



Provision for Biodiversity Net Gain - Supply and Demand Assessment

Prepared For: Basingstoke and Deane Borough Council

Document Reference: 11476.003

March 2026

Version 1.0

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Document Title	Provision for Biodiversity Net Gain - Supply and Demand
Document Ref	11476.003
Version	Version 1.0
Prepared For	Basingstoke and Deane Borough Council

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Date	February 2026
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Amendment History					
Version	Date	Modified by	Check/ Approved by	Reason	Status
0.1	19/02/2026	SB	RT	Initial issue for comment. First phase of assessment	Superseded
0.2	10/03/2026	RT	SB/FH	Update following client comments and inclusion of Habitat Bank information.	Superseded
1.0	25/03/2026	RT	SB	Final issue following council comments in version 0.2.	Issued

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Executive Summary

1. Basingstoke and Deane Borough Council commissioned The Environment Partnership (TEP) in November 2025 to undertake a detailed Biodiversity Net Gain (BNG) assessment of land proposed for allocation within the Council's emerging draft Local Plan (2024–2042). The purpose of the review was twofold. First, to evaluate the potential for these sites to meet the statutory requirement for a minimum 10% net gain in biodiversity. This analysis will provide the likely offsite demand from allocated sites and will inform the councils approach to facilitating local habitat banks or developing a council-led habitat bank. Second, the assessment examined the availability of off-site biodiversity units (BUs) through locally and regionally registered Habitat Banks. Together, these two strands of work provide the Council with a strategic understanding of both the capacity of allocated sites to achieve BNG on-site and the broader markets ability to supply off-site units where needed.
2. TEP's assessment was undertaken as a desktop exercise, using the draft site allocations and development expectations set out in the emerging draft Local Plan period 2024-2042. A total of twenty-one sites were initially reviewed within this assessment, however two of these sites were subsequently excluded: 65 New Road, which is exempt from mandatory BNG due to its size falling below the minimum threshold (less than 25m²), and Land at Little London Road has been removed from the Neighbourhood Plan. Of the remaining nineteen sites, two already had completed Statutory Biodiversity Metrics that determined their BNG position; these were therefore excluded from further assessment; the assessment reviewed seventeen sites. In addition to the seventeen assessed there are further sites to be brought forward within this local plan period that do not have spatial boundaries and could not be included within this assessment. Nevertheless, these sites will contribute to the total BNG shortfall should any fail to deliver BNG with their development boundaries.
3. The first stage of the review focused on determining baseline biodiversity values for each site. Using GIS modelling and existing site survey information a desk-based assessment was undertaken to identify and map habitat type and condition. This provided an indicative biodiversity unit baseline score for every site, representing the pre-development ecological value against which proposed development must demonstrate a minimum 10% BNG.
4. The second stage involved reviewing post-development scenarios. Using illustrative concept plans. TEP calculated anticipated biodiversity unit outcomes based on development type and minimum requirements for open-space provision. Development density and unit-per-hectare values were reviewed against proposed

illustrative concept plans. This provided an estimate of the post-development BUs likely to be delivered within each development boundary.

5. Of the seventeen sites subject to assessment, six sites were identified where 10% BNG could be achieved within the development boundaries and eleven sites may require units to be sourced offsite as BNG is unlikely to be achieved within the development boundaries. Several of the sites demonstrating offsite BNG requirement show only minor projected deficits, meaning that more detailed ecological surveys and refined development layouts at later design stages may enable BNG to be achieved within the development boundaries.
6. The combined deficit across all assessed sites is estimated at 510 BUs, with most of the shortfall relating to medium distinctiveness grassland habitats.
7. The second part of the assessment examined off-site BU availability by reviewing the Natural England Register of Off-Site Biodiversity Gain Sites (ROBGS). Twenty habitat banks were identified within the wider region. Although none fall within the Basingstoke and Deane local authority boundary, one is located within the same National Character Area (NCA: Thames Basin Heaths), meaning units purchased from this site would not incur additional spatial risk multipliers (SRM). BUs sourced from the remaining 19 habitat banks would be subject to a 0.75 SRM when applied to developments in the borough. Using recorded habitat areas, distinctiveness values, and typical habitat creation assumptions, TEP estimated that regional supply from these habitat banks exceeds 3,000 BUs significantly more than the projected 510-unit deficit from development demand. However, further planned development not yet spatially defined will likely add to this overall shortfall.
8. A high-level cost assessment was completed to inform financial implications and reviewed costs associated with purchase of BUs from the private nature market and statutory credit prices supplied by Government. Medium distinctiveness grassland units, the habitat type most relevant to projected deficits, typically cost around £25,000 per unit. On this basis, addressing the full deficit through private habitat bank units would exceed £12 million. If statutory credits were required, the cost would be approximately double at more than £24 million. However, current availability of BUs within private habitat banks within the local and regional area suggests reliance on statutory credits is unlikely to be required.
9. In conclusion, while several sites can achieve BNG on-site, a significant proportion will require off-site BUs. To reduce reliance on external supply, next steps should include detailed ecological surveys, refinement of development boundaries, and further design work to enhance on-site habitat delivery. The Council may also wish to explore the creation of a council-led habitat bank targeting medium and high distinctiveness grassland to secure a local, strategically aligned supply of BUs for future development.

1.0 Introduction

- 1.1 In November 2025, The Environment Partnership (TEP) Limited was commissioned by Basingstoke and Deane Borough Council ('the Council') to carry out an assessment of the expected demand for BNG provision resulting from development proposed to be allocated in the Council's emerging Draft Local Plan (2024–2042) and relevant Neighbourhood Plans.

Demand Assessment

- 1.2 The first part of the assessment calculates the BNG likely to be generated through the development of sites that are proposed for allocation in the emerging Draft Local Plan and Neighbourhood Plans. The assessment was informed by high-level illustrative concept plans, development type and density and anticipated habitat provision available within the development boundaries.
- 1.3 The assessment examines the distinctiveness and indicative number of BUs (BUs) that may be generated on development sites, and the anticipated demand for off-site BUs where demand cannot be met on site.
- 1.4 The estimated BU figures derived from this assessment are subject to change as the emerging draft local plan goes through the regulation 19 consultation stage, during which some allocation boundaries and development types may change and/or new allocations added. Further information can be found in the Local Development Scheme¹.

Supply Assessment

- 1.5 The second part of the assessment identified local Registered Offsite Biodiversity Gain Sites (ROBGS) within Basingstoke and Deane Borough and adjoining Local Planning Authority areas. It also reviewed ROBGS within local and regional National Character Areas (NCA). Hampshire Downs NCA and Thames Basin Heaths NCA boundaries dissect the Basingstoke and Deane LPA boundary, the assessment also reviewed ROBGS within neighbouring NCA's. The aim of the supply assessment is to identify offsite habitat and identify if there is capacity to meet onsite demand of BNG units.
- 1.6 The assessment also estimates the cost of delivering habitat units if purchased from the private nature market (i.e. Habitat Banks) and if purchased from the government using the statutory biodiversity credit system. This assessment takes account of the types of habitat likely to be required and their 'distinctiveness'.

¹ [Local Development Scheme](#)

Aim

- 1.7 The primary aim of this assessment is to establish the BNG requirements and opportunities across the emerging Local Plan and Neighbourhood Plan areas within the borough. It seeks to quantify the likely BU demand linked to development allocations and evaluate the availability of BU supply within local and regional markets. In this way, the assessment supports the Council's biodiversity duty and its responsibilities for strategic planning and practical BNG delivery.

Methodology

- 1.8 To achieve this aim, the assessment will:
- Identify and scope all relevant draft Local Plan and Neighbourhood Plan development sites, excluding any already granted planning permission, to establish a defined site list for analysis;
 - Undertake a detailed desktop review of existing habitats using TEP's HabiTEP GIS tool and the Statutory Biodiversity Metric to produce a robust baseline of habitat type, distinctiveness, condition and strategic significance on the development sites;
 - Estimate on-site post-development BNG by assessing housing and employment allocations taking account of open space policy requirements and open space standards.
 - Estimate demand for off-site BU where the 10% BNG target is unlikely to be met on-site; considering the demand in terms of quantity and type of BU's.
 - Assess the size and capacity of the local/regional offsite BNG marketplace, by identifying locally Registered Off-site Biodiversity Gain Sites (ROBGs) and their unallocated (available) habitat types; and
 - Identify indicative costs for supply of off-site BU comparing ROBG market pricing with statutory biodiversity credit costs.

BNG

- 1.9 BNG is a legally mandated requirement for development in England, whereby proposals seeking planning permission must demonstrate a minimum 10% net increase in biodiversity value compared with the pre-development condition of the land, unless the development is exempt from mandatory BNG (refer to para 1.12 for further information on exemptions). BNG is assessed using the Statutory Biodiversity Metric, which evaluates habitat value based on type, area, distinctiveness, condition and strategic significance. BUs are essentially the 'currency' of the Statutory Biodiversity Metric and are used to calculate the

biodiversity value of an area of land pre and post development. The Statutory Biodiversity Metric assess habitats across three groups:

- Area-based habitat units,
- Hedgerow units, and
- Watercourse units.

