Land East of Rugby Road, Clifton upon Dunsmore

Biodiversity Net Gain Assessment

August 2025

Quality Management	
Client:	Richborough Estates
Project:	**Error! Use the Home tab to apply Ref Site Name to the text that you want to appear here.**
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1 Introduction

1.1 Background and Proposals

1.1.1 Aspect Ecology is advising Richborough Estates in respect of the land east of Rugby Road, Clifton upon Dunsmore (hereafter referred to as 'the site'), which is proposed for development to provide up to 160 residential units, with associated open space and infrastructure. 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 6976/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);
    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);

[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)

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 6976/BNG1).

Local Policy

1.2.4 Rugby Borough Council's Local Plan 2011-2031[3], adopted in June 2019 outlines the Council's vision and strategy for the Borough. The Local Plan contains the following policies which are relevant to biodiversity and ecology:

- Policy NE1 (Protecting Designated Biodiversity and Geodiversity Assets)

Good Practice Principles for Development

1.2.5 CIRIA, CIEEM and IEMA have developed a set of principles on good practice to achieve Biodiversity Net Gain[4], accompanied by a practical guide[5]. 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.

[3] Rugby Borough Council (2019). '*Local Plan 2011-2031*.'
[4] CIEEM, CIRIA, IEMA (2016) *Biodiversity Net Gain: Good practice principles for development.*
[5] CIEEM, CIRIA, IEMA (2019) *Biodiversity Net Gain: Good practice principles for development. A practical guide.*

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.

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 initial assessment of the likely net change in

biodiversity value under the proposed development, and a high-level consideration of how a 10% gain can be delivered.

2 Methodology

2.1 Baseline Habitat Survey

2.1.1 The site was surveyed in January 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. As the initial site survey was conducted outside the optimal survey season for botanical survey and habitat condition assessment, additional site survey was undertaken in July 2025.

2.1.2 The habitats present are identified and mapped, together with an assessment of the species composition of each habitat (Plan 6976/BNG1). 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 25m^2 or 5m in length has been used where possible / relevant.

2.2 Survey Constraints and Limitations

2.2.1 Every species that occurs in each habitat would not necessarily be detectable during survey work carried out at any particular point in the year, since different species are apparent during different seasons. Whilst the initial habitat survey was undertaken outside the optimal survey season, the nature of the habitats within the site allowed for the broad habitat types to be identified and for an adequate assessment of the intrinsic ecological interest of the site to be made. A subsequent habitat survey and condition assessment was undertaken in July 2025 to ensure an appraisal was conducted during the optimal survey season. Nonetheless, where appropriate, a conservative approach has been utilised when inputting conditions into the metric.

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 LPAs 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),

[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

the post-development biodiversity value has also been calculated, based on the client supplied Framework Plan Rev F. Assumptions have been made in terms of the landscaping and management proposals, based on comparable developments and what is both realistic and feasible under the proposed 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 6976/BNG1, with habitat locations depicted on Plan 6976/BNG1.

3.2 Degradation

3.2.1 During the survey work undertaken in January and July 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 is mapped as being located within a published LNRS or any specified alternative documents. Neither does the site appear to have elevated but non-designated, strategic significance: the site is comparatively isolated by surrounding roads and development and does not lie between any areas of elevated nature conservation or biodiversity importance, such as woodlands. Therefore, in accordance with the User Guide, low strategic significance has been applied to the pre-development and post-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 Preliminary Ecological Appraisal prepared by Aspect Ecology, dated June 2025 (ref. 6976 PEA vf2).

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

Habitat	Recorded Condition	Condition Rationale
Artificial unvegetated,	N/A	A condition assessment is not applicable for this habitat type.

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

unsealed surface		
Bramble scrub	N/A	A condition assessment is not applicable for this habitat type.
Developed land; sealed surface	N/A	A condition assessment is not applicable for this habitat type.
Mixed scrub	Poor	An area of mixed scrub is present in the west of the site. This habitat passes one of the five criteria and as such is assessed to be of poor condition. The scrub supports a high percentage of non-native and garden escape species and has poor structure.
Modified grassland	Moderate	Areas of grassland field margins are located within the site. These margins have been classified as modified grassland and pass 5 criteria, including essential criterion A. Therefore, the habitat is assessed to be of moderate condition.
Non-cereal crops	N/A	A condition assessment is not applicable for this habitat type.
Rural tree	Good	Two rural trees are present in the east of the site, both trees are assessed to be of good condition passing all the criteria.

Table 3.2. *Pre-development Hedgerows*

Habitat	Recorded Condition	Condition Rationale
Native Hedgerow (H1)	Poor	See relevant condition assessment sheet.
Native Hedgerow (H2, H10)	Moderate	See relevant condition assessment sheet.
Native Hedgerow (H2a, H3, H4, H7, H8, H10, H12, H13)	Good	See relevant condition assessment sheet.
Non-Native Hedgerow (H5, H6)	Poor	Non-native hedgerow is classed as poor condition by default.
Line of trees	Poor	The line of trees only passed two of the five criteria and, as such, is assessed to be of poor condition.

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 Metric is provided as a separate Excel

workbook. 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 2024, updated 23 July 2024*

Onsite baseline	Overall Units
Habitats	19.79
Hedgerows and tree lines	3.98
Watercourse	N/A

4 Post-development Habitats and BNG Assessment Result (Preliminary Assessment)

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 a guide as to how a 10% gain in biodiversity can 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 (with the precise management prescriptions anticipated to be defined by a future management plan).

