BIODIVERSITY NET GAIN (BNG) ASSESSMENT

Land South of Albrighton

August 2026

For and on behalf of
Boningale Developments Limited

Beamsley Ecology

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Prepared For:	Boningale Developments Limited
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APPENDICES

Disclaimer

0.0 SUMMARY

0.1 Beamsley Ecology Ltd was commissioned to undertake a Biodiversity Net Gain (BNG) Feasibility Assessment for a proposed mixed-use development on land south of Albrighton, Shropshire.

0.2 The assessment updates the BNG assessment prepared and submitted during determination of the planning application. It uses the verified application-site and off-site boundaries and takes account of the Shropshire and Telford & Wrekin Local Nature Recovery Strategy, which was published in April 2026 following determination of the application.

0.3 The application is submitted in outline and the detailed layout, landscaping, drainage and phasing will be refined through the reserved matters process. The post-development assessment therefore represents an outline-stage assessment based on the currently available Illustrative Landscape Masterplan. Its purpose is to demonstrate that achieving the required 10% increase in biodiversity value, as required by the Environment Act 2021, is feasible.

0.4 The assessment demonstrates that the proposals are capable of achieving a biodiversity net gain of:

- 15.50% for area habitats;
- 10.92% for hedgerows; and
- 23.06% for watercourses.

0.5 The applicable trading rules are satisfied.

0.6 The on-site proposals retain habitats of significant ecological value and propose significant new green infrastructure, including woodland, scrub, hedgerows, trees and wetland habitats. Residual area-habitat and hedgerow requirements are met through habitat creation and enhancement within the identified off-site biodiversity delivery area.

0.7 Habitat targets are considered reasonable and deliverable, but will be reviewed and refined through detailed design as the final landscape, planting, drainage and management proposals are developed.

0.8 The off-site biodiversity delivery area provides additional flexibility to respond to future changes in the detailed layout, the quantum of habitat loss or creation, achievable condition targets or trading-rule requirements. The current assessment therefore demonstrates that sufficient land and ecological opportunity are available to maintain compliance through subsequent iterations of the metric.

0.9 Should planning permission be granted, an overall Biodiversity Gain Plan (BGP) will be required to establish the framework for achieving the biodiversity gain objective across the development as a whole, with individual Phase BGPs submitted before commencement of the relevant phases. These plans will be supported by revised metric calculations based on the final detailed layout and Landscape Masterplan.

0.10 A Habitat Management and Monitoring Plan (HMMP) will set out the establishment, management, monitoring and remedial measures required to achieve the proposed habitat types and condition targets over a minimum period of 30 years. The off-site biodiversity delivery land will also be secured through an appropriate legal agreement and registered on Natural England's biodiversity gain sites register.

1.0 INTRODUCTION

1.1 Beamsley Ecology Ltd was commissioned by Boningale Developments Limited (the Client) to prepare an updated Biodiversity Net Gain (BNG) assessment relating to land south of Albrighton, Shropshire. The assessment comprises land within the corrected red-line boundary (the 'Site') and additional land within the blue-line boundary (the 'Off-site Land'), collectively referred to as the 'Project'. The Project boundaries are shown on **Figure 1**.

1.2 The assessment has been prepared in support of an outline planning application for a mixed-use development of the Site, submitted to Shropshire Council under reference 24/02108/OUT and subsequently subject to appeal following refusal.

1.3 A Biodiversity Net Gain Report and accompanying Statutory Biodiversity Metric were prepared by PJA in August 2025 and submitted during determination of the application. The PJA assessment remains the principal source of detailed information concerning the assessment methodology, baseline habitat classifications, condition assessments and supporting ecological interpretation.

1.4 This report has been prepared as a concise technical update and should be read in conjunction with the PJA assessment. It does not reproduce the detailed methods, evidence or interpretation presented within that assessment, which remain relevant except where expressly updated by this report.