- 1.10 Each of these groups must independently achieve the mandatory 10% net gain, ensuring that improvements are delivered across all relevant habitat types rather than offset within a single category (see Figure 1 below).
- 1.11 Any habitat loss must be offset through creation or enhancement, prioritising on-site delivery in line with the BNG hierarchy. Where this is not achievable, off-site delivery or purchase of statutory biodiversity credits from the government may be used as a last resort.



Figure 1: BNG Requirement Above Baseline

- 1.12 This requirement is outlined in Schedule 7A of the Town and Country Planning Act 1990, as amended by Schedule 14 of the Environment Act 2021. Developers are required to deliver a minimum 10% net gain as part of their development proposals. There are some exemptions to the mandatory 10% including, at the time of writing, householder applications, developments smaller than 25 square meters or 5 meters of linear habitat, small self-build projects with fewer than 9 dwellings on sites less than 0.5 hectares and applications submitted prior to the 10% mandatory deadline of 12th February 2024.
- 1.13 At the time of writing, the government is reviewing the area size threshold for BNG exemptions, currently development less than 25m², and proposes to increase the exemption threshold to 0.2ha. The change is subject to parliamentary process and is expected in the second half of 2026.
- 1.14 If BNG cannot be delivered within the site boundary (on-site), BU's can be sourced off-site from Registered Offsite Biodiversity Gain Sites (ROBGs) aka habitat banks. A developer may create its own habitat bank or choose to purchase BUs from an established habitat bank, provided compensation adheres the trading rules of the Statutory Biodiversity Metric. In the context of BNG, 'allocation' is the process by

which a habitat bank allocates a parcel of land and its BUs to a specific named development.

- 1.15 If a suitable ROBG cannot be found, developers may purchase statutory biodiversity credits from Government, which are deliberately set at higher prices and must be purchased at a 2:1 ratio to the number of BU's required, reinforcing their status as a final fallback option.

Assessment Area

Development Allocations

- 1.16 The assessment includes all proposed allocations of development land in the Council's emerging draft Local Plan. In most cases, a spatial boundary was available for allocations which enabled accurate estimates of impacted and retained habitat.
- 1.17 Where it is not possible to be locationally specific (i.e. where development boundaries cannot be provided) the homes expected from these sources of housing supply are excluded from this assessment. Furthermore, not all sites included within Neighbourhood Plans have been reviewed, only those in the most recently adopted Neighbourhood Plans are included. Reference to additional housing supply is included in table 6 (Sources of Housing Supply Currently Without Spatial Boundaries). The council will need to consider BNG within this allocation when spatial boundaries are identified and BNG associated with the development sites can be reviewed.
- 1.18 A total of twenty-one sites were originally reviewed within this assessment however 65 New Road is exempt from BNG due to its size being below the minimum threshold (less than 25m²) and Land at Little London Road was removed from the Silchester Neighbourhood Plan.
- 1.19 The remaining nineteen allocation sites were reviewed, however Bishops Green and Land off Harts Lane have existing Statutory Biodiversity Metrics completed and so a separate assessment by TEP was not required; seventeen sites were included within the assessment.
- 1.20 The assessment includes development proposed within this local plan period however some of the larger development sites (i.e. Popham Garden Village and Southern Manydown) have housing allocations that extend past this draft local plan period. The council has identified boundaries within the wider site or where spatial boundaries could not be defined area percentage based on housing percentage brought forward was used to calculate anticipated BNG. E.g Upper Swallick has a total of 2500 homes planned within this and future development plan periods, 1200

homes (48%) proposed during this local plan period and a further 1300 homes (52%) to be delivered after. The total area included within this assessment for Upper Swallick was 48%. Further information is included in chapter 6.

- 1.21 To understand the potential BUs derived from development areas the assessment reviewed anticipated dwellings per hectare (dph) totals. For the purposes of this assessment dph refers to net density which applies to ‘the net housing-only density’ and includes the curtilage of houses, flats and supporting road network. It also includes incidental open space, sustainable urban drainage (SuDS), civic trees and small children’s play areas. Typically development with denser housing supply will provide fewer BUs per hectare (UPH), with the exception of higher density living spaces such as apartment buildings as development may support a wider variety of landscape and habitat within a communal garden area. The below shows the typical density and UPH values assigned to three different development scenarios used in the assessment.
- Residential scenario 1: Density of 30-45 dph – typical UPH: 1.5
 - Residential scenario 2: Density of 45-60 dph – typical UPH 1.0
 - Residential scenario 3: Density of 60+ dph - typical UPH 1.3
- 1.22 The dph excludes ‘structural landscape’ present within the wider development area which may include retained or new woodlands, landscape associated with amenity park, floodplains etc. The biodiversity value associated with these habitats is calculated using unit per hectare (UPH) values derived from typical habitats found within these green infrastructure (GI) types; further description regarding UPH calculation is included in chapter 5.
- 1.23 BUs associated with employment land is also included within the assessment as dph and relates to the type of typical habitats found within the developments. E.g. an office space or education development may typically have more ornamental planting areas and features such as ponds or areas of amenity grass compared with retail areas or warehouses which typically include more hardstanding areas. The BUs per hectare (UPH) used for the assessment are derived from previous experience and Statutory Biodiversity Metric testing to arrive at typical values used. The below shows the UPH used for employment land.
- Office Space: 1.5 UPH
 - Warehouse: 1.0 UPH
 - Retail: 1.0 UPH
 - Education facility: 1.5 UPH
 - Hospital and Health Campus: 1.0 UPH

- 1.24 Table 1 summarises the sites, including their draft emerging Local Plan policy references and site areas, indicating the distribution and scale of allocated development. Site locations are shown in Figure 2. The assessment only considers the local plan period (2024-2042), some of the larger proposed allocations will continue after this date. Where this is the case, BNG demand is calculated based on the area and/or number of houses expected to be delivered in the Local Plan period.

Table 1: Sites for Inclusion, Policy Reference, size, development type and housing density per hectare.

Site	Policy Reference	Area (ha)	Development type: Employment, commercial and Educational	Housing Quotas (during the local plan period)	Net Housing Density (dwellings per hectare)
Land North of Pack Lane	SPS5.2	33.30	Residential	Approx 300 homes	30-45 dph
Southern Manydown	SPS5.3	271.70	Residential Employment: Warehouse Employment: Educational Health and Hospital	Approx 2750 homes	66% at 30-45 dph 17% at 45-60 dph 17% at 60+ dph
Land at Whitmarsh Lane	SPS5.4	118.46	Residential	Approx 1500 homes	30-45 dph
Redlands	SPS5.5	6.00	Residential	Approx 70 homes	30-45 dph
Redlands Lodge	SPS5.6	0.97	Residential	Approx 15 homes	30-45 dph
Sherfield Hill Farm	SPS5.7	0.75	Residential	Approx 35 homes	
Popham Garden Village	SPS5.8	112.01	Residential Employment: Retail Education: School	Approx 1200 homes	30-45 dph
Upper Swallick	SPS5.9	71.50	Residential Employment: Warehouse	Approx 1200 homes	30-45 dph

Site	Policy Reference	Area (ha)	Development type: Employment, commercial and Educational	Housing Quotas (during the local plan period)	Net Housing Density (dwellings per hectare)
Land West of Marnel Park	SPS5.10	20.47	Residential	Approx 250 homes	30-45 dph
Weybrook Park Golf Course	SPS5.11	13.04	Residential	Approx 210 homes	30-45 dph
Land West of Upper Cufaude Farm	SPS4.12	20.65	Residential	Approx 220 homes	30-45 dph
Oakley Farm, Wash Water	SPS5.14	64.91	Residential	Approx 500 homes	30-45 dph
Land at West End Farm, Mortimer	SPS5.15	26.67	Residential	Approx 350 homes	30-45 dph
Skates Lane, Tadley	SPS5.16	25.43	Residential	Approx 235 homes	30-45 dph
Basing View	SPS9	6.50	Residential Employment: Office Space	Minimum 1000 homes	60+ dph
Other sites including Neighbourhood Plans sites					
Land at Portals Mill	H2	26.04	Residential	Approx 400 homes	30-45 dph
Land off Harts Lane / Winchester Road	B2	2.08	Residential	At least 15 dwellings	30-45 dph
Housing in Bishops Green	ESBG3	2.08	Residential	Approx 15 homes	30-45 dph
Housing in Echinswell	ESBG4	0.13	Residential	Approx 5 dwellings	30-45 dph
Total (ha)	822.68				
	Sites removed from the Assessment				
	65 New Road: SPS5.13 (Exempt: size below BNG Threshold <25m2)				
	Land at Little London Road: SIL8 (removed from Neighbourhood Plan)				