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 and enhancement are set out in Table 4.1 and 4.2 below. Post-development habitat locations are shown on Plan 6976/BNG2.

Table 4.1. *Post-development onsite Habitat Creation*

Habitat	Target Condition	Condition Rationale
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.
Artificial unvegetated, unsealed surface	N/A	This includes a playground proposed within the south of the site. No assessment for the condition of this habitat is required.
Modified grassland	Moderate	Areas of grassland to be created near to the built development and includes intensively used and managed areas of public open space. Through planting of an appropriate species 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 a moderate condition within four years.

Sustainable drainage system	Moderate	Sustainable drainage systems are to be situated within the south of the site. The basins are to be seeded with species-rich hydrophilic grassland seed mixes and are expected to achieve moderate condition within 5 years with suitable management. Good condition is considered unlikely to be achieved as management will be required to maintain the basin's drainage function.
Other neutral grassland	Moderate	Areas of other neutral grassland will be sown with a suitable species-rich wildflower seed mix and subject to an appropriate management plan. Whilst the public will not be excluded from these areas, management of the grassland will be less intensive and guided, e.g. through the use of mown paths. Moderate condition is expected to be achieved within 5 years.
Native Mixed Scrub	Moderate	To satisfy trading rules it is recommended at least 0.14 hectares of native mixed scrub will be created within areas of landscaping. This is included in these calculations. It has been assumed that half will be created within areas of other neutral grassland and half within modified grassland areas.

Table 4.2. *Post-development onsite Linear Feature Enhancement*

Habitat	Target Condition	Condition Rationale
Native hedgerow >>> native hedgerow	Poor >>> Good	To achieve net gain in hedgerow units it is recommended the on-site poor condition native hedgerow (H1) will be enhanced through species-rich planting and removal of over management to achieve a good condition within five years. This is included in these calculations and shown on Plan 6976/BNG2.

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 Metric is provided separately as an Excel workbook and relevant extracts from the completed calculator tool are provided at Appendix 6976/BNG2.

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	+3.38	+17.09%	Yes
Onsite Hedgerows and tree lines	+0.90	+22.75%	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 +3.38 Habitat Units (representing a calculated gain of 17.09%) and +0.90 Hedgerow Units (representing a calculated gain of 22.75%) 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 achieve calculated gains in habitat units in excess of 10% in line with the relevant legislative and policy requirements. The cropland in the south-eastern extent of the site will return to pre-development condition within two years and as such is shown as retained within the metric. In order to address trading rules, it is recommended that approximately 0.14 hectares of native mixed scrub of moderate condition will be required. In order to achieve the postulated gain in hedgerow units, it will be necessary to enhance the defunct eastern boundary hedgerow, to include supplementary planting with a range of native shrub and tree species, and introducing a management regime that is both less intense and geared towards nature conservation.

4.5.5 The calculations demonstrate that it should be possible to deliver all required Biodiversity Net Gain within the site itself.

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 high or very high distinctiveness habitats recorded within the site. The only medium distinctiveness habitats present are the bramble scrub, modified grassland and rural trees. The rural trees will be fully retained. However, it has not been feasible to avoid all adverse effects on the bramble scrub and modified grassland, therefore mitigation is provided.