1.5 Beamsley Ecology Ltd has undertaken a full audit of the habitat mapping and biodiversity accounting to ensure that the assessment corresponds with the correct application red-line and blue-line boundaries and remains suitable to inform the appeal. This has included;

- reconciling the mapped habitat areas and lengths, reviewing the metric inputs and calculations,
- incorporating the current landscape proposals; and
- considering the implications of the published Shropshire and Telford & Wrekin Local Nature Recovery Strategy.

1.6 The purpose of this report is to document the outcome of that review, explain the material amendments made to the biodiversity accounting and present the revised feasibility-stage BNG position for the Project.

Proposals

1.7 An outline application was submitted for a mixed-use development of up to 800 dwellings, an 80-bed care home, a secondary school and a local centre, together with associated access, infrastructure, public open space, landscaping and drainage (the 'Proposals').

1.8 The Proposals are illustrated on drawing P24_0225_EN_009D, *Illustrative Landscape Masterplan*, prepared by Pegasus Group and dated 9th July 2026, which is included at **Appendix 1**.

Scope

1.9 This report does not present a new habitat survey or an independent reassessment of the baseline habitat classifications or condition assessments. The baseline habitat data have been taken from the Biodiversity Net Gain Report and associated Statutory Biodiversity Metric prepared by PJA in August 2025.

1.10 PJA's assessment incorporated a review and update of the earlier BNG feasibility work prepared by Beamsley

Ecology Ltd and expressly superseded that earlier assessment. PJA undertook its own verification process, including spatial alignment with topographical and arboricultural information, targeted habitat validation, and amendments to habitat extents and condition assessments. The resulting PJA dataset has therefore been adopted as the source baseline for this update.

1.11 Beamsley Ecology's current scope has comprised a full audit of the source habitat mapping and biodiversity accounting against the corrected red-line and blue-line boundaries, incorporation of the amended landscape proposals, review of the applicable strategic-significance classifications, and corresponding revision of the Statutory Biodiversity Metric.

1.12 The baseline condition assessments undertaken by PJA have not been repeated or amended as part of this update. Those assessments retain the original habitat parcel references used within PJA's source dataset and are not reproduced within this report.

1.13 To facilitate preparation of the revised Statutory Biodiversity Metric, parcels sharing the same habitat type, condition, strategic significance and post-development outcome have been consolidated into single metric entries. The habitat classifications and condition ratings determined by PJA have been carried forward unchanged except where stated otherwise. This consolidation affects the presentation and spatial accounting of the baseline data only and does not constitute a reassessment of habitat classification or condition. Where an original parcel is intersected by the corrected Project boundaries, only the relevant area or length has been included.

1.14 The original PJA condition assessment workbook and associated source habitat mapping remain the supporting evidence for the baseline habitat classifications and condition ratings applied within the revised Statutory Biodiversity Metric.

Relationship with the PJA Assessment

1.15 For the avoidance of doubt, the revised Statutory Biodiversity Metric accompanying this report supersedes the numerical outputs and spatial habitat accounting presented within the PJA Statutory Biodiversity Metric dated August 2025. The PJA habitat-survey evidence, habitat classifications, condition assessments and supporting ecological interpretation remain applicable except where expressly updated within this report.

Legislation & Policy

1.16 Schedule 7A of the Town and Country Planning Act 1990, inserted by Schedule 14 of the Environment Act 2021, establishes the statutory framework for BNG in England. Subject to specified exemptions and transitional provisions, planning permissions are deemed to be granted subject to a biodiversity gain condition requiring the development to achieve at least a 10% increase in biodiversity value. This is calculated using the Statutory Biodiversity Metric and must be demonstrated through an approved Biodiversity Gain Plan before development commences.

