



- Red Line Boundary**
- HEDGEROWS**
- Native hedgerow
 - Species-rich native hedgerow with trees
 - Lost
- INDIVIDUAL TREES**
- Proposed Small Urban Tree
- HABITATS**
- Arable field margins tussocky
 - 70% Developed Land; Sealed Surface, 30% Vegetated Garden
 - Developed land; sealed surface
 - Introduced shrub
 - Mixed scrub
 - Modified grassland
 - Other neutral grassland
 - Other woodland; broadleaved



CLIENT			Boningle Developments Limited		
PROJECT			Albrighton South		
DRAWING TITLE			Figure 14: Post Development Habitat Features 6/7		
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 Red Line Boundary

HEDGEROWS

 Species-rich native hedgerow with trees
Lost

INDIVIDUAL TREES

 Proposed Small Urban Tree

HABITATS

 Arable field margins tussocky

 70% Developed Land; Sealed Surface, 30% Vegetated Garden

 Developed land; sealed surface

 Mixed scrub

 Modified grassland

 Non-cereal crops

 Other neutral grassland

 Other woodland; broadleaved



CLIENT
Boningle Developments Limited

PROJECT
Albrighton South

DRAWING TITLE
Figure 15: Post Development Habitat Features 7/7

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APPENDICES

APPENDIX 1 LANDSCAPE PLAN (REF P24_0225_EN_009D)

APPENDIX 2 METHODOLOGY

The Statutory Biodiversity Metric

- A2.1 Biodiversity Net Gain is assessed using the Statutory Biodiversity Metric, which provides a standardised method for calculating the pre-development and post-development biodiversity value of land affected by development.
- A2.2 The metric calculates biodiversity value in three separate modules:
- area habitat units;
 - hedgerow units; and
 - watercourse units.
- A2.3 Units generated within one module cannot be used to compensate for losses within another. Where applicable, the development must therefore achieve the required gain independently for area habitats, hedgerows and watercourses.

Baseline Biodiversity Value

- A2.4 The pre-development biodiversity value is calculated from the type, extent, condition and strategic significance of the habitats present at the relevant baseline date.
- A2.5 Area habitats are measured in hectares, while hedgerows and watercourses are measured in kilometres. Each habitat is assigned a distinctiveness category and, where applicable, a condition rating and strategic-significance multiplier.
- A2.6 The resulting baseline unit value represents the biodiversity value against which the post-development proposals are assessed.

Post-development Biodiversity Value

- A2.7 The post-development calculation records the habitats that will be retained, enhanced, created or lost as a consequence of the development.
- A2.8 Proposed habitats are assigned an appropriate habitat classification, target condition and strategic significance. The metric also applies risk multipliers to reflect:
- the difficulty of creating or enhancing the relevant habitat;
 - the time required for the habitat to reach its target condition; and
 - the location of any off-site habitat provision relative to the development.
- A2.9 These multipliers ensure that the calculated biodiversity value reflects the risks and time delays associated with establishing new or enhanced habitats.

Habitat Distinctiveness and Condition

- A2.10 Habitat distinctiveness reflects the inherent ecological value, rarity and conservation importance of a habitat type. Habitats are assigned to distinctiveness categories ranging from very low to very high.

- A2.11 Habitat condition reflects the quality of a habitat relative to the relevant statutory condition-assessment criteria. Depending on the habitat type, condition may be classified as poor, moderate or good, or through other condition categories specified by the metric.
- A2.12 Proposed habitat types and target conditions must be realistic and capable of being achieved through appropriate design, establishment and long-term management.

Strategic Significance

- A2.13 Strategic significance reflects the relationship between a habitat and locally identified priorities for nature recovery. This includes consideration of the relevant Local Nature Recovery Strategy and its mapped measures.
- A2.14 Strategic significance is applied in accordance with the statutory metric guidance relevant to the baseline and proposed habitat interventions.

Trading Rules

- A2.15 In addition to achieving the required percentage increase in biodiversity units, the development must satisfy the metric's trading rules.
- A2.16 The trading rules ensure that losses of habitats of greater distinctiveness are replaced by habitats of an appropriate type and ecological value. Gains in lower-distinctiveness habitats cannot generally be used to compensate for losses of higher-distinctiveness habitats.