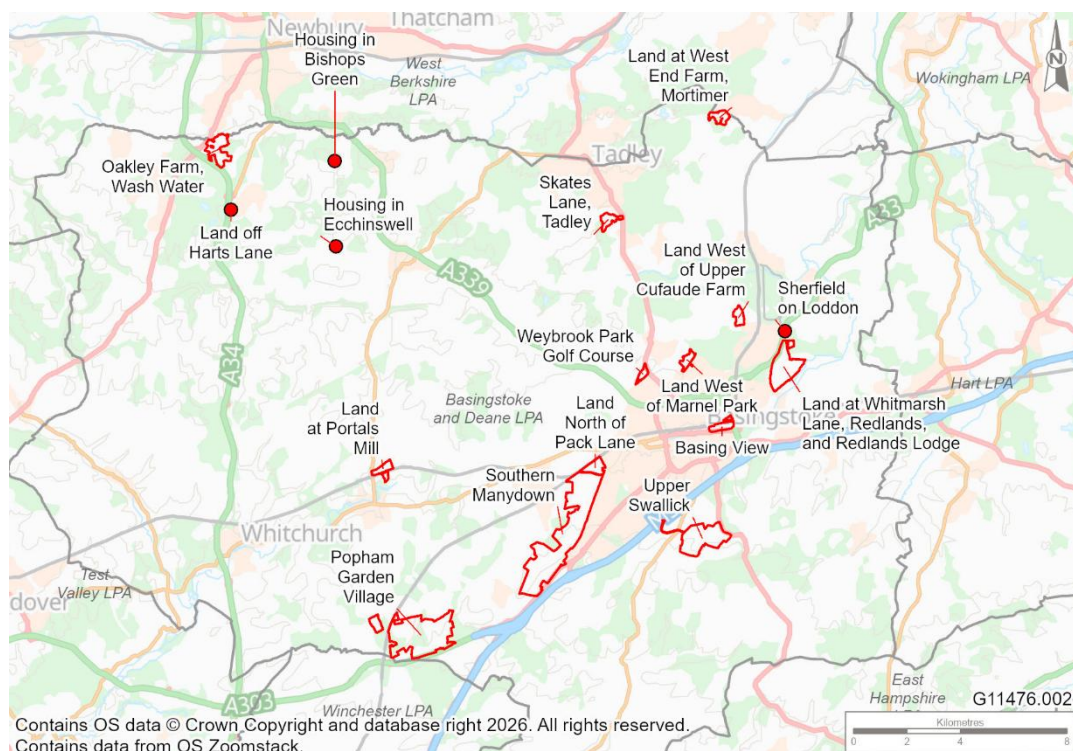


Figure 2: Sites for Inclusion within the Assessment

ROBGS (Supply Sites)

- 1.25 The assessment also reviews BU availability within the local and regional market, focusing on ROBGS within Basingstoke and Deane LPA area and the surrounding boroughs. As well as sites included within regional National Character Areas (NCAs), two of which (129 Thames Basin Heaths and 130 Hampshire Downs) are within Basingstoke and Deane LPA, the adjoining NCAs are listed below:
- 120 – Wealden Greensand;
 - 119 – North Downs;
 - 114 – Thames Basin Lowlands;
 - 116 – Berkshire and Marlborough Downs;
 - 132 – Salisbury Plain and West Wiltshire Downs;
 - 128 – South Hampshire Lowlands; and
 - 125 – South Downs.
- 1.26 Available BU supply from these ROBGS is compared with projected BU demand to determine the extent to which local BNG providers can meet future requirements from development in the borough. The assessment also considers ROBG market pricing and the potential cost of statutory credits where local supply is insufficient.

2.0 Methodology

Stage 1 – Site Allocation and Policy Review

- 2.1 Development sites allocated through the Council's draft emerging Local Plan and Neighbourhood Plans were identified and filtered, with sites already granted planning permission or below the threshold for mandatory BNG assessment of less than 25m² were excluded.
- 2.2 A high-level review of national and local planning policy was carried out, including but not limited to the adopted NPPF (February 2025), the draft NPPF (December 2025), Planning Practice Guidance (PPG), the Council's draft regulation 18 Local Plan (2024 and recent 2025 which reviewed the spatial strategy), Neighbourhood Plans, Supplementary Planning Documents (SPDs), and the Hampshire Local Nature Recovery Strategy (LNRS).
- 2.3 The review also incorporated local Sites of Importance for Nature Conservation (SINCs), the Council's Green Infrastructure Strategy, associated habitat buffer requirements, and site-specific habitat information prepared for assessment and management purposes.

Stage 2 – Understanding the Sites and Establishing the BNG Baseline

- 2.4 A geospatial modelling approach was used, drawing on Ordnance Survey (OS) baseline data, national open-source habitat datasets, and commercial vegetation datasets to create a multi-layer estimated baseline habitat map. A GIS quality assurance check was completed to identify and correct any geometry errors within the outputs.
- 2.5 A TEP ecologist reviewed all modelling outputs against supplied HBIC survey information along with Hampshire County Priority habitat inventory and Natural England Priority Habitat datasets to inform the desk-based assessment of the existing UK habitat types.
- 2.6 The modelled habitat data was shared with the Council via an interactive project web map, displaying site extents, habitat information and BU scores. Further detail is provided in Chapter 5.0.

Stage 3 – Post-Development BNG Estimation and Demand Calculation

- 2.7 Using illustrative concept plans and information from the Council's urban design team, development parcels and greenspace areas were defined ('carved out') using GIS. Housing density zones and employment land categories were then assigned to each parcel, and UPH values calculated under predefined development scenarios e.g. high-density housing can deliver 1.3UPH and habitat associated with an

amenity park can deliver 3.5 UPH. Further UPH for open space areas is detailed in chapter 5.

- 2.8 High priority and protected habitats such as ancient woodland and SINCS where not shown within the illustrative concept plans as a presumption of retention within post development scenarios can be made. A precautionary approach to enhancement of these areas was considered as priority habitat is likely to be of high distinctiveness within the baseline and therefore limited uplift in BU would be achievable.
- 2.9 Illustrative concept plans demonstrated that watercourses can be retained within post development open space, and it was assumed that the mandatory 10% increase for watercourses could be delivered within the development red line boundaries. Illustrative concept plans also demonstrate that a high proportion of hedgerows can be retained within development scenarios and where hedgerow is lost the assessment considered the required mitigation for hedgerows can be achieved within the open space through enhancement or replanting of new hedgerow within the development red line boundaries. Accordingly, this assessment focussed on habitat area units.
- 2.10 Several sites include watercourse habitat. A large proportion of these are shown as retained within the illustrative concept plans and planting buffers between development indicate sufficient riparian habitat for improvement opportunities. Where illustrative concept plans indicate a loss of watercourse habitat this to small areas and the development footprint is shown as a block. This assessment anticipates watercourse habitat can be retained and demonstrates that there is sufficient riparian land to undertake enhancement if required. However, further refinement will need to be undertaken following detailed river condition assessment and through detail design stage as development proposals are developed.
- 2.11 The baseline (pre-development) habitat data was then compared with indicative site layouts to estimate the likely BNG outcomes following development - the results are summarised in Chapter 6.0.

Stage 4 – BNG Supply Assessment and Unit Cost Review

- 2.12 This stage identified existing habitat bank provision within the Basingstoke and Deane Local Authority Area and surrounding National Character Areas (NCA). An assessment of currently available habitats was undertaken to determine habitat type, distinctiveness and suitability for offsetting habitat losses arising from anticipated development.
- 2.13 A cost appraisal was then completed, comparing unit prices from local habitat banks with statutory biodiversity credit costs - summarised in Chapter 7.0.

Stage 5 – Conclusion and Analysis

- 2.14 Draft and final reports were prepared, outlining project delivery, assessment findings, and conclusions on expected net gain for each site, including habitat losses and indicative off-site BU requirements. Reporting was supported by GIS mapping and a project web viewer.

3.0 Policy Review

- 3.1 This Chapter summarises how BNG features in national and local planning policy (see hierarchy for Basingstoke and Deane Borough in Figure 4 below).