4.6.3 In relation to point (ii), adverse effects have been compensated for by creating new on-site habitats.

5 Summary and Conclusions

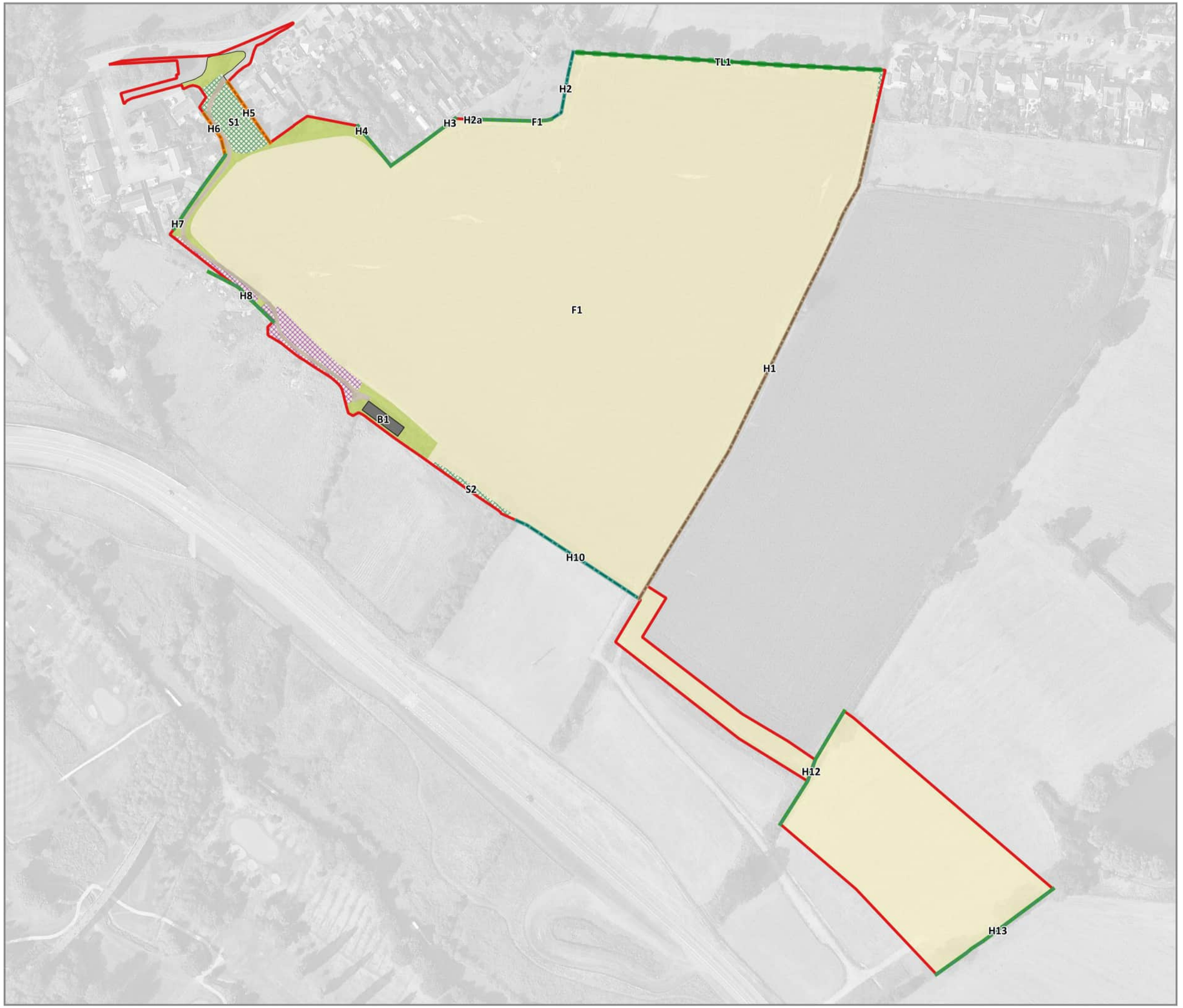
5.1 Aspect Ecology is advising Richborough Estates in respect of the land east of Rugby Road, Clifton upon Dunsmore, which is proposed for development to provide up to 160 residential units, with associated open space and infrastructure.

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. This concludes that with the incorporation of appropriate mitigation and compensation, the proposed development should result in a net gain in habitat units and hedgerow within the site boundary which are in excess of the relevant target figure of 10%.

Plan 6976/BNG1:

Pre-Development Habitat Plan



Key:

- Site Boundary
- Artificial unvegetated, unsealed surface (0.0675ha)
- Bramble scrub (0.0875ha)
- Developed land; sealed surface: Building (0.0175ha)
- Developed land; sealed surface: Hardstanding (0.0725ha)
- Mixed scrub (0.1100ha)
- Modified grassland (0.2000ha)
- Non-cereal crops (8.9050ha)
- Line of trees (0.185km)
- Native hedgerow - Good Condition (0.395km)
- Native hedgerow - Moderate Condition (0.13km)
- Native hedgerow - Poor Condition (0.32km)
- Non-native and ornamental hedgerow (0.075km)

0 30 60 90 120 m

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Clifton upon Dunsmore	PROJECT
Pre-development Habitat Mapping	TITLE
6976/BNG1	DRAWING NO.
E/AM	REV
August 2025	DATE
OG/AM	QC

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Plan 6976/BNG2:

Post Development Habitat Plan

Key:

- Site Boundary
- Proposed Artificial unvegetated, unsealed surface (0.0075ha)
- Proposed Developed land; development area (2.8475ha)
- Proposed Developed land; sealed surface: Hardstanding (1.6800ha)
- Proposed Mixed scrub (0.1400ha)
- Proposed Modified grassland (1.3800ha)
- Proposed Other neutral grassland - Moderate Condition (1.6975ha)
- Retained Cereal crops (1.2775ha)
- Proposed Other neutral grassland (wet) (0.4350ha)
- Retained Line of trees (0.185km)
- Retained Native hedgerow - Good Condition (0.385km)
- Retained Native hedgerow - Moderate Condition (0.13km)
- Retained Non-native and ornamental hedgerow (0.075km)
- Enhanced Native hedgerow - Good Condition (0.3km)

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Appendix 6976/1:

Habitat Condition Appraisal Sheets

Condition Sheet: GRASSLAND Habitat Type (low distinctiveness)

UK Habitat Classification (UKHab) Habitat Type

Grassland - Modified grassland

On-site or off-site, site name and location	Clifton Upon Dunsmore	**Survey date and Surveyor name**	
Limitations (if applicable)		**Survey reference (if relating to a wider survey)**	
Grid reference		**Habitat parcel reference**	

Habitat Description

ukhab – UK Habitat Classification

	Condition Assessment Criteria	Criterion passed (Yes or No)	Notes (such as justification)
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.	Y	
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.	N	
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.	Y	
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.	Y	
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens)[2].	N	
F	Cover of bracken *Pteridium aquilinum* is less than 20%.	Y	
G	There is an absence of invasive non-native plant species[3] (as listed on Schedule 9 of WCA[4]).	Y	
	Essential criterion achieved (Yes or No)		
	Number of criteria passed		

Condition Assessment Result (out of 7 criteria)	Condition Assessment Score	Score Achieved ×/✓
Passes 6 or 7 criteria including passing essential criterion A	Good (3)	
Passes 4 or 5 criteria including passing essential criterion A	Moderate (2)	
Passes 3 or fewer criteria; OR Passes 4 - 6 criteria (excluding criterion A)	Poor (1)	

Suggested enhancement interventions to improve condition score

Footnotes

Footnote 1 – Creeping thistle *Cirsium arvense* , spear thistle *Cirsium vulgare* , curled dock *Rumex crispus* , broad-leaved dock *Rumex obtusifolius* , common nettle *Urtica dioica* , creeping buttercup *Ranunculus repens* , greater plantain *Plantago major* , white clover *Trifolium repens* and cow parsley *Anthriscus sylvestris* .