Biodiversity Gain Requirement

- A2.17 Biodiversity gain is calculated by comparing the combined post-development biodiversity value with the pre-development baseline value.
- A2.18 To satisfy the statutory biodiversity gain objective, the development must achieve at least a 10% increase in each applicable biodiversity module and comply with the relevant trading rules.
- A2.19 The metric provides a quantitative measure of biodiversity change but does not replace professional ecological judgement. Habitat classifications, condition targets, management requirements and delivery risks must be interpreted in the context of the development proposals and supporting ecological information.
- A2.20 For an outline or phased development, the metric may be updated as the detailed layout, landscape proposals and delivery arrangements are refined. The final biodiversity gain position will be confirmed through the relevant Biodiversity Gain Plan and supported by a Habitat Management and Monitoring Plan.

APPENDIX 3 BNG GOOD PRACTICE PRINCIPLES FOR DEVELOPMENT

Good Practice Principle	Commentary
1. Apply the mitigation hierarchy	The illustrative design has sought to retain the habitats of greatest existing ecological value, including woodland, mature trees, ponds and the majority of the hedgerow network. Habitat loss has been minimised where practicable, with remaining effects addressed through on-site habitat creation and enhancement and, where necessary, delivery within the identified off-site biodiversity area.
2. Avoid losing biodiversity that cannot be offset by gains elsewhere	No irreplaceable habitats are present within the Project boundaries and no irreplaceable habitat losses are proposed. The metric demonstrates that losses of other habitat types can be appropriately compensated through habitat retention, creation and enhancement while satisfying the applicable trading rules.
3. Be inclusive and equitable	The biodiversity assessment has been informed by the ecological information and consultation undertaken during determination of the planning application. Further engagement with the Local Planning Authority and other relevant stakeholders will take place through the appeal, detailed design and Biodiversity Gain Plan processes.
4. Address risks	The Statutory Biodiversity Metric incorporates the applicable temporal, difficulty and spatial risk multipliers. The habitat types and target conditions used within the assessment are considered achievable, while the outline design and identified off-site delivery area provide flexibility to respond to changes arising through detailed design. Establishment, monitoring, remedial action and long-term management requirements will be set out within the Habitat Management and Monitoring Plan.
5. Make a measurable Net Gain contribution	The assessment uses the Statutory Biodiversity Metric to provide a transparent and measurable prediction of biodiversity change. The current illustrative proposals demonstrate the potential to achieve gains of 15.50% for area habitats, 10.92% for hedgerows and 23.06% for watercourses, with the applicable trading rules satisfied.
6. Achieve the best outcomes for biodiversity	The biodiversity strategy combines retention of established ecological features with the creation and enhancement of grassland, woodland, scrub, hedgerow, wetland and tree habitats. The detailed design will seek to maximise ecological connectivity and habitat value while integrating biodiversity provision with drainage, landscape, recreation and other development requirements. The off-site area will be managed primarily to deliver biodiversity benefits.
7. Be additional	The proposed habitat creation, enhancement and long-term management would not occur in the absence of the development and its associated BNG obligations. Significant on-site gains will be secured through the planning and Biodiversity Gain Plan process, while all off-site gains will be secured through an appropriate Section 106 planning obligation or conservation covenant for a minimum period of 30 years.

8. Create a Net Gain legacy	The proposed habitats will be subject to long-term establishment, management and monitoring through an approved Habitat Management and Monitoring Plan. The plan will include measurable objectives, monitoring requirements and remedial measures to ensure that the required habitat types and conditions are achieved and maintained for a minimum period of 30 years. The off-site land will also be registered on Natural England's biodiversity gain sites register.
9. Optimise sustainability	The biodiversity strategy seeks to retain and strengthen existing ecological networks and to integrate habitat creation with the wider green infrastructure, drainage and landscape framework. Detailed design will prioritise multifunctional habitat provision, appropriate native planting and management arrangements that are practical and sustainable over the long term.
10. Be transparent	This report explains the source of the baseline information, the amendments made to the earlier PJA assessment, the use of the verified red-line and blue-line boundaries, and the treatment of the published LNRS. It also identifies the assumptions and limitations associated with the outline-stage landscape proposals. The completed Statutory Biodiversity Metric provides the detailed calculations supporting the reported biodiversity gain position.



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