1.17 The National Planning Policy Framework (NPPF) requires planning policies and decisions to minimise impacts on biodiversity and provide net gains, including through the establishment of coherent ecological networks. Paragraph 192 requires plans to identify and pursue opportunities for measurable biodiversity net gains, while Paragraph 193 requires opportunities to improve biodiversity within and around developments to be integrated into their design. The Biodiversity Net Gain Planning Practice Guidance provides further guidance on the application of the statutory framework through the planning process.

1.18 The adopted Shropshire Local Plan comprises the Shropshire Core Strategy (2011) and the Site Allocations and Management of Development Plan (2015). Core Strategy Policy CS17 and SAMDev Policy MD12 require development to protect, conserve, enhance, restore and connect Shropshire's natural assets and ecological networks. Although these policies predate statutory BNG and do not specify a numerical requirement, the statutory framework provides the applicable minimum 10% biodiversity gain requirement for the Project.

1.19 The Shropshire and Telford & Wrekin Local Nature Recovery Strategy (LNRS) was published in April 2026. The LNRS identifies local priorities and mapped measures for nature recovery and has been considered when determining the strategic significance of relevant post-development habitat interventions. The approach taken to strategic significance, including the publication of the LNRS after submission of the planning application, is explained further below.

2.0 METHODOLOGY

Overview

2.1 The assessment comprises a desk-based audit and update of the biodiversity accounting previously prepared by PJA. It does not include a new habitat survey or reassessment of the habitat classifications and condition assessments established through the PJA assessment.

2.2 The revised assessment has been prepared using the following principal information:

- the baseline habitat mapping and condition assessments prepared by PJA;
- the Statutory Biodiversity Metric prepared by PJA in August 2025;
- the verified application red-line and blue-line boundaries;
- the current Illustrative Landscape Masterplan prepared by Pegasus Group;
- relevant landscape, drainage, arboricultural and development information available at the time of assessment; and
- the published Shropshire and Telford & Wrekin Local Nature Recovery Strategy (LNRS).

Personnel and Competency

2.3 The original habitat surveys undertaken on 24th, 25th and 26th February and 26th April 2024 were completed by Alasdair Grubb BSc (Hons) ACIEEM, on behalf of Cass Design Consultants Ltd. Alasdair is an experienced botanist and ecologist with more than 14 years of professional experience and holds a Level 5 Field Identification Skills Certificate awarded by the Botanical Society of Britain and Ireland. He is considered competent to undertake botanical and habitat surveys, including National Vegetation Classification surveys.

2.4 The original habitat survey, assessment and mapping process was coordinated and reviewed by Daniel Ross BSc (Hons) ACIEEM while employed by Cass Design Consultants Ltd. Daniel has subsequently prepared the present update on behalf of Beamsley Ecology Ltd and is familiar with the original fieldwork, habitat assessment and BNG assessment.

2.5 PJA subsequently undertook a review of the original BNG assessment, including targeted habitat verification

and revision of the biodiversity accounting. The PJA assessment was principally prepared by Dr Ana Togridou CEcol MCIEEM and Nicole King BSc (Hons) ACIEEM. Dr Togridou holds a PhD in Ecology, has worked as a professional ecological consultant in the UK since 2012 and has undertaken and delivered specialist training relating to BNG. Nicole King is an experienced ecologist with a specialist focus on BNG and biodiversity accounting.

2.6 PJA's validating site visit and River Condition Assessment were undertaken by Phil Playford BSc (Hons), MSc, MCIEEM, MRSB. Phil is an experienced botanical and habitat surveyor and is certified to undertake Modular River Physical surveys used to inform River Condition Assessments within the Statutory Biodiversity Metric.

2.7 The current update, including the spatial audit, reconciliation of the verified Project boundaries, interpretation of the post-development landscape proposals and revision of the Statutory Biodiversity Metric, has been undertaken by Daniel Ross BSc (Hons), UCert Biological Recording and Species Identification, ACIEEM, Director of Beamsley Ecology Ltd. Daniel has approximately 12 years' professional ecological consultancy experience, including habitat survey and assessment, UKHab classification, biodiversity accounting, preparation and review of BNG assessments and Habitat Management and Monitoring Plans, and the provision of ecological advice for major residential and mixed-use developments. Daniel also coordinated and reviewed the original habitat assessment and biodiversity accounting while employed by Cass Design Consultants Ltd.