Footnote 2 – For example, this could include small, scattered areas of bare ground allowing establishment of new species, or localised patches where not exceeding 10% cover.

Footnote 3 – Assess this for each distinct habitat parcel. If the distribution of invasive non-native species varies across the habitat, split into parcels accordingly, applying a buffer zone around the invasive non-native species with a size relative to its risk of spread into adjacent habitat, using professional judgement.

Footnote 4 – Wildlife and Countryside Act 1981 (as amended).

Condition Sheet: SCRUB Habitat Type

Habitat Types

Heathland and shrub - Blackthorn scrub
Heathland and shrub - Gorse scrub
Heathland and shrub - Hawthorn scrub
Heathland and shrub - Hazel scrub
Heathland and shrub - Mixed scrub
Heathland and shrub - Dunes with sea buckthorn (H2160)
Heathland and shrub - Willow scrub

Habitat Description

For Dunes with sea buckthorn see:	Dunes with sea-buckthorn (Dunes with Hippophae rhamnoides) - Special Areas of Conservation (jncc.gov.uk)
For other scrub types see:	ukhab – UK Habitat Classification

On-site or off-site, site name and location		**Survey date and Surveyor name**	
		Survey reference (if relating to a wider survey)	
Limitations (if applicable)		**Habitat parcel reference**	S1
		Grid reference	

	Condition Assessment Criteria	**Criterion passed (Yes or No)**	**Notes (such as justification)**
A	The parcel represents a good example of its habitat type - the appearance and composition of the vegetation closely matches its UKHab description (where in its natural range).[1] - At least 80% of scrub is native, - There are at least three native woody species[2], - No single species comprises more than 75% of the cover (except hazel *Corylus avellana* , common juniper *Juniperus communis* , sea buckthorn *Hippophae rhamnoides* or box *Buxus sempervirens* , which can be up to 100% cover).	N	
B	Seedlings, saplings, young shrubs and mature (or ancient or veteran[3]) shrubs are all present.	N	
C	There is an absence of invasive non-native plant species[4] (as listed on Schedule 9 of WCA[5]) and species indicative of suboptimal condition[6] make up less than 5% of ground cover.	Y	
D	The scrub has a well-developed edge with scattered scrub and tall grassland and or forbs present between the scrub and adjacent habitat.	N	
E	There are clearings, glades or rides present within the scrub, providing sheltered edges.	N	
	Number of criteria passed		

Condition Assessment Result (out of 5 criteria)	**Condition Assessment Score**	**Score Achieved ×/✓**
Passes 5 criteria	Good (3)	
Passes 3 or 4 criteria	Moderate (2)	
Passes 2 or fewer criteria	Poor (1)	Y

Suggested enhancement interventions to improve condition score

Condition sheet: HEDGEROW Habitat Types

Habitat Type

Native hedgerow
Native hedgerow - associated with bank or ditch
Native hedgerow with trees
Native hedgerow with trees - associated with bank or ditch
Species-rich native hedgerow
Species-rich native hedgerow - associated with bank or ditch
Species-rich native hedgerow with trees
Species-rich native hedgerow with trees - associated with bank or ditch

Habitat Description

See the Statutory Biodiversity Metric Technical Annex 2 and UK Habitat Classification:	ukhab – UK Habitat Classification

On-site or off-site, site name and location		**Survey date and Surveyor name**	
Limitations (if applicable)		**Survey reference (if relating to a wider survey)**	

Condition Assessment Details

A series of ten attributes, representing key physical characteristics are used for this assessment. Each attribute is assigned to one of five functional groups (A – E) and the condition of a hedgerow is assessed according to the number of attributes from these functional groups which pass or fail the 'favourable condition' criteria.

This assessment is based on the Hedgerow Survey Handbook[1] and Favourable Conservation Status document[2]. For further clarification please refer to the Hedgerow Survey Handbook.

Best practice would be to record the species, age, spacing and other key information about all trees present along a hedgerow within the 'Habitat Description' box, as well as other key features of the hedgerow.

