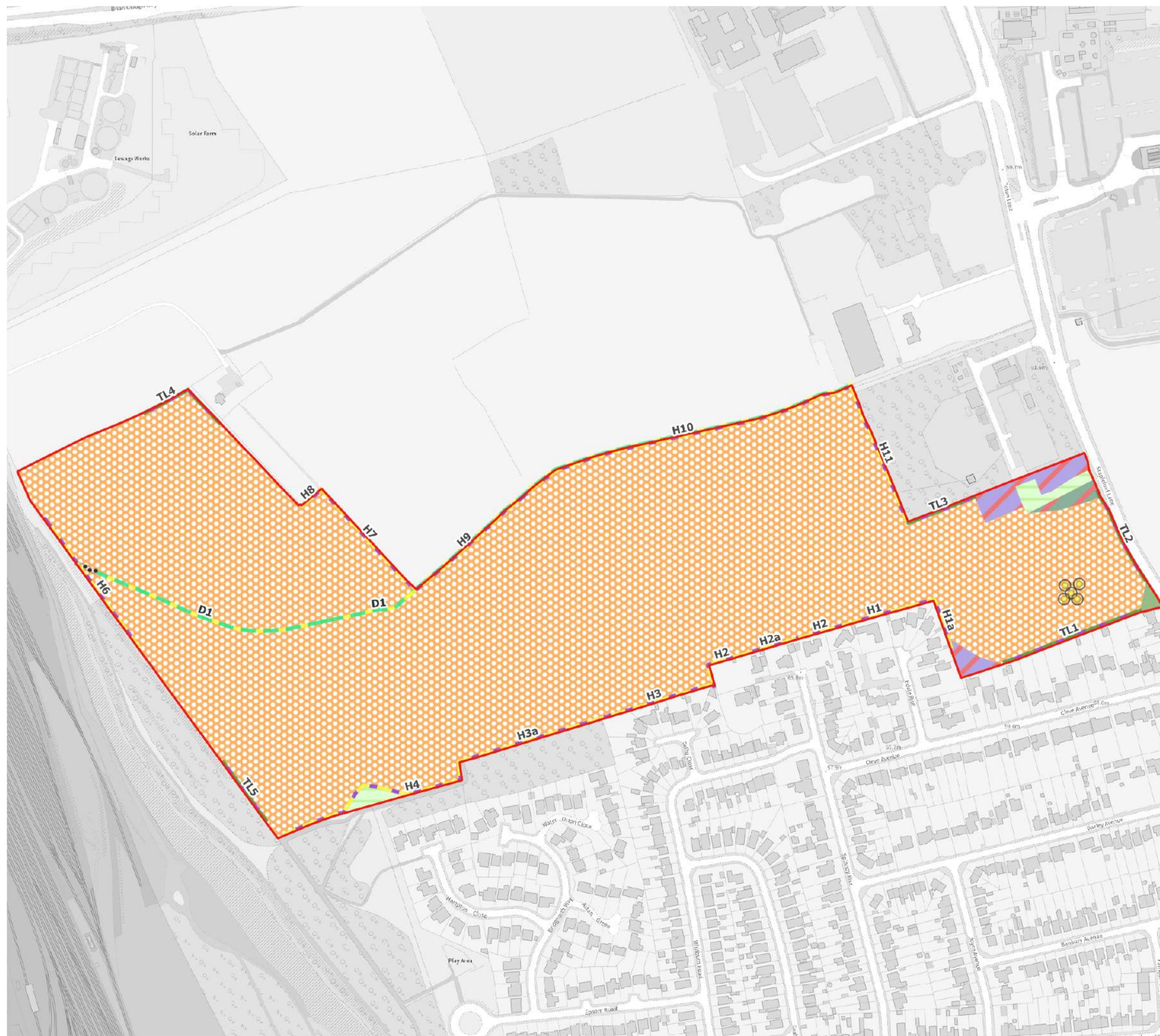
- 7.1 Biodiversity Net Gain assessment has been used to inform the habitat creation proposals for the scheme and to guide decisions around additional habitat provision. The approach to habitat management will aim to maximise and enhance the biodiversity value of the Site and adjacent wider land ownership through the provision of Habitat Management and Monitoring Plan.
- 7.2 The results of the assessment demonstrate that the current proposals with the appropriate landscape detail (when available) are able to meet the required gains for hedgerow and watercourse units onsite but are likely to require offsite delivery of habitat units to ensure compliance with legislative and policy requirements.