Spatial Audit and Baseline Accounting

2.8 The source habitat mapping was reviewed within a geographic information system and reconciled against the verified red-line and blue-line boundaries. Where habitat parcels were inconsistent with the Project boundaries, they were divided at the relevant boundary and only the area or length falling within the applicable boundary was included within the revised assessment.

2.9 The resulting habitat areas and linear lengths were compared with the source metric and recalculated where necessary. Habitat classifications, distinctiveness categories and condition ratings were retained from the PJA assessment unless expressly stated otherwise within this report.

2.10 For the purposes of metric preparation, habitat parcels sharing the same habitat type, condition, strategic significance and proposed outcome were consolidated where this did not alter the biodiversity value attributed to the habitats. This reduced unnecessary duplication within the metric while retaining the underlying habitat classifications and condition assessments established by PJA.

Post-development Habitats

2.11 The post-development habitat assessment was derived from the current Illustrative Landscape Masterplan and supporting development information. Proposed habitat retention, enhancement and creation were translated into corresponding habitat parcels within the Statutory Biodiversity Metric.

Strategic Significance

2.12 Strategic significance has been assigned in accordance with the applicable Statutory Biodiversity Metric guidance and the Shropshire and Telford & Wrekin Local Nature Recovery Strategy, published in April 2026.

2.13 The assessment presents a feasibility-stage biodiversity gain position based on the information currently available. The final biodiversity unit values, habitat specifications and delivery arrangements will be confirmed through the detailed design process and the subsequent Overall and Phase Biodiversity Gain Plans.

3.0 LIMITATIONS & ASSUMPTIONS

3.1 The assessment is dependent upon the accuracy and completeness of the baseline habitat classifications, condition assessments and supporting spatial data prepared by PJA. These source data have been adopted for the purposes of this update and have not been independently re-surveyed or reclassified by Beamsley Ecology Ltd.

3.2 The post-development assessment is based upon the current Illustrative Landscape Masterplan and represents a feasibility-stage interpretation of the habitat retention, enhancement and creation that could be delivered through the subsequent detailed design. The precise habitat extents, specifications, target conditions and management requirements will therefore be subject to refinement.

3.3 The revised metric provides a robust indication of the anticipated biodiversity gain position at the outline planning and appeal stage. It should not be treated as the final Biodiversity Gain Plan or as fixing the detailed habitat design, provided that the minimum biodiversity gain requirement, applicable trading rules and identified ecological principles are maintained through subsequent design development.

3.4 Professional ecological judgement has been applied when translating the illustrative landscape categories into the UKHab habitat types and condition targets used within the metric. This has included consideration of the intended planting character, species composition, establishment requirements, likely management regime and the ecological function of each landscape area. The resulting habitat classifications and condition targets are considered reasonable and achievable at this stage, but will be reviewed and refined as the detailed landscape design, planting specifications and management proposals are developed.

4.0 BIODIVERSITY NET GAIN RESULTS

4.1 The full results of the BNG assessment are provided in the Statutory Metric (BE0010.XLS.02.1) with the baseline and post-development habitat proposals illustrated on Figures 2-8 and 9-15.

4.2 The combined on-site and off-site metric results are summarised in **Table 1**.

Table 1: *Biodiversity Net Gain Results Summary*

	On-site			Off-site			
	Baseline Value	**Post-development Value**	**Predicted On-Site BNG**	**Baseline Value**	**Post-intervention Value**	**Off Site BU Contribution**	**Project BNG**
Area Habitats	113.14	109.48	-3.66 (-3.23%)	17.69	38.88	21.19 (119.83%)	17.54 (15.50%)
Linear Habitats	78.89	81.31	2.42 (3.07%)	11.89	18.08	6.19 (52.09%)	8.61 (10.92%)
Watercourse Habitats	3.08	3.79	0.71 (23.06%)	N/A	N/A	N/A	0.71 (23.06%)

Strategic Significance

4.3 The strategic-significance ratings applied to the baseline habitats have been carried forward from the PJA assessment submitted during determination of the planning application. Publication of the Shropshire and Telford & Wrekin LNRS following submission of the application has not been used to retrospectively amend the agreed pre-development baseline.