Hedgerow favourable condition attributes

Attributes and functional groupings (A, B, C, D and E)		**Criteria - the minimum requirements for 'favourable condition'**	**Criteria description**	**Habitat parcel reference**										**Notes (such as justification)**
				H1	H2	H3	H4	H5	H6	H7	H8	H10	H2a	
				Grid reference										
Core groups - applicable to all hedgerow types				**Criterion passed (Yes or No)**										
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. Newly laid or coppiced hedgerows are indicative of good management and pass this criterion for up to a maximum of four years (if undertaken according to good practice). A newly planted hedgerow does not pass this criterion (unless it is >1.5 m height).	N	N	N	N	Y	Y	Y	Y	Y	Y	
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. Outgrowths (such as blackthorn *Prunus spinosa* suckers) are only included in the width estimate when they are >0.5 m in height. Laid, coppiced, cut and newly planted hedgerows are indicative of good management and pass this criterion for up to a maximum of four years (if undertaken according to good practice).	N	N	N	N	N	N	N	Y	N	Y	
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).	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	

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).	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	
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.	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
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.	N	N	N	N	N	N	N	N	N	N	
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].	Y	Y	Y	Y	N	N	Y	Y	Y	Y	
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).	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	
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	-	-	-			-	N	-	-	
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.	Y	-	-	-			-	Y	-	-	

The hedgerow condition assessment generates a weighting (score) ranging from 1 - 3, which is used within the Statutory Biodiversity Metric. The scores for each are set out in the tables below.

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
	Score achieved:	

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
	Score achieved:	

Suggested enhancement interventions to improve condition score

Condition sheet: HEDGEROW Habitat Types

Habitat Type

Native hedgerow
Native hedgerow - associated with bank or ditch
Native hedgerow with trees
Native hedgerow with trees - associated with bank or ditch
Species-rich native hedgerow
Species-rich native hedgerow - associated with bank or ditch
Species-rich native hedgerow with trees
Species-rich native hedgerow with trees - associated with bank or ditch

Habitat Description

See the Statutory Biodiversity Metric Technical Annex 2 and UK Habitat Classification:	ukhab – UK Habitat Classification

On-site or off-site, site name and location		**Survey date and Surveyor name**	
Limitations (if applicable)		**Survey reference (if relating to a wider survey)**	

Condition Assessment Details

A series of ten attributes, representing key physical characteristics are used for this assessment. Each attribute is assigned to one of five functional groups (A – E) and the condition of a hedgerow is assessed according to the number of attributes from these functional groups which pass or fail the 'favourable condition' criteria.

This assessment is based on the Hedgerow Survey Handbook[1] and Favourable Conservation Status document[2]. For further clarification please refer to the Hedgerow Survey Handbook.

Best practice would be to record the species, age, spacing and other key information about all trees present along a hedgerow within the 'Habitat Description' box, as well as other key features of the hedgerow.

Hedgerow favourable condition attributes

Attributes and functional groupings (A, B, C, D and E)		**Criteria - the minimum requirements for 'favourable condition'**	**Criteria description**	**Habitat parcel reference**										
				H12	H13									
				Grid reference										
Core groups - applicable to all hedgerow types				**Criterion passed (Yes or No)**										**Notes (such as justification)**
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. Newly laid or coppiced hedgerows are indicative of good management and pass this criterion for up to a maximum of four years (if undertaken according to good practice). A newly planted hedgerow does not pass this criterion (unless it is >1.5 m height).	Y	Y									
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. Outgrowths (such as blackthorn *Prunus spinosa* suckers) are only included in the width estimate when they are >0.5 m in height. Laid, coppiced, cut and newly planted hedgerows are indicative of good management and pass this criterion for up to a maximum of four years (if undertaken according to good practice).	Y	Y									
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).	Y	Y									

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).	Y	Y									
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.	Y	Y									
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.	N	N									
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].	Y	Y									
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).	Y	Y									
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	N									
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.	Y	Y									

The hedgerow condition assessment generates a weighting (score) ranging from 1 - 3, which is used within the Statutory Biodiversity Metric. The scores for each are set out in the tables below.

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
	Score achieved:	

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
	Score achieved:	

Suggested enhancement interventions to improve condition score

Condition Sheet: INDIVIDUAL TREES Habitat Type

Habitat Types

Individual trees – Urban trees
Individual trees – Rural trees
Complete a condition sheet for each tree or block of trees.

Please see separate Line of trees condition sheet for a line of Rural trees.

Habitat Description

Individual trees (description applied to the urban or rural environment):
Young trees over 7.5 cm in diameter at breast height whose canopies are not touching.

Urban Perimeter / Linear Blocks and Groups (description applied to the urban environment only):
Groups or stands of trees (size requirement as defined above) within and around the perimeter of urban land. This includes those along urban streets, highways, railways and canals, and also former field boundary trees incorporated into developments. Canopies must overlap continuously. Groups of urban trees that don't match the descriptions for woodland may be assessed within this category.

On-site or off-site, site name and location		**Survey date and Surveyor name**									
		Survey reference (if relating to a wider survey)									
Limitations (if applicable)		**Habitat parcel reference**									
		T1	T2	T3							
		Grid reference									

	Condition Assessment Criteria											**Notes (such as justification)**
		Criterion passed (Yes or No)										
A	The tree is a native species (or at least 70% within the block are native species).	Y	Y	Y								
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).	Y	Y	Y								
C	The tree is mature (or more than 50% within the block are mature)[1].	Y	Y	Y								
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.	Y	Y	Y								
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	Y	Y	Y								
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Y	Y	Y								
	Number of criteria passed											

Condition Assessment Result (out of 6 criteria)	**Condition Assessment Score**	**Score Achieved ×/✓**									
Passes 5 or 6 criteria	Good (3)	Y	Y	Y							
Passes 3 or 4 criteria	Moderate (2)										
Passes 2 or fewer criteria	Poor (1)										
Note that 'Fairly Good and Fairly Poor' condition categories are not available for this broad habitat type.											