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date 08/05/25 drwn/chld
DS / LR

client
Bloor Homes
project

Toton West

title scale
BASELINE HABITAT PLAN 1:3,300 @ A3

number rev
FIGURE 1 -

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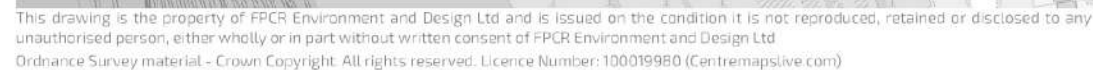
date 08/05/25 drwn/chld
client Bloor Homes DS / LR

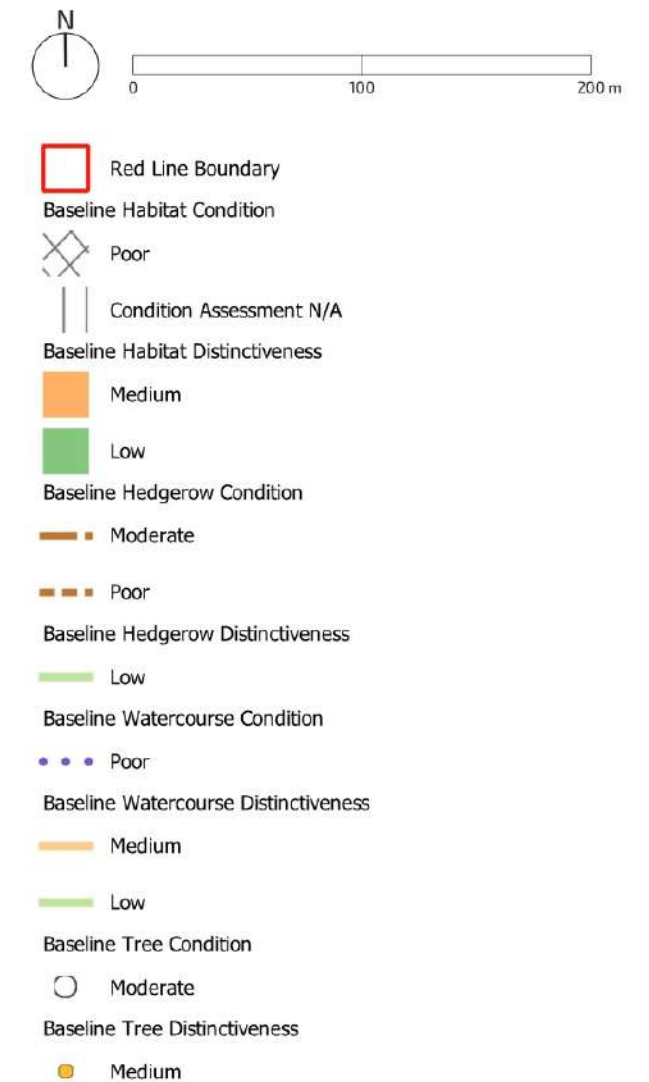
Toton West

title PROPOSED HABITAT PLAN scale 1:3,300 @ A3

number FIGURE 2 rev -

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date 08/05/25

drwn/chld DS / LR

client Bloor Homes

project

Toton West

title BASELINE HABITAT CONDITION AND DISTINCTIVENESS PLAN

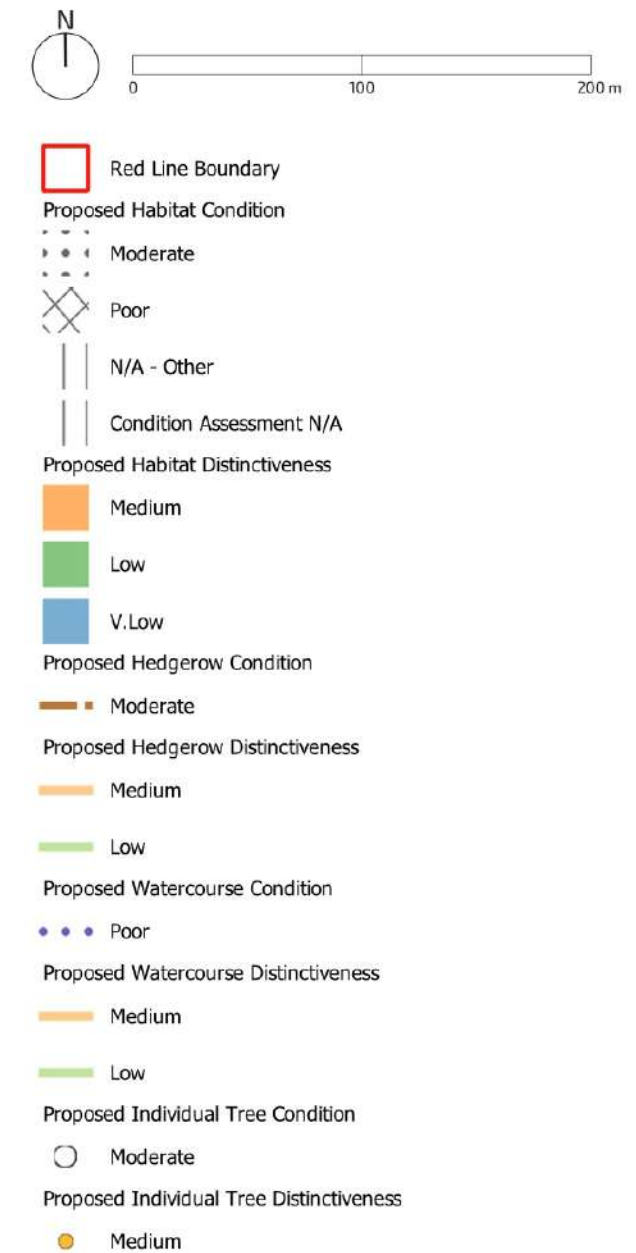
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number

rev

FIGURE 4

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date 08/05/25 drwn/chld
DS / LR

client
Bloor Homes

project
Toton West

title
**PROPOSED HABITAT CONDITION
AND DISTINCTIVENESS PLAN**

scale
1:3,300 @ A3

number
FIGURE 5

rev
-