4.4 The proposed habitat creation and enhancement interventions do not correspond with mapped measures within the LNRS and have therefore been assigned low strategic significance. Habitats retained without enhancement retain the strategic-significance rating applied to the corresponding baseline habitat.

5.0 DISCUSSION & RECOMMENDATIONS

5.1 The BNG assessment confirms that the Proposals are capable of delivering more than the required 10% increase in biodiversity value for each applicable biodiversity module whilst satisfying the trading rules.

Relationship with Previous Assessment

5.2 The PJA assessment was based on the Project boundaries and Landscape Masterplan available during determination of the planning application. It reported overall gains of 12.34% for area habitats, 12.63% for hedgerows and 13.00% for watercourses. PJA expressly identified its post-development habitat inputs and condition targets as indicative and subject to confirmation once a detailed landscape scheme became available.

5.3 The revised assessment reports gains of 15.50% for area habitats, 10.92% for hedgerows and 23.06% for watercourses. The differences principally reflect reconciliation of the habitat mapping against the verified red-line and blue-line boundaries, incorporation of the current Illustrative Landscape Masterplan and consideration of the subsequently published Shropshire and Telford & Wrekin LNRS. The revised assessment also reflects updated professional judgement regarding certain indicative post-development habitat classifications and condition targets, based on the current Illustrative Landscape Masterplan and the establishment and management outcomes considered achievable at this stage.

5.4 These amendments do not represent a wholesale reassessment of the established habitat baseline or a materially different biodiversity strategy. Both assessments demonstrate that the statutory biodiversity gain objective is achievable, with the identified off-site biodiversity delivery area supplementing the on-site area-habitat and hedgerow provision.

On-site Habitat Delivery

5.5 The illustrative proposals retain the principal habitats of ecological value within the Site, including the majority of the existing hedgerow network, mature trees, ponds, woodland and watercourse features. These retained habitats are supplemented by new and enhanced green infrastructure, including grassland, woodland, scrub, hedgerow, tree and wetland habitats integrated with the proposed landscape and drainage framework.

5.6 Professional ecological judgement has been applied when translating the landscape categories shown on the Illustrative Landscape Masterplan into the UKHab habitat types and target conditions used within the Statutory Biodiversity Metric. This has included consideration of the intended planting character, likely species composition, establishment requirements, management regime and ecological function of each landscape area.

5.7 The proposed habitat distinctiveness and condition targets are considered achievable through appropriate detailed design, establishment and long-term management. As the application is submitted in outline, the precise habitat types, extents, specifications and target conditions will be reviewed and refined through the reserved matters, landscape design and Biodiversity Gain Plan processes.

5.8 The on-site proposals deliver a substantial proportion of the biodiversity units required by the development and provide a net gain in watercourse value. The remaining area habitat and hedgerow requirements are shown within the current assessment as being met through habitat creation and enhancement within the identified off-site biodiversity delivery area.

Off-site Habitat Delivery

5.9 The identified off-site biodiversity delivery area provides the additional habitat creation and enhancement required to address the residual on-site biodiversity unit requirements. The illustrative proposals comprise the conversion of intensively managed agricultural land to a mosaic of grassland, woodland, field-margin, tree and hedgerow habitats, together with enhancement of the existing hedgerow network.