Appendix 6976/2:

Habitat Condition Assessment Matrix for Statutory Biodiversity Metric

Land East of Rugby Road, Clifton Upon Dur

Return to results menu

Headline Results

Scroll down for final results ⚠

On-site baseline	*Area habitat units*	19.79	
	Hedgerow units	3.98	
	Watercourse units	0.00	
On-site post-intervention (Including habitat retention, creation & enhancement)	*Area habitat units*	23.17	
	Hedgerow units	4.88	
	Watercourse units	0.00	
On-site net change (units & percentage)	*Area habitat units*	3.38	17.09%
	Hedgerow units	0.90	22.75%
	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*	3.38	
	Hedgerow units	0.90	
	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*	3.38
	Hedgerow units	0.90
	Watercourse units	0.00
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	*Area habitat units*	17.09%
	Hedgerow units	22.75%
	Watercourse units	0.00%
Trading rules satisfied?	Yes ✓	

Unit Type	Target	Baseline Units	Units Required	Unit Deficit	
Area habitat units	10.00%	19.79	21.77	0.00	No additional area habitat units required to meet target ✓
Hedgerow units	10.00%	3.98	4.37	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 ✓

Land East of Rugby Road, Clifton Upon Dunsmore
Detailed Results

Return to results menu

Summary Figures

Net project biodiversity units (Including all on-site & off-site habitat retention / creation)		
	Area habitat units	3.38
	Hedgerow units	0.90
	Watercourse units	0.00

Total project biodiversity % change (Including all on-site & off-site habitat creation + retained habitats)		
	Area habitat units	17.09%
	Hedgerow units	22.75%
	Watercourse units	0.00%

Combined habitat retention and enhancement

	Area Habitats	Hedgerows	Watercourses
Total on-site and off-site baseline area / length	9.49	1.11	0.00
Total on-site and off-site baseline units	19.79	3.98	0.00
Total on-site and off-site baseline area / length retained	1.31	0.78	0.00
Total on-site and off-site baseline units retained	2.95	3.28	0.00
Total on-site and off-site area / length proposed for enhancement	0.00	0.30	0.00
Total on-site and off-site baseline units proposed for enhancement	0.00	0.60	0.00
Total on-site and off-site baseline area / length lost	8.18	0.03	0.00
Total on-site and off-site baseline units lost	16.85	0.10	0.00

Project Name: Land East of Rugby Road, Clifton Upon Dunsmore Map

A-1 On-Site Habitat Baseline

Condense / Show Columns | Condense / Show Rows | Main Menu

Area habitat summary	
Total Net Unit Change	3.38
Total Net % Change	17.05%
Trading Rules Satisfied	Yes ✓

	Existing area habitats				Distinctiveness	Condition	Strategic significance	Required Action to Meet Trading Rules	Ecological baseline							
Ref	Broad Habitat	Habitat Type	Irreplaceable habitat	Area (hectares)	Distinctiveness	Condition	Strategic significance		Total habitat units	Area retained	Area enhanced	Baseline units retained	Baseline units enhanced	Area habitat lost	Units lost
1	Urban	Artificial unvegetated, unsealed surface	No	0.0675	V.Low	N/A - Other	Area/compensation not in local strategy/ no local strategy	Compensation Not Required	0.00			0.00	0.00	0.07	0.00
2	Heathland and shrub	Bramble scrub	No	0.0875	Medium	Condition Assessment N/A	Area/compensation not in local strategy/ no local strategy	Same broad habitat or a higher distinctiveness habitat required (≥)	0.35			0.00	0.00	0.09	0.35
3	Urban	Developed land; sealed surface	No	0.0175	V.Low	N/A - Other	Area/compensation not in local strategy/ no local strategy	Compensation Not Required	0.00			0.00	0.00	0.02	0.00
4	Urban	Developed land; sealed surface	No	0.0725	V.Low	N/A - Other	Area/compensation not in local strategy/ no local strategy	Compensation Not Required	0.00			0.00	0.00	0.07	0.00
5	Heathland and shrub	Mixed scrub	No	0.11	Medium	Poor	Area/compensation not in local strategy/ no local strategy	Same broad habitat or a higher distinctiveness habitat required (≥)	0.44			0.00	0.00	0.11	0.44
6	Grassland	Modified grassland	No	0.2	Low	Moderate	Area/compensation not in local strategy/ no local strategy	Same distinctiveness or better habitat required ≥	0.80			0.00	0.00	0.20	0.80
7	Cropland	Non-cereal crops	No	8.905	Low	Condition Assessment N/A	Area/compensation not in local strategy/ no local strategy	Same distinctiveness or better habitat required ≥	17.81	1.2775		2.56	0.00	7.63	15.26
8	Individual trees	Rural tree	No	0.0325	Medium	Good	Area/compensation not in local strategy/ no local strategy	Same broad habitat or a higher distinctiveness habitat required (≥)	0.39	0.0325		0.39	0.00	0.00	0.00
9															
10															
11															
12															
		Total habitat area		9.49					19.79	1.31	0.00	2.95	0.00	8.18	16.85
		Site Area (Excluding area of individual trees, green walls, intertidal hard structures)		9.46											