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Hedgerow Condition Assessment

[illegible]

Hedge	Woody Canopy Species	% gaps	End Conns	Assoc. features	Total Woody spp	REGS
H1	<i>Cm</i>	0	2	No gaps	1	N
H1a	<i>Cl</i>	0	2	No gaps	0	
H2	<i>Cm, Sn, Ia</i>	0	2	No gaps	3	N
H2a	<i>Mostly non native</i>	>30%	2		0	N
H3	<i>Cm, Sx, Sn, Rc, Ms, Ps</i>	10-30%	2		6	N
H3a	<i>Cm, Sn</i>	0	2	No gaps	2	N
H4	<i>Cm, Fe, Sn, Ps</i>	<10%	2		4	N
H6	<i>Cm</i>	0	2	No gaps	1	N
H7	<i>Cm, Fe, Sn, Us, Rc</i>	10-30%	4		5	N
H8	<i>Rf, Rc</i>	0	2	No gaps	1	N
H9	<i>Cm, Ps, Sn</i>	0	4	No gaps Ditch	3	N
H10	<i>Cm Sn, Us, Rf, Rc,</i>	0	5	No gaps Ditch	4	N
H11	<i>Cm, Sn, Rf</i>	0	4	No gaps	2	N

Species Key:: *Ia* *Ilex aquifolia* Holly; *Cm*: *Crataegus monogyna* hawthorn; *Ps* *Prunus spinosa* blackthorn; *Rc* *Rosa canina* Dog Rose; *Sn* *Sambucus nigra* elder; *Fe* *Fraxinus excelsior* ash; *Rf* *Rubus fruticosus* bramble; *Sx* *Salix* sp. willow; *Cl* *Cupressus × leylandii* Leyland cypress; *Ms* *Malus sylvestris* Crab apple; *Us* *Ulmus* sp. Elm