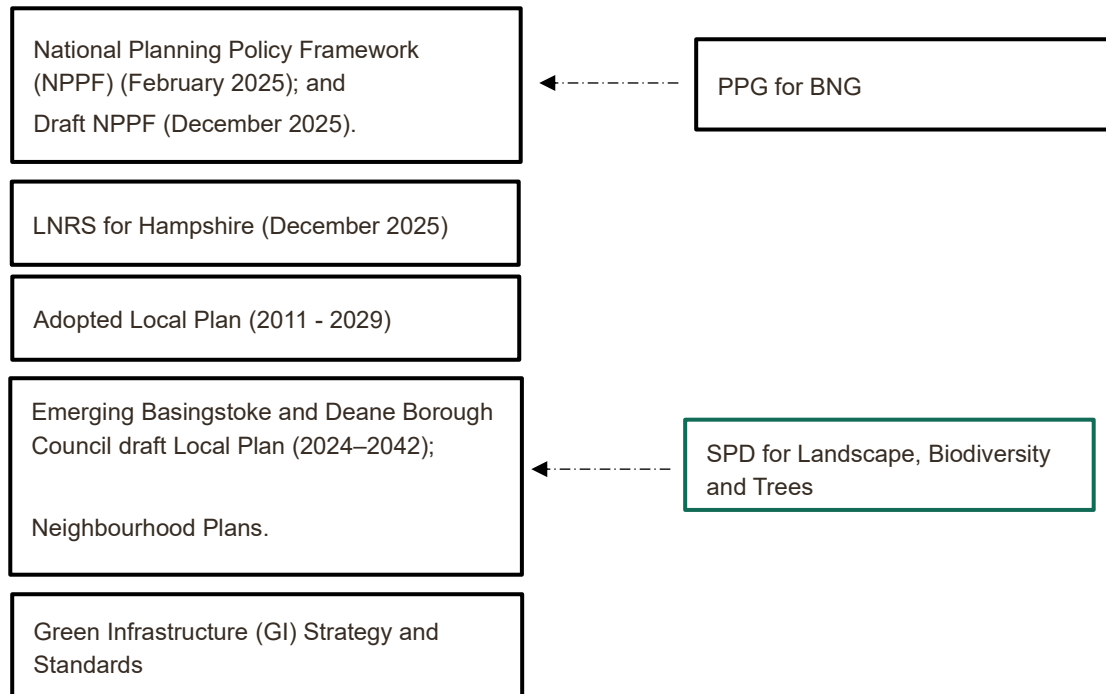


Figure 3: Hierarchy of BNG-related Planning Policy in Basingstoke and Deane Borough.

National Policy

NPPF - Department for Levelling Up, Housing and Communities (DLUHC) Ministry of Housing, Communities & Local Government (MHCLG), published March 2012 and updated February 2025

- 3.2 The NPPF was updated in February 2025 and sets out the Government's planning policies for England.

Achieving Sustainable Development

- 3.3 Paragraph 8 highlights the environmental objective of sustainable development, stating development should protect and enhance our natural, built and historic environment, making effective use of the land.

Conserving and Enhancing the Natural Environment

- 3.4 Paragraph 187, states development should contribute to and enhance the natural environment, part d) notes that this can be achieved by minimising impacts and providing measurable net gains.

Habitats and Biodiversity

- 3.5 Paragraph 192 aims to protect and enhance biodiversity and geodiversity, part of paragraph 192 d) aims to promote conservation, restoration and enhancement of priority habitats by identifying and pursuing opportunities for securing measurable net gains for the environment.

Draft NPPF Plan-making and national decision-making policies - DLUHC and MHCLG, published December 2025

- 3.6 A draft version of the National Planning Policy Framework (NPPF) was published in December 2025 and is, at the time of writing, subject to public consultation. Alongside the consultation, a ministerial announcement proposed changes to the size exemptions for mandatory BNG requirements specifically, increasing the exemption threshold from developments under 25m² to those under 0.2 hectares. However, this proposed exemption has not yet been adopted and has therefore not been considered in this assessment which refers to the 25m² size exemption only.

Chapter 5: Meeting the Challenge of Climate Change

- 3.7 Part CC1: Planning for climate change, paragraph 1, states that development should take a proactive approach to adapting to climate change considering the implications of extreme weather on biodiversity.

Chapter 19: Conserving and Enhancing the Natural Environment

- 3.8 Part N1: Identifying environmental opportunities and safeguards, paragraph 2, states development plans should only set local BNG standards above the statutory 10% requirement where these apply to specific site allocations and are fully justified and deliverable. Such requirements must not extend to development categories exempt from statutory BNG.
- 3.9 Part N2: Improving the natural environment, paragraph 1, states development proposals should enhance nature by considering land's environmental qualities, prioritising poorer agricultural land and strengthening ecological networks. They must conserve natural features like trees and hedgerows, integrate green infrastructure and nature-based solutions for biodiversity, water management, climate resilience, and recreation, minimise biodiversity impacts, include features

for priority species (e.g., swift bricks, bat boxes), and ensure long-term management of these measures.

Planning Practice Guidance (PPG) for BNG - DLUHC & MHCLG, published February 2024 and updated May 2024

- 3.10 In January 2025, the Court of Appeal confirmed the relationship between the NPPF and PPG and that both items have equal status. There is no legal distinction between them, meaning that they carry equal weight in planning decisions. However, there is often a time lag between publication of a revised NPPF and the updating of PPG. Following the Court of Appeal ruling² there is no minimum required time lag between updates to the NPPF and updates to the PPG. Both NPPF and PPG should be read together as a mature body of planning policy guidance for how planning policies are expected to be applied.
- 3.11 The PPG states local planning authorities can agree to Section 106 agreements with developers to mitigate the impacts of development including obligations relating to the delivery of on-site biodiversity enhancement, registered off-site gains and the use of statutory credits.

County Strategy

LNRS for Hampshire - Hampshire County Council, published December 2025

- 3.12 Hampshire's LNRS was published in December 2025, as required under the Environment Act 2021. The Strategy provides a spatial framework for restoring and enhancing biodiversity across the county. It identifies priority habitats and areas for nature recovery, such as chalk streams, woodlands, and heathlands, and sets out actions to strengthen ecological networks.
- 3.13 The Strategy includes both a Local Habitat Map and a Statement of Biodiversity Priorities, which together guide investment decisions and planning policy to deliver measurable ecological improvements.
- 3.14 The LNRS reinforces BNG delivery by identifying priority areas for habitat restoration, enhancement, and creation, ensuring that development and conservation efforts are strategically targeted.
- 3.15 Under the Statutory Biodiversity Metric, habitat creation or enhancement carried out within an LNRS-identified priority area receives a 15% uplift (1.15x multiplier). Projects outside these mapped areas apply the standard multiplier.

² Mead Realisations Ltd v Secretary of State for Housing, Communities and Local Government [2025] EWCA Civ 32 (handed down in January 2025)

- 3.16 The LNRS map provides clear guidance on areas suitable for nature recovery within Basingstoke and Deane. These mapped priorities have been reviewed as part of this assessment and informed post-development BNG calculations where relevant.

ABC Mapping (APIB & ACB Layers)

- 3.17 The LNRS Local Habitat Map uses two main mapped categories that often overlap:

APIB – Areas of Particular Importance for Biodiversity

- 3.18 These are locations already recognised as biodiversity-rich, forming the core of the ecological network. They represent habitats of existing high conservation value and are central to the strategic approach of the LNRS.

ACB – Areas that Could Become of Particular Importance for Biodiversity

- 3.19 These are areas with strong potential for habitat creation or enhancement and could become biodiversity-significant if appropriate nature recovery measures are implemented. They represent future opportunity zones for strategic nature recovery.
- 3.20 Together, the APIB and ACB layers provide a clear spatial framework to guide where BNG interventions—whether on-site or off-site—can deliver the greatest ecological benefit. These layers have been incorporated into this assessment at the baseline to understand and inform strategic significance and within the post development scenarios to ensure enhancement proposals consider alignment with the LNRS and to maximise the strategic significance of BNG delivery.

Local Policy

Adopted Local Plan Basingstoke and Deane Borough Council (2011 - 2029),
adopted May 2016

- 3.21 The Basingstoke and Deane Local Plan (2011–2029) is the statutory planning framework for the borough. It sets out the vision, objectives, and policies that guide development and land use over the plan period. The adopted Local Plan ensures that growth is managed sustainably, balancing housing, employment, infrastructure, and environmental protection. Policies which relate to biodiversity and landscape include:

Policy EM1 – Landscape

- 3.22 Policy EM1 requires that development respects, enhances, and does not harm the character or visual quality of the landscape by responding sensitively to local landscape character, scenic and visual amenity, settlement setting and views, built and natural features, ecological networks, intrinsically dark and historic landscapes,

and the borough's river corridors; proposals must also protect tranquillity, sense of place, and the enjoyment of the landscape from public rights of way, avoid settlement coalescence, and include proportionate landscaping to ensure integration with the surrounding area, while development within the North Wessex Downs National Landscape and must conserve and enhance its nationally important landscape and setting.

Policy EM4 - Biodiversity and Nature Conservation

- 3.23 Development must avoid harm to biodiversity and deliver net gains wherever possible. It requires the protection of designated sites such as Sites of Special Scientific Interest (SSSI), SINC's and Local Nature Reserves (LNRs), as well as priority habitats and species. Proposals affecting biodiversity must include ecological assessments and support habitat creation and connectivity, including green corridors.

Policy EM5 – GI

- 3.24 Maintain and enhance the borough's GI network. It requires new development to integrate GI to support biodiversity and recreation, while protecting existing assets and delivering improvements through planning gain.

Policy EM6 – Water Quality

- 3.25 Development must protect watercourses and wetlands, which are vital for biodiversity. It should ensure that proposals do not adversely affect aquatic habitats and maintain natural water quality.

Policy EM10 – Delivering High Quality Development

- 3.26 Promote landscaping and planting schemes that enhance biodiversity. It encourages the use of native species and the creation of habitats within developments to support ecological networks.