Total area lost (excluding area of individual trees, green walls and intertidal hard structures)	8.18

ect Name: Land East of Rugby Road, Clifton Upon Dunsmore Map Refere

A-2 On-Site Habitat Creation

Condense / Show Columns | Condense / Show Rows | Main Menu

Area habitat summary	
Total Net Unit Change	3.38
Total Net % Change	17.09%
Trading Rules Satisfied	Yes ✓
Area Check	Area Acceptable ✓

Post intervention habitats

Broad Habitat	Proposed habitat	Area (hectares)	Distinctiveness	Condition	Strategic significance	Temporal multiplier	Difficulty	Habitat units delivered	User comments
			Distinctiveness	Condition	Strategic significance	Standard or adjusted time to target condition	Final time to target condition (years)	Final difficulty of creation		
Urban	Artificial unvegetated, unsealed surface	0.0075	V Low	N/A - Other	Area/compensation not in local strategy/ no local strategy	Standard time to target condition applied	0	Low	0.00	
Urban	Developed land; sealed surface	2.8475	V Low	N/A - Other	Area/compensation not in local strategy/ no local strategy	Standard time to target condition applied	0	Low	0.00	Buildings
Urban	Developed land; sealed surface	1.68	V Low	N/A - Other	Area/compensation not in local strategy/ no local strategy	Standard time to target condition applied	0	Low	0.00	Hardstanding
Grassland	Modified grassland	1.31	Low	Moderate	Area/compensation not in local strategy/ no local strategy	Standard time to target condition applied	4	Low	4.54	Amenity lawn/typical managed amenity grassland
Grassland	Other neutral grassland	1.7675	Medium	Moderate	Area/compensation not in local strategy/ no local strategy	Standard time to target condition applied	5	Low	11.83	Species rich netural grassland mix managed less intensively
Grassland	Other neutral grassland	0.435	Medium	Moderate	Area/compensation not in local strategy/ no local strategy	Standard time to target condition applied	5	Low	2.91	Grassland in drainage basins - to be hydrophylic species-rich grassland mix
Heathland and shrub	Mixed scrub	0.14	Medium	Moderate	Area/compensation not in local strategy/ no local strategy	Standard time to target condition applied	5	Low	0.94	To meet trading rules 0.14 needed (replacing 0.07 ha of ONG and 0.07 ha of Modified grassland)
	Total habitat area	8.19							20.23	
	Site Area (Excluding area of individual trees, green walls, intertidal hard structures)	8.19								

ame: Land East of Rugby Road, Clifton Upon Dunsmore Map R

B-1 On-Site Hedge Baseline

Condense / Show Columns | Condense / Show Rows

Main Menu

Hedgerow summary	
Total Net Unit Change	0.90
Total Net % Change	22.75%
Trading Rules Satisfied	Yes ✓

	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		Total hedgerow units	Length retained	Length enhanced	Units retained	Units enhanced	Length lost	Units lost
1		Line of trees	0.185	Low	Poor	Area/compensation not in local strategy/ no local strategy	Same distinctiveness band or better	0.37	0.185		0.37	0.00	0.00	0.00
2		Native hedgerow	0.395	Low	Good	Area/compensation not in local strategy/ no local strategy	Same distinctiveness band or better	2.37	0.385		2.31	0.00	0.01	0.06
3		Native hedgerow	0.13	Low	Moderate	Area/compensation not in local strategy/ no local strategy	Same distinctiveness band or better	0.52	0.13		0.52	0.00	0.00	0.00
4		Native hedgerow	0.32	Low	Poor	Area/compensation not in local strategy/ no local strategy	Same distinctiveness band or better	0.64		0.3	0.00	0.60	0.02	0.04
5		Non-native and ornamental hedgerow	0.075	V.Low	Poor	Area/compensation not in local strategy/ no local strategy	Same distinctiveness band or better	0.08	0.075		0.08	0.00	0.00	0.00
6														
7														
8														
9														
10														
			1.11					3.98	0.78	0.30	3.28	0.60	0.03	0.10

nd East of Rugby Road, Clifton Upon Dunsmore

B-3 On-Site Hedge Enhancement

Condense / Show Columns | Condense / Show

Main Menu

Hedgerow summary	
Total Net Unit Change	0.90
Total Net % Change	22.75%
Trading Rules Satisfied	Yes ✓

		Post intervention habitats										
	Baseline Habitats		Change in distinctiveness and condition			Distinctiveness	Condition	Strategic significance	Temporal multiplier		Difficulty risk multipliers	Hedge units delivered
Baseline ref	Baseline habitat	Proposed habitat	Distinctiveness movement	Condition movement	Length (km)	Distinctiveness	Condition	Strategic significance	Standard or adjusted time to target condition	Final time to target condition (years)	Final difficulty of enhancement	
4	Native hedgerow	Native hedgerow	Low - Low	Poor - Good	0.3	Low	Good	Area/compensation not in local strategy/ no local strategy	Standard time to target condition applied	5	Low	1.60
					0.30							1.60

Appendix 6976/3:

Draft Masterplan

The scaling of this drawing cannot be assured

Revision		Date	Drn	Ckd
A	Red line boundary revised to suit title boundary.	24.01.25	RM	TM
B	Developable areas revised.	18.02.25	RM	TM
C	Developable areas and green space revised.	25.02.25	SL	RM
D	Attenuation location updated	09.04.25	SL	RM
E	Residential development area revised	01.05.25	RM	TM

Development Areas Key

Site Boundary	7.88 Ha
Residential Development	2.84 Ha
Highways Infrastructure	1.57 Ha
Greenspace	3.47Ha
Pumping Station	
Attenuation Pond	
SWALE	

0 20m 40m 60m 80m 100m

VISUAL SCALE 1:1250 @A1

Marrons

Land East of Rugby Road, Clifton-upon-Dunsmore Developable Areas Plan

Catchment 2
Total Developable area: 1.50ha
Estimated impermeable area (65% + 10% urban creep): 1.07ha

SuDs Footprint: 0.18ha
Total Impermeable area (SuDs + impermeable area) = 1.25ha

QBAR: 5.4l/s

Foul Water Manhole 3001
IL: 106.14
Proposed foul point of connection.
Subject to pre development enquiry.