Woodland Condition Assessment

Condition Assessment Criteria					
Indicator		Good (3 points)	Moderate (2 points)	Poor (1 point)	W1
1	Age distribution of trees	Three age classes present	Two age classes present	One age class present	1
2	Wild, domestic and feral herbivore damage	No significant browsing damage evident in woodland ²	Evidence of significant browsing pressure is present in 40% or less of whole woodland	Evidence of significant browsing pressure is present in 40% or more of whole woodland	2
3	Invasive plant species	No invasive species present in woodland	Rhododendron or laurel not present, other invasive species < 10% cover	Rhododendron or laurel present, or other invasive species > 10% cover	3
4	Number of native tree species	Five or more native tree or shrub species found across woodland parcel	Three to four native tree or shrub species found across woodland parcel	None to two native tree or shrub species across woodland parcel	2
5	Cover of native tree and shrub species	> 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
6	Open space within woodland	10 – 20% has areas of temporary open space, unless <10ha	21- 40% has areas of temporary open space	More than 40% has areas of temporary open space	3
7	Woodland regeneration	All three classes present; trees 4-7cm dbh, saplings and seedlings or advanced coppice regrowth	One or two classes only present in woodland	No classes or coppice regrowth present in woodland	1
8	Tree health	Tree mortality less than 10%, no pests or diseases and no crown dieback	11% to 25% 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
9	Vegetation and ground flora	Ancient woodland flora indicators present	Recognisable NVC plant community present	No recognisable NVC community	1
10	Woodland vertical structure	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	1
11	Veteran trees	Two or more veteran trees per hectare	One veteran tree per hectare	No veteran trees present in woodland	1
12	Amount of deadwood	50% of all survey plots within the woodland parcel have standing deadwood, large dead branches/ stems and stumps	Between 25% and 50% of all survey plots within the woodland parcel have standing deadwood, large dead branches/ stems and stumps	Less than 25% of all survey plots within the woodland parcel have standing deadwood, large dead branches/ stems and stumps	2
13	Woodland disturbance	No nutrient enrichment or damaged ground evident	Less than 1 hectare of nutrient enrichment across woodland area and/or less than 20% damaged ground	More than 1 hectare of nutrient enrichment and/or more than 20% of woodland area has damaged ground	2
Total score (out of a possible 39)					25(poor)

Tree line Condition Assessment

Criteria		T1	T2	T3	T4	T5
A	At least 70% of trees are native species.	P	P	F	P	P
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.	P	P	P	P	P
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.	P	P	P	P	P
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 advice ² .	F	F	F	F	F
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.	P	P	P	P	P
Condition		Mod	Mod	Mod	Mod	Mod
Passes 5 criteria Passes 3 or 4 criteria Passes 2 or fewer criteria		Good Moderate Poor				

Individual Tree Condition Assessment

Criteria		T1
A	The tree is a native species (or at least 70% within the block are native species).	P
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	P
C	The tree is mature (or more than 50% within the block are mature)	F
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.	P
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	F
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	F
Condition		Mod
Passes 5 or 6 criteria		Good
Passes 3 or 4 criteria		Moderate
Passes 2 or fewer criteria		Poor

Ditch Condition Assessment

Criteria		D1
A	The ditch is of good water quality, with clear water (low turbidity) indicating no obvious signs of pollution.	F
B	A range of emergent, submerged and floating leaved plants are present. As a guide >10 species of emergent, floating or submerged plants in a 20 m ditch length.	F
C	There is less than 10% cover of filamentous algae and/or duckweed (these are signs of eutrophication).	P
D	A fringe of marginal vegetation is present along more than 75% of the ditch.	F
E	Physical damage evident along less than 5% of the ditch, such as excessive poaching, damage from machinery use or storage, or any other damaging management activities.	P
F	Sufficient water levels are maintained; as a guide a minimum summer depth of approximately 50 cm in minor ditches and 1 m in main drains.	F
G	Less than 10% of the ditch is heavily shaded.	P
H	There is an absence of non-native plant and animal species.	P
Condition		Poor
Passes 8 of 8 criteria Good Passes 6 or 7 criteria Moderate Passes 5 or fewer criteria Poor		

Scrub Condition Assessment

Criteria		S1	S2
A	Habitat is representative of UKHab description (where in its natural range). There are at least three woody species, with no one species comprising more than 75% of the cover (except common juniper, sea buckthorn or box, which can be up to 100% cover).	P	P
B	There is a good age range – all of the following are present: seedlings, young shrubs and mature shrubs.	P	F
C	There is an absence of invasive non-native species (as listed on Schedule 9 of WCA, 1981) and undesirable species make up less than 5% of ground cover.	F	P
D	The scrub has a well-developed edge with scattered scrub and tall grassland and/or herbs present between the scrub and adjacent habitat(s).	F	F
E	There are clearings, glades or rides present within the scrub, providing sheltered edges.	F	F
Condition		Poor	Poor
Passes 5 criteria		Good	
Passes 3 or 4 criteria		Moderate	
Passes 2 or fewer criteria		Poor	