Emerging Local Plan Basingstoke and Deane Borough Council (2024–2042), Regulation 18 - Consultation (2024 and 2025)

- 3.27 The Emerging Basingstoke and Deane Local Plan will replace the current adopted Local Plan (2011–2029) and sets out the planning framework for the borough beyond 2029. The Plan is still at an early stage of preparation so can only be given limited weight. It aims to manage future housing growth, employment land, infrastructure delivery and environmental protection while addressing climate change and biodiversity recovery. The regulation 18 Plan published for consultation in 2024 contained the following policies:

Draft Policy ENV1 – Landscape

- 3.28 Development must respect and enhance the borough's landscape character. Proposals should integrate with the surrounding setting, protect important views, and avoid harm to sensitive areas.

Draft Policy ENV6 – Biodiversity, Geodiversity and Nature Conservation

- 3.29 Development must deliver a minimum 10% BNG and contribute to the Local Nature Recovery Strategy which should be maintained for a minimum period of 30 years. It requires the protection of designated sites (SINCs and LNRs), priority habitats, and species through the use of buffer zones (shown in table 2 below. Proposals should include ecological assessments and measures to restore habitats and improve connectivity.

Draft Policy ENV7 – Green and Blue Infrastructure

- 3.30 This policy promotes a strategic network of green and blue spaces to support biodiversity, recreation, and climate resilience. Development must integrate green corridors, multifunctional open spaces, and sustainable urban drainage systems (SuDS), ensuring connectivity with existing networks and creating new habitats where deficits exist.

Draft Policy ENV8 – Local Green Spaces

- 3.31 Policy ENV8 designates specific Local Green Spaces within the borough and affords them strong protection, permitting development only in clearly defined exceptional circumstances where the openness and purpose of the designation are preserved. Acceptable exceptions include small-scale facilities that support outdoor recreation or proportional changes to existing buildings, provided these do not undermine the space's function or character. The policy also clarifies that appropriate forms of development—such as engineering works, essential transport infrastructure, or reuse of existing permanent buildings—may be allowed only where they maintain the openness and purpose of the Local Green Space designation.

Draft Policy ENV9 – Water Quality

- 3.32 Policy ENV9 seeks to protect, manage, and improve the borough's water environment, particularly water bodies failing Water Framework Directive standards. It requires new development to incorporate sustainable drainage systems, avoid deterioration of water quality, and demonstrate that groundwater and surface water are fully protected—especially within Source Protection Zones or principal aquifers. Where monitoring identifies likely deterioration, the policy restricts further development until interventions improve the affected catchment. It also mandates

that water supply and wastewater infrastructure must be phased and delivered ahead of occupation, with Grampian conditions used where necessary to secure timely upgrades and avoid pollution.

Draft Policy ENV12 – Sustainable Design, Construction and Adaptation

- 3.33 Policy ENV12 requires new development to minimise resource use, reduce construction and operational waste, and integrate sustainable water management—including SuDS, greywater recycling, and rainwater harvesting—where feasible. It mandates that developments incorporate climate-resilient design measures to ensure long-term comfort, health, wellbeing and environmental performance. The policy also introduces specific standards: major non-residential schemes (1,000+ sqm) must achieve BREEAM ‘Excellent’ or ‘Outstanding’, securing minimum credits for energy efficiency and water consumption, while new homes must meet a water-efficiency standard of 110 litres per person per day. A Sustainability Statement is required to demonstrate compliance.

Neighbourhood Plans - Basingstoke and Deane Borough Council

- 3.34 The Council has 15 adopted (or ‘made’) Neighbourhood Plans, which empower local communities to set general planning policies for land development within their area. These plans play a key role in shaping growth and ensuring development reflects local priorities and character. There are five sites allocated within the Neighbourhood Plans which are due to come forward within the local plan period.

Landscape, Biodiversity and Trees SPD for Basingstoke and Deane Borough Council, published December 2018

- 3.35 The Council's Landscape and Trees SPD was published in 2018 and provides detailed guidance to ensure development respects and enhances the borough's landscape character, biodiversity and GI. It sets out principles for integrating development into the landscape, protecting existing natural features, and delivering high-quality green spaces. Key elements include:
- Development should respond to local landscape character, maintain visual connectivity, and avoid harm to sensitive areas;
 - Existing trees and woodlands must be retained where possible, with appropriate root protection zones and new planting to strengthen ecological networks;
 - Important hedgerows should be preserved and enhanced to maintain wildlife corridors and rural character;
 - Development must safeguard rivers, streams, ponds, and associated habitats, ensuring natural drainage and flood resilience; and

- Specific buffer distances are required to protect these features from development impacts (see Table 22 for further details).

Table 2: Buffer Zones for Protected Habitat within Basingstoke and Deane

Habitat	Buffer Zone (m)
Main rivers	20m either side of the river from the top of the bank (minimum 10 metres).
Non-main rivers, ditches, ponds as a minimum	5m either side of the river from the top of the bank.
Tree belts and woodland	20m from the edge of the woodland.
Important hedgerows	5m between a hedgerow and the development.

- 3.36 Where illustrative concept plans were not available the assessment applied these standards within post-development calculations to protect and enhance these areas in accordance with SPD policy requirements.

GI Strategy for Basingstoke and Deane Borough Council - TEP Limited, published November 2017 (in the process of being updated)

- 3.37 The 2017 Basingstoke and Deane GI Strategy highlights the need for a connected network of green spaces that support biodiversity, health, recreation, and climate resilience. The vision is to create a well-planned GI network that ensures equitable access and enhances biodiversity. Core objectives include protecting and restoring existing GI and expanding and reconnecting areas where deficits or new development occur, with GI improvements delivering BNG.
- 3.38 The GI Strategy includes quantitative green space standards (see Table 3 below), which are used in planning policy to protect existing GI and shape new development by ensuring adequate quantity, quality, and minimum size provision.
- 3.39 These standards were used when calculating BNG deliverable through the site's landscape. MFGS is typically used quite intensively, and therefore can sustain less biodiversity than more naturalistic areas. Further information relating to the calculation of MFGS within each development is included in chapter 5.

Table 3: Quantity Standard Green Space Standards for Basingstoke and Deane

Multifunctional Green Space (MFGS) made up of: ■ Amenity Green Space (including informal play space and kickabout); ■ Accessible Natural Greenspace; ■ Parks; ■ Green corridors and buffers; and ■ Important biodiversity sites and landscape features.	65m² per person (in/adjacent to Basingstoke) 32m² per person (rural)
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Green Roof provision

- 3.40 Currently the council does not require the provision of green roofs or green walls within its allocation policies. However, the emerging Plans³ ENV12 Sustainable Design, Construction and Adaption policy does require green roofs alongside other options to reduce water use for all developments (not just employment)'.

³ *Basingstoke and Deane Local Plan Update 2021 to 2040 Draft for Regulation 18 Consultation January 2024 [4126.pdf](#)*

4.0 BNG Baseline Calculation

- 4.1 This Chapter summarises how the baseline habitat value of each allocation site is calculated.
- 4.2 TEP has developed an in-house geospatial modelling programme (called HabiTEP) that calculates the estimated baseline of a site using Ordnance Survey (OS) mapping, a suite of national open-source habitat datasets, and commercial vegetation datasets.
- 4.3 The desktop modelling uses a variety of data sources, including:
- OS MasterMap® Topography;
 - National Tree Map - © Bluesky International Limited;
 - Crop Map of England (CROME);
 - Hampshire Priority Habitat Map;
 - Natural England Priority Habitat Inventory (PHI), and
 - Hedgerow dataset was provided by the council.
- 4.4 The outputs include habitat layers compatible with the Statutory Biodiversity Metric, together with a BU value for each parcel.

Trees and Hedgerows

- 4.5 Vegetation datasets from the National Tree Map and National Hedgerow Map were incorporated to map individual trees, tree groups, and linear woody features. A quality-assured filtering process evaluated hedgerow length, alignment with surrounding habitats, and the wider landscape context.

Condition Assessment

- 4.6 Habitat condition was assumed to be Moderate by default for all mapped habitats.
- 4.7 Where previous ecological reporting (e.g., UKHab surveys or previous reporting) was available, this evidence was used to assign a more accurate, site-specific condition value. Condition assumptions were applied consistently across all sites and documented at parcel level to maintain transparency.

Strategic Significance Assessment

Default Strategic Significance

- 4.8 All habitats were assigned Low strategic significance at baseline in accordance with the Statutory Biodiversity Metric rules.

Desk Based Habitat Modelling

- 4.9 Figure 4 shown below demonstrated the output produced from the desk-based assessment using TEP's in-house GIS automated habitat classification system, HabiTEP. The process automates BU calculation using integrated spatial datasets, including tree and hedgerow information, and refines outputs using site-specific ecological evidence or previous BNG calculations submitted through planning applications. The model applies appropriate habitat condition and strategic significance scores at parcel level, incorporating SINCs, PHI, and LNRS priority areas where relevant.