5.10 The habitat types and target conditions applied to the off-site proposals are considered reasonable and achievable, having regard to the existing agricultural baseline and the opportunities available for habitat establishment and management. The detailed habitat design, specifications, management requirements and delivery timetable will be confirmed through the relevant Biodiversity Gain Plan and Habitat Management and Monitoring Plan.

Outline and Phased Delivery

5.11 The results represent the current outline-stage assessment and should not be interpreted as a fixed final habitat schedule. Changes to the detailed development layout, drainage design, landscaping or phasing may alter the precise quantities of habitat retained, lost, created or enhanced.

5.12 The identified off-site biodiversity delivery area provides flexibility to respond to changes in the Proposals at the reserved matters stage. The type, extent and target condition of the habitats created within this area can be refined where necessary to respond to changes in:

- the detailed quantum of on-site habitat loss;
- the extent of habitat creation achievable within the Site;
- the condition targets demonstrated through detailed design;
- the applicable trading-rule requirements; or
- the sequencing and delivery of individual development phases.

5.13 The present assessment consequently demonstrates the feasibility and deliverability of achieving the statutory biodiversity gain objective, rather than prescribing the final distribution of biodiversity units between individual habitat parcels or development phases.

5.14 The final habitat proposals and metric calculations will be developed through the statutory phased-development process. An Overall Biodiversity Gain Plan will establish the framework for achieving the biodiversity gain objective across the development as a whole. Individual Phase Biodiversity Gain Plans will subsequently demonstrate the contribution made by each phase, based on the relevant approved detailed proposals.

5.15 Each subsequent iteration of the metric will be required to demonstrate that the overall development continues to achieve at least a 10% increase in area habitat, hedgerow and watercourse units and satisfies the applicable trading rules. Individual Phase Biodiversity Gain Plans will identify the contribution made by the relevant phase and demonstrate progress against the framework established through the Overall Biodiversity Gain Plan.

Species Specific Mitigation

5.16 The future detailed design of the on-site and off-site habitats should take account of the species-specific mitigation requirements identified through the ecological assessments supporting the application and any