Medium Distinctiveness Grassland Condition Assessment

Condition Assessment Criteria		G1	G2
A	The grassland is a good representation of the habitat type it has been identified as, based on its UKHab description - the appearance and composition of the vegetation closely matches the characteristics of the specific grassland habitat type. Indicator species listed by UKHab for the specific grassland habitat type are consistently present. Note - this criterion is essential for achieving Moderate or Good condition for non-acid grassland types only.	F	F
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.	P	P
C	Cover of bare ground is between 1% and 5%, including localised areas, for example, rabbit warrens ¹ .	P	F
D	Cover of bracken <i>Pteridium aquilinum</i> is less than 20% and cover of scrub (including bramble <i>Rubus fruticosus</i> agg.) is less than 5%.	P	P
E	Combined cover of species indicative of sub-optimal condition ² 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 ³ (as listed on Schedule 9 of WCA ⁴) are present, this criterion is automatically failed.	F	F
Non Acid Grassland Additional Criteria			
F	There are 10 or more vascular plant species per m ² present, including forbs that are characteristic of the habitat type (species referenced in Footnote 2 and 4 cannot contribute towards this count). Note – this criterion is essential for achieving Good condition for non-acid grassland types only.	F	F
Condition		Poor	Poor
Passes 5 of 5 criteria Good Passes 3 or 4 of 5 criteria Moderate Passes 0, 1 or 2 of 5 criteria Poor			

Issue:

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- Site Boundary
- Existing Vegetation to be Retained
- Existing Vegetation to be Removed
- Supplementary Native Hedgerow Planting
- Existing Ditch plus 10m Proposed Daylit Section and SUDs Swale Connection
- Native Tree Planting
- Large POS Tree Planting
- Street Tree Planting
- Native Shrub Planting
- Native Hedgerow Planting
- Amenity Grassland
- Meadow Grassland
- Pedestrian Links
- Pedestrian & Cycle Links
- Public Rights of Way
- Off-site Pedestrian Route
- Development Entrance
- Future Connections Dependent on Land Ownership
- Drainage Basins
- Play Area (LEAP)

NOTES
1. This drawing is to be read in conjunction with Pegasus drawing P23-2379-PEG-XX-ZZ-DR-C-0200-P3 Drainage Strategy General Arrangement.

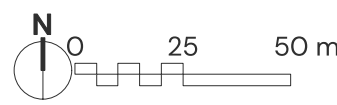
06.05.2025	B	Revised according to ecologist and drainage updates.
27.02.2025	A	First Issue.
DATE	NO	REVISION NOTE

DRAFT

Illustrative Landscape Masterplan

Land at Toton West

CLIENT
Bloor Homes Ltd and Peveril Securities Ltd



DATE	SCALE	TEAM	APPRVD
06/05/2025	1:1750@A1	SL	KE

DRAWING NUMBER

P23-2379_EN_0007_B_S1

PEGASUS
GROUP

APPENDIX C: Statutory Biodiversity Metric Calculations

Toton West

Return to results menu

Headline Results

Scroll down for final results ▲

On-site baseline	Habitat units	39.72	
	Hedgecroft units	7.00	
	Watercourse units	2.61	
On-site post-intervention (Including habitat retention, creation & enhancement)	Habitat units	36.22	
	Hedgecroft units	8.16	
	Watercourse units	2.95	
On-site net change (units & percentage)	Habitat units	-3.49	-8.80%
	Hedgecroft units	1.16	16.55%
	Watercourse units	0.34	13.15%
Off-site baseline	Habitat units	0.00	
	Hedgecroft units	0.00	
	Watercourse units	0.00	
Off-site post-intervention (Including habitat retention, creation & enhancement)	Habitat units	0.00	
	Hedgecroft units	0.00	
	Watercourse units	0.00	
Off-site net change (units & percentage)	Habitat units	0.00	0.00%
	Hedgecroft 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)	Habitat units	-3.49	
	Hedgecroft units	1.16	
	Watercourse units	0.34	
Spatial risk multiplier (SRM) deductions	Habitat units	0.00	
	Hedgecroft units	0.00	
	Watercourse units	0.00	

FINAL RESULTS

Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	-3.49	
	Hedgecroft units	1.16	
	Watercourse units	0.34	
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	-8.80%	Total net gain achieved is less than target rate ▲
	Hedgecroft units	16.55%	
	Watercourse units	13.15%	

Trading rules satisfied?