Figure 4: Example of HabiTEP

- 4.10 All outputs undergo a spatial quality assurance check by a qualified GIS and Ecological Consultant to correct geometry errors and data anomalies.
- 4.11 Final baseline parcels, BU values, and significance scores were uploaded to the ArcGIS web map.

Project ArcGIS Web Map

- 4.12 An ArcGIS web map was prepared and provided to the Council to support detailed review of the BNG calculations undertaken as part of this Assessment. The ArcGIS web map allows users to explore each development site individually, view the

modelled baseline habitat data, and examine the corresponding BU values generated through the HabiTEP geospatial model.

- 4.13 Layer controls enable users to toggle habitat types, conditions, strategic significance, and post-development scenario, which is derived from the proposed illustrative concept plans where available (see chapter 5). This tool offers an accessible and spatially intuitive platform for viewers to interrogate the underlying datasets, verify site-specific assumptions and understand the components contributing to the final BNG calculations.
- 4.14 In addition to baseline and illustrative concept plans the ArcGIS web map also includes all registered habitat banks within the surrounding area, enabling an assessment of their spatial relationship to the development sites. Each registered habitat bank has been reviewed, and the available habitat by hectareage is displayed within the ArcGIS web map. This allows a comparison of:
 - Demand for BU generated by each development site, and
 - The potential supply of suitable habitat units from nearby habitat banks.
- 4.15 This functionality supports strategic decision-making by identifying where off-site habitat provision may be feasible and where alignment between development need and habitat bank supply can be achieved.

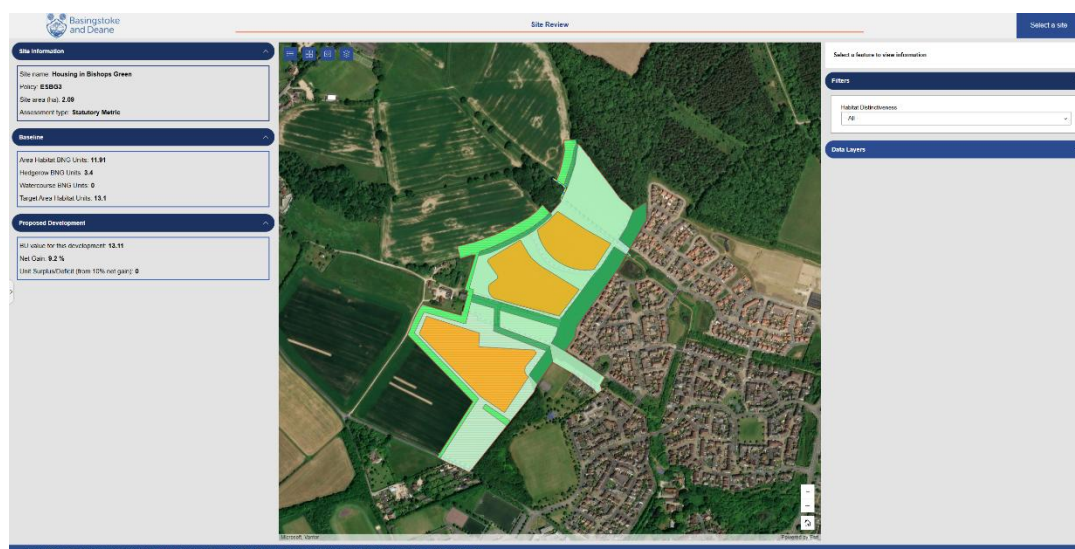


Figure 5: Basingstoke and Deane BNG Demand and Supply ArcGIS web map

5.0 BNG Post Development Calculation

- 5.1 This Chapter summarises how the post development BNG value is calculated.

Strategic Significance Assessment

- 5.2 Habitat and management interventions to increase biodiversity provision included within the LNRS were favoured during post development assessment to maximise the BU value of retained and anticipated habitats.

LNRS Priority Areas

- 5.3 Strategic significance is increased where habitat creation or enhancement takes place within an LNRS priority area and only if the proposed intervention aligns with the LNRS mapped areas of particular importance for biodiversity (APIB) and areas that could become of particular importance (ACB). In particular, strategic significance is increased where a specific mapped measure is identified within the LNRS and the proposed habitat enhancement or creation within the development contributes directly to delivering that measure.

- 5.4 The Statutory Biodiversity Metric applies a 1.15x multiplier to reflect the strategic value of delivering habitat in places identified for nature recovery and mapped within the LNRS. This uplift was applied to post-development assumptions where development sites intersected LNRS priority polygons.

Sites of Importance for Nature Conservation (SINCs)

- 5.5 SINCs represent a wide variety of habitats, often designated for supporting priority habitats or key biodiversity areas to be protected and enhanced. SINC boundaries were overlaid on all sites, as shown within the project web map and where retained used to inform management uplift proposals. However, SINCs often have high baseline scores due to their high biodiversity value and often result in minimal biodiversity uplift potential.
- 5.6 It is also worth noting that SINCS may be excluded from the red line boundary at planning application stage if they are not affected by development and can be shown through further assessment that they no longer support the habitat or species for which they were originally designated, and as such the LPA may review the SINC status. However, the evidence base for this must be robust and for the purpose of this assessment, SINCS have been included in the baseline scenarios, which represents a conservative worst-case scenario for BNG assessment i.e. a higher baseline position than may be encountered at planning application stage.

Priority Habitat

- 5.7 The Natural England Priority Habitat Inventory was used to review habitats of strategic and national importance, where these are present within the development areas. The assessment also reviewed the Hampshire Council Priority Habitat Map which provides a greater level of information and accuracy at a local level. Both layers are included within the project web map and demonstrate the spatial location of priority habitats in proximity to proposed development and retained habitats. Priority habitats identified within development boundaries include lowland meadows, arable field margins, and lowland mixed deciduous woodland habitats which are recognised for their national conservation importance.
- 5.8 These habitats typically receive:
- Higher distinctiveness scores within the Statutory Biodiversity Metric,
 - Elevated strategic significance within post development scenarios where they fall within mapped areas of the LNRS and align with potential measures for those areas, and
 - Greater priority for retention in development layouts as their loss is discouraged under the biodiversity gain hierarchy as well as also triggering particularly high BNG compensation.

BNG Demand

- 5.9 BNG Demand is defined as the estimated number of BUs that must be delivered off-site to achieve the mandatory 10% BNG, after accounting for what can be achieved on-site.
- 5.10 For this assessment, baseline hedgerow, watercourse and individual tree BUs have been calculated. However off-site demand estimates for these types of BU are not made, as it is considered, on the basis of experience of master planning, taking account of the specifics of each site, that the necessary 10% gain can be delivered within the development site boundaries for those habitats.
- 5.11 Post-development habitats and developable areas were modelled using illustrative concept plans where available. The larger strategic sites (Southern Manydown and Popham Garden Village) included further detailed masterplans and development scenarios. Where further development detail was available the post development scenario was more accurately mapped and unit per hectare was further refined.
- 5.12 Where illustrative concept plans were not available, net housing density and (for non-residential), land-use typology was used to infer the development footprint and apply UPH values to both development land and open space.

Housing Densities

- 5.13 Net density is applied to the “housing-only” area (property curtilages, streets, children’s play areas, incidental landscaping). It excludes structural landscaping and large-scale open spaces (e.g., buffers, woodlands, drainage basins, floodplains, sports pitches, adult recreation). This definition remains widely used by practitioners. Estimated densities are applied to housing areas shown in illustrative concept plans (see Table 4 below for further information).

Table 4: Development Type Density per Hectare (dph) and BUs per Hectare (UPH)

Land Use Type	Scenario / Density	Description	UPH Value
Housing (Development Land)	Scenario 1 Low / Family / Medium (30–45 dph)	Properties with gardens and some civic landscape.	1.5 UPH
	Scenario 2 Medium (45–60 dph)	Fewer gardens, increased hard-surfaced civic spaces.	1.0 UPH
	Scenario 3 High (60+ dph)	Minimal gardens; BNG delivered largely through civic space.	1.2 UPH
Employment Land	Office	Typical office development plots.	1.5 UPH
	Retail	Retail development including car parking.	1.0 UPH
	Warehouse / Industrial	Plot ratios vary.	1.0 UPH
	Hospital and Health Campus	Plot ratios vary.	1.0 UPH
Community Land	Schools (Primary & Secondary)	Includes buildings, play areas, pitches and landscape.	1.5 UPH

Formal Open Space Requirements

- 5.14 Provision of open space as stated within the GI Strategy was also considered when reviewing the post development surface cover type. This was to ensure appropriate allocation of open space per person was included in the post development assessment. The calculations used the office of National Statistics number of people per dwelling of 2.4 people per dwelling.
- Equipped play area – 0.5m² per person;

- Allotment requirements – 3.4m² per person; and
 - MFGS – 65m² per person for development within or adjacent to Basingstoke (urban) and 32m² in rural areas where access to green space provision is more freely available (rural)
- 5.15 This enabled a more granular review of the types of open space provision within development proposals. The first step was to ensure the above requirements could be delivered within the open space before then calculating the area remaining that could be utilised for wildlife focussed habitat provision.