Filter Drain proposed
for Exceedance Storm Event.

Attenuation Basin 2
CL: 109.2mAOD
IL: 107.8mAOD
Maximum water depth*: 1m
Minimum freeboard*: 400mm
Maximum water volume*: 1,100m³
Total approximate footprint: 1,765m²
Discharge Rate: 5.4l/s
CV Value: 1
*During the 1 in 100-year + 40% critical storm.

3m maintenance walkway buffer.
1:4 minimum internal side slopes.

Further coordination required to determine levels and drainage solution for access road

Foul Pumping Station
To be accessed via public highway.
15m easement from wetwell to nearest dwelling and third-party land.

Catchment 1
Total Developable area: 2.80ha
Estimated impermeable area (65% + 10% urban creep): 2.0ha

SuDs Footprint: 0.33ha
Total Impermeable area (SuDs + impermeable area) = 2.33ha

QBAR: 10.0l/s

Attenuation Basin 1
CL: 108.8mAOD
IL: 107.4mAOD
Maximum water depth*: 1m
Minimum freeboard*: 400mm
Maximum water volume*: 2,105m³
Total approximate footprint: 3,280m²
Discharge Rate: (Basin 2 + Basin 1) = 15.4l/s
CV Value: 1
*During the 1 in 100-year + 40% critical storm.

3m maintenance walkway buffer.
1:4 minimum internal side slopes.

CL: 112.50m
IL: 106.50m
DEPTH: 6.0m

Existing Watercourse

Indicative Route, subject to further survey

Outfall IL: 97.0mAOD
Site Visit in Jan 2025 found this to be the closest possible outfall.

Notes

1. Do not scale this drawing. All dimensions must be checked/ verified on site. If in doubt ask.
2. All dimensions in millimetres unless noted otherwise. All levels in metres unless noted otherwise.
3. This drawing is to be read in conjunction with all relevant architects, engineers and specialists drawings and specifications.
4. Any discrepancies noted on site are to be reported to the engineer immediately.
5. Enclosed Masterplan based on Marrons Framework Plan dated 08.05.25.
6. A greenfield QBAR runoff rate of 4.3l/s/ha as been calculated for the site. Warwickshire County Council guidance states that the discharge rate should be calculated based upon the impermeable/contributing area and the same area should be used in the drainage design. The runoff rate of 15.4l/s has therefore been calculated using the impermeable area of 3.58ha
7. All basins have been designed to accommodate the 1 in 100-year + 40% critical storm event with a 400mm freeboard. The attenuation calculations has been undertaken using Flood Estimation Handbook (FEH) rainfall data.
8. The impermeable area is assumed to be 65% of the developable area. An additional 10% allowance has been included to account for urban creep.
9. All detention basins to have minimum 1:4 internal side slopes. Basin forebays and erosion protection should be considered at detailed design.
10. Surface water outfall route subject to consultation with the LLFA
11. This strategy is a proof of concept only and all details are to be confirmed at the detailed design stage in agreement with all relevant statutory consultees. Do not construct based on this drawing.

Legend

- Wider Site Boundary
- Indicative Site Boundary
- Attenuation Basin with 1 in 3 grading
- 3m Maintenance Area
- Catchment 1
- Catchment 2
- Proposed Headwall
- Proposed Surface Water Flow Control Chamber
- Proposed Surface Water Sewer
- Proposed Swale
- Existing Watercourse
- Proposed Earthworks
- Existing Foul Water Sewers
- Foul Water Rising Main
- Proposed Foul Water Sewers
- Foul Water Pumping Station
- Badger Set with 20m Offset
- Proposed Outfall Surface Water Sewer Easement (10m Total)
- Gradient
- Filter Drain

Rev	Date	Details of issue / revision	Drw	Rev
P05	11.07.25	Masterplan updates	AS	RJ
P04	16.06.25	Masterplan updates	AS	LDR
P03	27.05.25	Masterplan updates	AS	LDR
P02	08.04.25	Preliminary Issue	AS	LDR
P01	14.02.25	Preliminary Issue	AS	LDR

Issues & Revisions

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Client
RICHBOROUGH

Project Title
LAND EAST OF RUGBY ROAD

Drawing Title
ILLUSTRATIVE DRAINAGE STRATEGY

Drawn:	A. Shademani		Reviewed:	L. Ream	
BWB Ref:	244849	Date:	14/02/25	Scale@A1:	1:1000

Drawing Status
PRELIMINARY

Project - Originator - Zone - Level - Type - Role - Number	Status	Rev
244849-BWB-ZZ-XX-D-W-0001	**S2**	**P04**

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