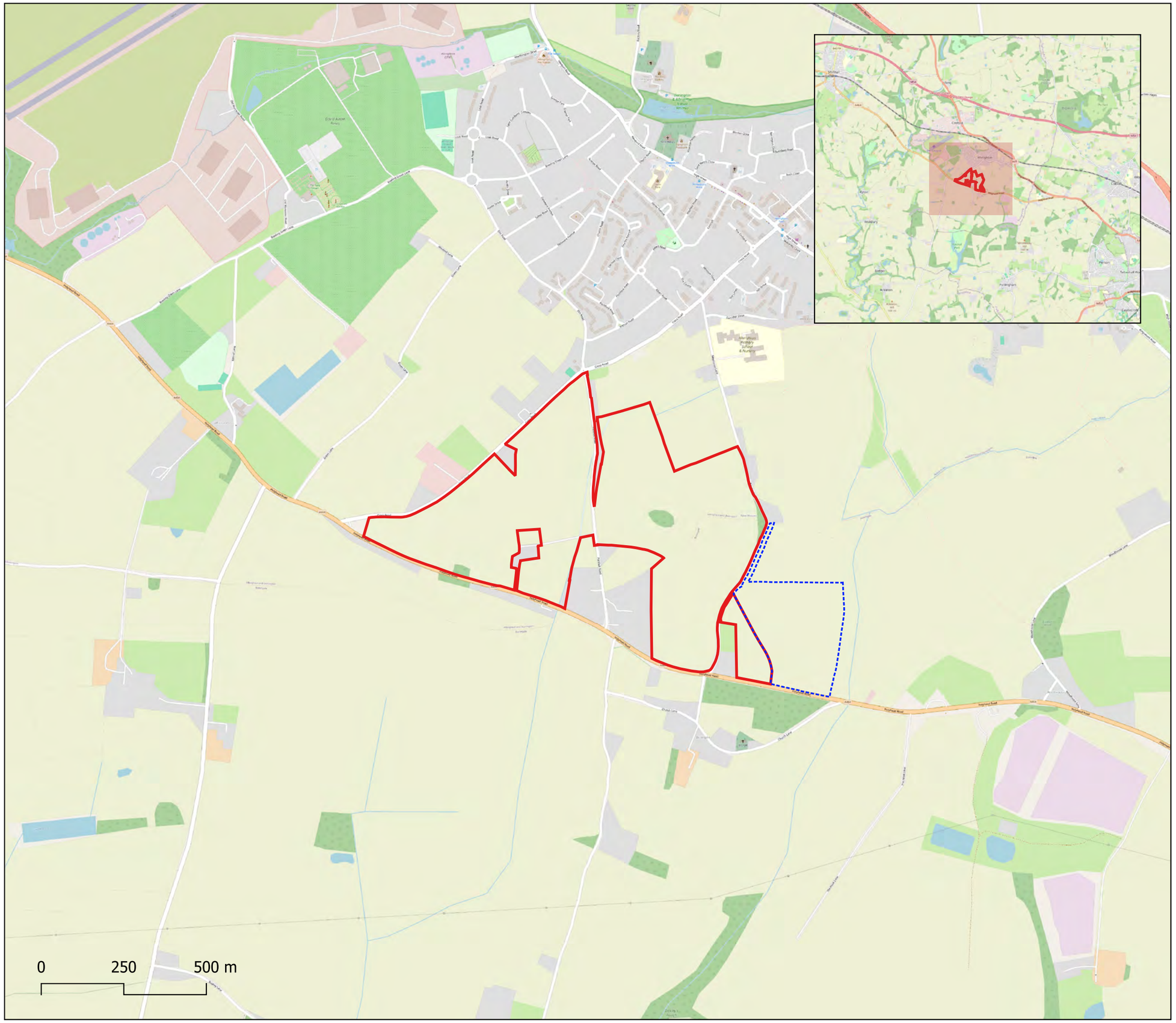
further survey or review required during detailed design. The overall scheme should seek to provide ecological benefits beyond those quantified through the BNG methodology, including habitat and enhancement measures for bats, birds, invertebrates and amphibians.

Biodiversity Gain Plan (BGP)

5.17 Following the grant of planning permission, an Overall Biodiversity Gain Plan will be required to establish the framework for achieving the biodiversity gain objective across the development as a whole, with subsequent Phase Biodiversity Gain Plans submitted prior to commencement of the relevant phases. These plans will be supported by updated biodiversity metric calculations based on the final detailed layout, Landscape Masterplan and associated habitat proposals. A Habitat Management and Monitoring Plan (HMMP) will also be prepared to set out the establishment, management, monitoring and remedial measures required to achieve the proposed habitat types and condition targets. All off-site gains and significant on-site gains will be appropriately secured, managed and monitored for a minimum period of 30 years.

5.18 The off-site biodiversity delivery land will be secured through an appropriate legal agreement, comprising either a Section 106 planning obligation or conservation covenant, which will provide for its habitat creation, management and monitoring for a minimum period of 30 years and enable its registration on Natural England's biodiversity gain sites register.

FIGURES



Red Line Boundary

Blue Line Boundary

BASE MAPS

Open Street Map

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CLIENT

Boningale Developments Limited

PROJECT

Albrighton South

DRAWING TITLE

Figure 1: Site Location

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HEDGEROWS

- Non-native and ornamental hedgerow
- Native hedgerow with trees
- Red Line Boundary

INDIVIDUAL TREES

- Existing Very Large Rural Tree
- Existing Large Rural Tree
- Existing Medium Rural Tree

HABITATS

- Arable field margins tussocky
- Cereal crops
- Other woodland; broadleaved
- Ponds (non-priority habitat)
- Ponds (priority habitat)

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PROJECT
Albrighton South

DRAWING TITLE
Figure 2: Baseline Habitat Features 1/7

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