Surface Cover Typologies

- 5.16 The assessment included a review of different open space surface cover types based on Natural England definitions and types included with the illustrative concept plans (e.g. Buffer Planting and Solar Farm).
- 5.17 Allocation for surface cover types was based on Statutory Biodiversity Metric assessments and a range of UPH by surface cover type was developed, based on professional experience. Figure 6 below demonstrates the surface cover types and associated BU range (per hectare) based on creation of habitats (using sheet A2 of the Statutory Biodiversity Metric), rather than enhancement of existing habitats (using sheet A3 of the Statutory Biodiversity Metric). Thus, the BU values are relatively conservative, particularly at the lower end of the spectrum.

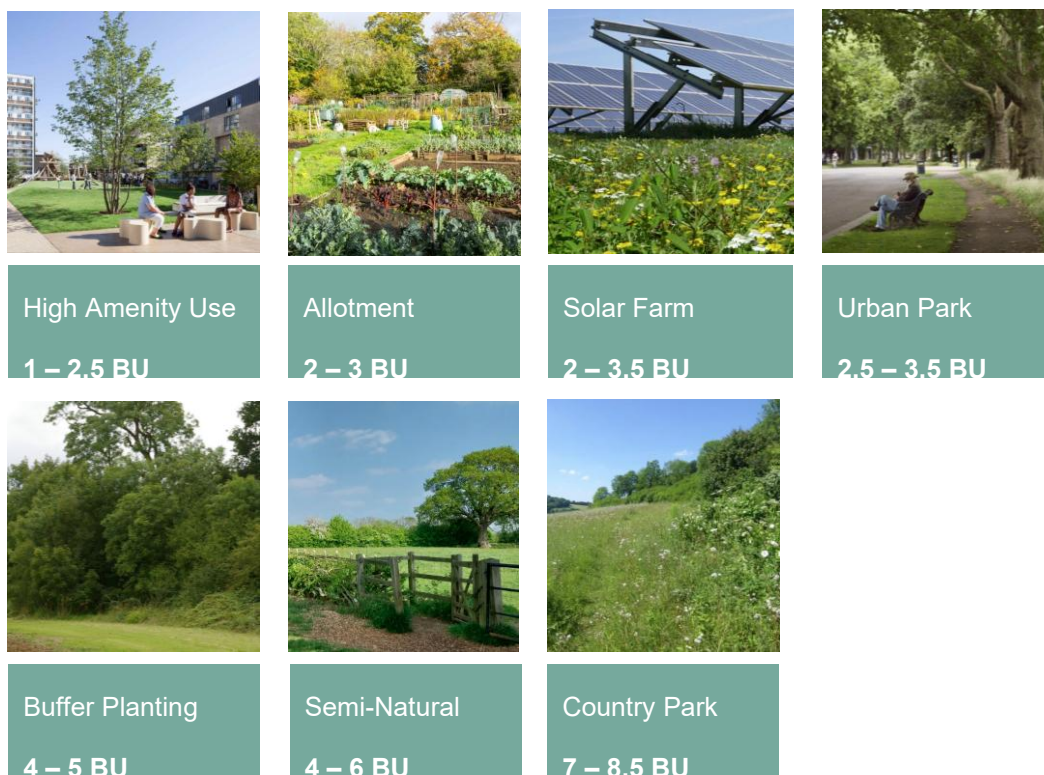


Figure 6: Surface Cover Types and their associated BU per hectare range

- 5.18 Habitats that are within areas of high footfall with amenity usage being their predominant function are considered to largely consist of low distinctiveness habitat such as modified grassland, introduced shrub and some individual tree planting. Larger areas that can accommodate further wildlife habitats such as medium distinctiveness grassland, woodland and scrub are more typical of an urban park setting.
- 5.19 Illustrative concept plans include areas of buffer planting proposed to screen development or increase habitat connectivity throughout the site and wider landscape. Buffer planting is likely to include medium distinctiveness habitats in moderate or good condition such as other broadleaved woodland, scrub and grassland.
- 5.20 Areas further away from development, with limited access or anticipated defined paths and of significant size to enable a diverse range of habitats, such as the creation of ponds which provide high BNG value or sufficient space to create more wildlife focussed habitats of high distinctiveness in moderate or good condition. These semi-natural and country park type habitats include high or very high distinctiveness habitats with limited amenity access.

Example Surface Cover Type UPH

- 5.21 A Country Park type open-space parcel designed with limited amenity access could comprise, for example:
- Other neutral grassland (good condition) – 75%;
 - Mixed scrub (good) – 20%;
 - Other deciduous woodland (good condition) – 5%; and
 - 8 small moderate-condition trees.
- 5.22 This composition yields an indicative UPH value of 8.32, illustrating the potential uplift where high/very-high distinctiveness habitats in good condition can be created away from the highest-use areas.
- 5.23 While watercourse BUs were captured at baseline to identify presence and linear lengths, post-development watercourse calculations were not modelled in detail within this assessment due to the specialist methods required. Where watercourses are present, the report provides narrative commentary on likely implications for watercourse BU demand and emphasises that impacts should be avoided given the strong policy and legislative protections.

6.0 Site Assessment

- 6.1 The Chapter summarises each of the sites assessed and provides an indication whether the proposed development can meet the mandatory requirement for BNG on-site and, if not, the likely off-site demand. Site name references (e.g. SPS5.2) relate to the draft policies, in the emerging draft local plan.

Land North of Pack Lane: SPS5.2

Site Area (ha)	33.3	
Baseline (UPH)	2.7	
BNG	Baseline	plus 10%
Area units	90.2	99.2
Hedgerow	3.0	3.3
Watercourse	0.0	0.0
Development	Type	
Residential Quota 300 dwellings	Residential S1 (30-45 dbh)	
Total BU estimated		
Total estimated BU from development areas		15.0
Total estimated BU for Open Space and Green infrastructure		91.6
Total post development estimated		106.6
Post development UPH Score		3.2
Total outstanding units required to meet 10% net gain (i.e. to be secured off site)		0
Net change %		18.2%

Summary

- 6.2 The baseline habitats include predominantly cropland with an area of scrub along the western boundary adjacent to the railway line. The priority habitat Arable field margins cultivated annually are noted around the perimeter of the crop field which improves this area from low to medium distinctiveness habitat within the Statutory Biodiversity Metric.
- 6.3 The proposed illustrative concept plan for Land North of Pack Lane does not identify the precise location of the development. Within the Local Plan period, the site is allocated for 300 dwellings, with an assumed development density range of 30–45 dph (Scenario 1).

- 6.4 Using the lower density assumption of 30 dph, the residential development footprint is calculated to be 10 ha. Under Scenario 1, a BU return of 1.5 BU/ha is anticipated within the developable area, generating a total of 15 BU from the residential parcel.
- 6.5 If development density increases to 45 dph, the residential land available would reduce to 6.67 ha. This reduction would release additional land for open space provision and has potential to support higher BU generation.
- 6.6 The policy requirement for equipped play space is 0.015 ha, which is assumed can be accommodated within the 10-ha residential footprint.
- 6.7 Allotment provision is included within the wider open space allocation, calculated at the policy requirement of 3.4 m² per person, resulting in a total allotment area of 0.255 ha. This contributes 0.5 BU to the overall biodiversity value.
- 6.8 MFGS (Multi-functional green space) is needed to meet a minimum requirement for 4.8 ha. This would be delivered in an urban park-style landscape, including both high-use amenity spaces and more naturalistic habitat zones. With a UPH score of 3, the MFGS area yields a BU return of 13.9 BU.
- 6.9 The remaining 18.44 ha of greenspace, not needed for allotments or MFGS, is assumed to comprise a mix of wildlife habitat and high-intensity urban-fringe amenity areas. The indicative habitat mix includes modified grassland (moderate condition): 15%, other neutral grassland (poor condition): 65%, mixed scrub (moderate condition): 15%, SuDS features (moderate condition): 5% and scattered moderate-condition trees. This habitat structure produces a UPH value of 4.2 and anticipated to yield 773.BU.
- 6.10 **Land North of Pack Lane is expected to be able to deliver its 10% BNG requirement on site**

Southern Manydown: SPS5.3

Site Area (ha)	271.70	
Baseline (UPH)	2.4	
BNG	Baseline	plus 10%
Area units	639.6	703.6
Hedgerow	57.3	63.0
Watercourse	0.0	0.0
Development	Type	
Residential Quota 2750 dwellings	66% (Residential S1)	
	17% (Residential S2)	
	17% (Residential S3)	

Employment land: Warehouse	Industrial and logistics
Employment land: Hospital	Hospital and Heath campus
School	(primary and secondary)
Total BU estimated	
Total estimated BU from development areas	192.6
Total estimated BU for Open Space and Green infrastructure	592.3
Total post development estimated	784.9
Post development UPH Score	2.9
Total outstanding units required to meet 10% net gain (i.e. to be secured off site)	0
Net change %	22.7%