No - Check Trading Summaries ▲

Unit Type	Target	Baseline Units	Units Required	Unit Deficit
Habitat units	10.00%	39.72	43.69	7.47
Hedgecroft units	10.00%	7.00	7.70	0.00
Watercourse units	10.00%	2.61	2.87	0.00

No additional hedgecroft units required to meet target ✓

No additional watercourse units required to meet target ✓

Project Name: Toton West Map Reference:				Hedgerow summary										
B-1 On-Site Hedge Baseline				Total Net Unit Change	1.16									
				Total Net % Change	16.55%									
Condense / Show Columns				Condense / Show Rows										
Main Menu														
Existing hedgerow habitats				Distinctiveness	Condition	Strategic significance	Required Action to Meet Trading Rules	Ecological baseline						
Ref	Hedge number	Habitat type	Length (km)	Distinctiveness	Condition	Strategic significance	Required Action to Meet Trading Rules	Total hedgerow units	Length retained	Length enhanced	Units retained	Units enhanced	Length lost	Units lost
1	H1	Native hedgerow	0.045	Lou	Poor	Area of compensation not in local strategy / no local strategy	Same distinctiveness band or better	0.09	0	0.045	0.00	0.09	0.00	0.00
2	H1a	Native hedgerow	0.069	Lou	Poor	Area of compensation not in local strategy / no local strategy	Same distinctiveness band or better	0.14	0	0.069	0.00	0.14	0.00	0.00
3	H2	Native hedgerow	0.055	Lou	Poor	Area of compensation not in local strategy / no local strategy	Same distinctiveness band or better	0.11	0	0.055	0.00	0.11	0.00	0.00
4	H2a	Native hedgerow	0.045	Lou	Poor	Area of compensation not in local strategy / no local strategy	Same distinctiveness band or better	0.09	0	0.045	0.00	0.09	0.00	0.00
5	H2	Native hedgerow	0.054	Lou	Poor	Area of compensation not in local strategy / no local strategy	Same distinctiveness band or better	0.11	0	0.054	0.00	0.11	0.00	0.00
6	H3	Native hedgerow	0.099	Lou	Poor	Area of compensation not in local strategy / no local strategy	Same distinctiveness band or better	0.20	0	0.099	0.00	0.20	0.00	0.00
7	H3a	Native hedgerow	0.129	Lou	Moderate	Area of compensation not in local strategy / no local strategy	Same distinctiveness band or better	0.52	0.129	0	0.52	0.00	0.00	0.00
8	H4	Native hedgerow	0.075	Lou	Moderate	Area of compensation not in local strategy / no local strategy	Same distinctiveness band or better	0.30	0.075	0	0.30	0.00	0.00	0.00
9	H6	Native hedgerow	0.139	Lou	Moderate	Area of compensation not in local strategy / no local strategy	Same distinctiveness band or better	0.56	0.139	0	0.56	0.00	0.00	0.00
10	H7	Native hedgerow	0.114	Lou	Moderate	Area of compensation not in local strategy / no local strategy	Same distinctiveness band or better	0.46	0.114	0	0.46	0.00	0.00	0.00
11	H8	Native hedgerow	0.022	Lou	Moderate	Area of compensation not in local strategy / no local strategy	Same distinctiveness band or better	0.09	0	0	0.00	0.00	0.02	0.09
12	H11	Native hedgerow	0.126	Lou	Moderate	Area of compensation not in local strategy / no local strategy	Same distinctiveness band or better	0.50	0	0	0.00	0.00	0.13	0.50
13	TL1	Line of trees	0.127	Lou	Moderate	Area of compensation not in local strategy / no local strategy	Same distinctiveness band or better	0.51	0.127	0	0.51	0.00	0.00	0.00
14	TL3	Line of trees	0.029	Lou	Moderate	Area of compensation not in local strategy / no local strategy	Same distinctiveness band or better	0.12	0.029	0	0.12	0.00	0.00	0.00
15	TL5	Line of trees	0.063	Lou	Moderate	Area of compensation not in local strategy / no local strategy	Same distinctiveness band or better	0.25	0.063	0	0.25	0.00	0.00	0.00
16	H4	Native hedgerow	0.092	Lou	Moderate	Area of compensation not in local strategy / no local strategy	Same distinctiveness band or better	0.37	0.092	0	0.37	0.00	0.00	0.00
17	TL3	Line of trees	0.032	Lou	Moderate	Area of compensation not in local strategy / no local strategy	Same distinctiveness band or better	0.13	0.032	0	0.13	0.00	0.00	0.00
18	H4	Native hedgerow	0.006	Lou	Moderate	Area of compensation not in local strategy / no local strategy	Same distinctiveness band or better	0.02	0.006	0	0.02	0.00	0.00	0.00
19	TL4	Line of trees	0.082	Lou	Moderate	Area of compensation not in local strategy / no local strategy	Same distinctiveness band or better	0.33	0.082	0	0.33	0.00	0.00	0.00
20	H9	Native hedgerow	0.012	Lou	Moderate	Area of compensation not in local strategy / no local strategy	Same distinctiveness band or better	0.05	0	0	0.00	0.00	0.01	0.05
21	H9	Native hedgerow	0.126	Lou	Moderate	Area of compensation not in local strategy / no local strategy	Same distinctiveness band or better	0.50	0.126	0	0.50	0.00	0.00	0.00
22	H10	Native hedgerow	0.026	Lou	Moderate	Area of compensation not in local strategy / no local strategy	Same distinctiveness band or better	0.10	0.026	0	0.10	0.00	0.00	0.00
23	H10	Native hedgerow	0.013	Lou	Moderate	Area of compensation not in local strategy / no local strategy	Same distinctiveness band or better	0.05	0.013	0	0.05	0.00	0.00	0.00
24	H10	Native hedgerow	0.017	Lou	Moderate	Area of compensation not in local strategy / no local strategy	Same distinctiveness band or better	0.07	0.017	0	0.07	0.00	0.00	0.00
25	H10	Native hedgerow	0.236	Lou	Moderate	Area of compensation not in local strategy / no local strategy	Same distinctiveness band or better	0.94	0.236	0	0.94	0.00	0.00	0.00
26	TL2	Line of trees	0.088	Lou	Moderate	Area of compensation not in local strategy / no local strategy	Same distinctiveness band or better	0.35	0.088	0	0.35	0.00	0.00	0.00
27	H4	Native hedgerow	0.011	Lou	Moderate	Area of compensation not in local strategy / no local strategy	Same distinctiveness band or better	0.04	0	0	0.00	0.00	0.01	0.04
28	H4	Native hedgerow	0.002	Lou	Moderate	Area of compensation not in local strategy / no local strategy	Same distinctiveness band or better	0.01	0.002	0	0.01	0.00	0.00	0.00
29														
30														
31														
32														
33														
			1.93					7.00	1.40	0.37	5.58	0.73	0.17	0.68

Project Name: Toton West	Map Reference:
B-3 On-Site Hedge Enhancement	
Condense / Show Columns	Condense / Show
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Hedgerow summary	
Total Net Unit Change	1.16
Total Net % Change	16.55%
Trading Rules Satisfied	Yes ✓

		Post intervention habitats										Hedge units delivered
Baseline Habitats		Proposed habitat	Change in distinctiveness and condition		Length (km)	Distinctiveness Condition		Strategic significance	Temporal multiplier		Difficulty risk multipliers	
Baseline ref	Baseline habitat		Distinctiveness movement	Condition movement		Distinctiveness	Condition		Strategic significance	Standard or adjusted time to target condition		
1	Native hedgerow	Species-rich native hedgerow	Low - Medium	Lower Distinctiveness Habitat - Moderate	0.045	Medium	Moderate	Area/compensation not in local strategy/ no local strategy	Standard time to target condition applied	5	Low	0.32
2	Native hedgerow	Species-rich native hedgerow	Low - Medium	Lower Distinctiveness Habitat - Moderate	0.069	Medium	Moderate	Area/compensation not in local strategy/ no local strategy	Standard time to target condition applied	5	Low	0.48
3	Native hedgerow	Species-rich native hedgerow	Low - Medium	Lower Distinctiveness Habitat - Moderate	0.055	Medium	Moderate	Area/compensation not in local strategy/ no local strategy	Standard time to target condition applied	5	Low	0.39
4	Native hedgerow	Species-rich native hedgerow	Low - Medium	Lower Distinctiveness Habitat - Moderate	0.045	Medium	Moderate	Area/compensation not in local strategy/ no local strategy	Standard time to target condition applied	5	Low	0.32
5	Native hedgerow	Species-rich native hedgerow	Low - Medium	Lower Distinctiveness Habitat - Moderate	0.054	Medium	Moderate	Area/compensation not in local strategy/ no local strategy	Standard time to target condition applied	5	Low	0.38
	Native hedgerow	Species-rich native hedgerow	Low - Medium	Lower Distinctiveness Habitat - Moderate	0.093	Medium	Moderate	Area/compensation not in local strategy/ no local strategy	Standard time to target condition applied	5	Low	0.70
					0.37							2.58

Project Name: Toton West Map Reference:

C-1 On-Site WaterC' Baseline

Condense / Show Columns

Condense / Show Rows

Main Menu

Watercourse summary

Total Net Unit Change	0.34
Total Net % Change	13.15%
Trading Rules Satisfied	Yes ✓

Existing watercourse type			Distinctiveness	Condition	Strategic significance	Watercourse encroachment	Riparian encroachment	Required Action to Meet Trading Rules	Ecological baseline
Ref	Watercourse type	Length (km)	Distinctiveness	Condition	Strategic significance	Extent of encroachment	Extent of encroachment for both banks		Total watercourse units
1	Ditches	0.205	Medium	Poor	Area/compensation not in local strategy/ no local strategy	No Encroachment	Major/Major	Same habitat required =	0.52
2	Ditches	0.43	Medium	Poor	Area/compensation not in local strategy/ no local strategy	No Encroachment	Minor/ No Encroachment	Same habitat required =	1.59
3	Ditches	0.011	Medium	Poor	Area/compensation not in local strategy/ no local strategy	No Encroachment	Major/Major	Same habitat required =	0.03
4	Ditches	0.083	Medium	Poor	Area/compensation not in local strategy/ no local strategy	No Encroachment	Major/Major	Same habitat required =	0.25
5	Culvert	0.017	Low	Poor	Area/compensation not in local strategy/ no local strategy	N/A - Culvert	N/A - Culvert	Better distinctiveness habitat required	0.02
6									
7									
8									
9									
10									
		0.75							2.61

Length retained	Length enhanced	Units retained	Units enhanced	Length Lost	Units Lost
0	0.205	0.00	0.52	0.00	
0.43	0	1.59	0.00	0.00	
0	0	0.00	0.00	0.01	
0	0.083	0.00	0.25	0.00	
0	0	0.00	0.00	0.02	
0.43	0.29	1.59	0.86	0.03	0.00

Project Name: Toton West

Map Reference:

C-2 On-Site WaterC' Creation

Condense / Show Columns

Condense / Show Rows

Main Menu

Watercourse summary

Total Net Unit Change0.34

Total Net % Change13.15%

Trading Rules SatisfiedYes ✓

	Proposed habitats		Distinctiveness	Condition	Strategic significance		Temporal multiplier		Difficulty multipliers	Watercourse encroachment	Riparian encroachment	Watercourse units delivered
Ref	Watercourse type	Length (km)	Distinctiveness	Condition	Strategic significance	Standard or adjusted time to target condition	Final time to target condition (years)	Final difficulty of creation	Extent of encroachment	Extent of encroachment for both banks		
1	Culvert	0.011	Low	Poor	Area/compensation not in local strategy/ no local strategy	Standard time to target condition applied	1	Medium	N/A - Culvert	N/A - Culvert	0.01	
2	Ditches	0.017	Medium	Poor	Area/compensation not in local strategy/ no local strategy	Standard time to target condition applied	1	Medium	No Encroachment	Minor/ No Encroachment	0.04	
3	Ditches	0.032	Medium	Poor	Area/compensation not in local strategy/ no local strategy	Standard time to target condition applied	1	Medium	No Encroachment	Minor/ No Encroachment	0.08	
4												
5												
6												
7												
8												
		0.06									0.13	

Project Name: Toton West		Map Reference:		Watercourse summary											
C-3 On-Site WaterC' Enhancement				Total Net Unit Change		0.34									
				Total Net % Change		13.15%									
				Trading Rules Satisfied		Yes ✓									
Condense / Show Columns				Condense											
Main Menu															
Baseline habitats		Proposed habitat	Change in distinctiveness and condition		Length (km)	Post intervention habitats		Strategic significance	Temporal multiplier		Difficulty multiplier	Watercourse encroachment	Riparian encroachment	Watercourse units delivered	
Baseline ref	Baseline habitat		Distinctiveness movement	Condition movement		Distinctiveness	Condition		Standard or adjusted time to target condition	Final time to target condition (years)					Final difficulty of encroachment
1	Ditches	Ditches	Medium - Medium	Poor - Poor	0.205	Medium	Poor	Area/compensation not in local strategy/ no local strategy	Standard time to target condition applied	1	Low	No Encroachment	Minor/No Encroachment	0.06	
4	Ditches	Ditches	Medium - Medium	Poor - Poor	0.083	Medium	Poor	Area/compensation not in local strategy/ no local strategy	Standard time to target condition applied	1	Low	No Encroachment	Minor/No Encroachment	0.33	
					0.29									113	