Summary

- 6.11 The site is predominantly comprised of arable crop land. Priority habitats on site include arable field margins and areas of lowland deciduous woodland.
- 6.12 Field margin habitats are expected to be lost as a result of residential development, associated amenity spaces, and areas of new habitat creation. Existing woodland parcels are likely to offer limited uplift potential, as they are already of high baseline value. A one-condition uplift (moderate to good condition) has been applied to retained woodland.
- 6.13 A network of native hedgerows and trees follow the existing field boundaries. Although the illustrative concept plan shows development encroaching into these areas, it is assumed that final design can incorporate the retention and enhancement of most native hedgerows and large trees, supplemented by new plantings to meet the required net gain for hedgerows and individual trees.
- 6.14 The LNRS identifies opportunities for new native woodland creation and species-rich grassland establishment. Post-development UPH scores for the more naturalistic green spaces therefore apply an increased multiplier to reflect these LNRS-target habitats and their long-term management.
- 6.15 LNRS supports higher UPH values for grassland and woodland habitats, and the relatively low biodiversity baseline enables the creation of substantial biodiversity gains through a combination of amenity parks and habitat-focused green spaces.
- 6.16 The Southern Manydown development is proposed to be delivered in phases, with Phase 1 scheduled within the current Local Plan period. The illustrative concept plan identifies two principal areas—northern and southern parcels—as the focus of Phase 1. This assessment considers only these identified areas. The wider Southern Manydown scheme comprises 6,000 dwellings, with 2,750 dwellings delivered within this Local Plan period.

- 6.17 The illustrative concept plan identifies a total 157 ha area for residential development which is 'blocked out' across large areas. Further detail is provided in the masterplan which includes refined development plots and retained and created open space areas. However, the masterplan does not include locations for development density within the phasing areas. For the purpose of this assessment the residential assessment generated the total area for residential land based on a 'worst case scenario' minimum density threshold of 30 dph to indicate the total area for housing which demonstrated a precautionary approach to residential land take of approximately 92 ha. ($2,750 \text{ dwellings} / 30 = 91.6 \text{ ha}$)
- 6.18 Housing density scenarios are anticipated within Southern Manydown and include:
- 66% at 30–45 dph;
 - 17% at 45–60 dph; and
 - 17% at 60+ dph.
- 6.19 This demonstrates that land included for residential development could be less than 92 ha if the above scenarios are taken forward.
- 6.20 Employment land including warehouse industrial and logistics, new education and hospital facilities are also proposed within this local plan period.
- 6.21 The total expected BU return from development types is approximately 200 BU. Although equipped play is expected to be integrated within residential neighbourhoods, the assessment has assumed that the 0.33 ha requirement is delivered within the wider open space network.
- 6.22 Additional high-amenity recreational spaces—including sports pitches and kick-about areas—are proposed. Based on a 1.5 UPH score, these areas are anticipated to deliver approximately 19.5 BU.
- 6.23 Allotment requirements are calculated at 3.4 m² per person, assuming an average household occupancy of 2.4 persons per dwelling. For 2,750 dwellings, 2.2ha is required ($2,750 \times 2.4 \times 3.4 = 22,440 \text{ m}^2$).
- 6.24 The masterplan exceeds this figure, providing 4.9 ha of allotments, which has been used in this assessment. Applying a conservative 2 UPH value, allotments are estimated to deliver 9.8 BU.
- 6.25 Relevant LNRS targets include, G3: creation of species-rich grassland and W1: creation and management of new native woodland. Areas capable of supporting medium to high distinctiveness habitats - such as semi-natural greenspace or country park typologies - have been assigned increased UPH values to reflect LNRS multipliers.

- 6.26 A Heritage Park is proposed in the northern area of the site. Currently in arable use, it offers a low biodiversity baseline, enabling significant uplift potential through the creation of a mosaic of habitats such as broadleaved woodland, scrub, and neutral grassland.
- 6.27 Approximately 3.8 ha of woodland is retained within the proposals, including 2 ha of high-priority lowland mixed deciduous woodland. Given the high baseline condition, a conservative UPH value of 2 has been applied, assuming a one-condition improvement is achievable.
- 6.28 The residual open space is expected to comprise a mix of semi-natural habitats with medium-to-high distinctiveness values, including other neutral grassland (moderate), mixed scrub (moderate), SuDS features (good condition), other deciduous woodland (moderate) and scattered moderate-condition trees within grassland areas to mitigate individual tree losses. The open space areas associated with phase 1 of the development are expected to achieve 584 BU.
- 6.29 **Southern Manydown (phase 1) is expected to be able to deliver its 10% BNG requirement on site**

Land at Whitmarsh: SPS5.4

Site Area (ha)	118.46	
Baseline (UPH)	2.6	
BNG	Baseline	plus 10%
Area units	310.4	341.4
Hedgerow	50.3	55.3
Watercourse	18.2	20.0
Development	Type	
Residential Quota 1500 dwellings	Residential S1 (30-40 dbh)	
Total BU estimated		
Total estimated BU from development areas		102.0
Total estimated BU for Open Space and Green infrastructure		211.8
Total post development estimated		313.8
Post development UPH Score		2.6
Total outstanding units required to meet 10% net gain (i.e. to be secured off site)		27.6
Net change %		1%

Summary

- 6.30 Residential development at Land at Whitmarsh is for 1,500 dwellings. The illustrative concept plan identifies a 68 ha residential area, equating to a density of 22 dph, which is below the 30–45 dph density range assumed for Scenario 1. Applying a density of 30 dph would reduce the residential land take to 50 ha, thereby increasing the land available for open space provision and BNG. However, for the purposes of this assessment, BNG calculations are based on the 68 ha residential area shown on the illustrative concept plan, acknowledging that this may over-estimate the extent of residential land use, and under-estimate on-site BNG.
- 6.31 The baseline condition of the site comprises predominantly arable fields, with associated grassland margins, individual trees, and native hedgerows forming field boundaries. The development footprint is largely confined to the arable land. However, approximately 30 individual trees will be lost. Mitigation for tree loss is considered achievable through new tree planting within retained and enhanced GI areas, supported by street tree provision within residential parcels.
- 6.32 Some hedgerows in the central part of the site will be removed to accommodate development. It is anticipated, however, that species-rich native hedgerows can be incorporated into created and enhanced open space. Thus no hedgerow BU losses have been assumed.
- 6.33 A parcel of floodplain grazing marsh (PHI) located adjacent to the river is to be retained as part of the GI network. This retained area includes a mosaic of scrub, woodland, and grassland habitats. Although condition uplift is anticipated, the baseline distinctiveness is considered medium, offering limited uplift potential (up to 3 UPH) even when applying multipliers associated with PHI status and alignment with LNRS targets.
- 6.34 Multi-Functional Green Space (MFGS) requirements stipulate a minimum provision of 23.4 ha. This can include both formal amenity space and more habitat-focused accessible greenspace. A split of 70% high-intensity amenity greenspace (16.40 ha at 2.12 UPH) and 30% wildlife-focused urban fringe habitat (7.02 ha at 4.19 UPH) has been applied.
- 6.35 The remaining GI is assumed to comprise wildlife-focused habitats. Areas adjacent to residential development are expected to experience higher levels of recreational pressure and are therefore likely to function as low-intensity urban-fringe habitats. Locations further from development can support more naturalistic habitats, including wildflower grassland, scrub, and woodland.
- 6.36 An estimated 22.65 ha of the site is available for wildlife habitat creation. These areas could support medium-distinctiveness habitats including other neutral

grassland (moderate) , mixed scrub (moderate) , other deciduous woodland (moderate), ponds and SuDS features and rural tree planting.

- 6.37 Based on the assumptions set out above, the site does not yet achieve a 10% net gain outcome. Additional hedgerow creation and individual tree planting will be required to meet trading rules and mitigate losses associated with the development footprint.
- 6.38 However, 10% on-site net gain may be achievable if higher-value or good-condition habitats can be created within wildlife-focused GI areas and residential density is increased, reducing the development footprint and enabling a greater proportion of land to be directed towards high-value habitat creation.
- 6.39 **Land at Whitmarsh Lane is not expected to be able to deliver its 10% BNG requirement on site, however, could through minimal amendments to development and at design stage.**

Redlands: SPS5.5

Site Area (ha)	6	
Baseline (UPH)	7.2	
BNG	Baseline	plus 10%
Area units	43.1	47.4
Hedgerow	1.8	1.9
Watercourse	0.0	0.0
Development	Type	
Residential Quota 70 dwellings	Residential S1 (30-40 dbh)	
Total BU estimated		
Total estimated BU from development areas		2.7
Total estimated BU for Open Space and Green infrastructure		21.0
Total post development estimated		23.7
Post development UPH Score		4.0
Total outstanding units required to meet 10% net gain (i.e. to be secured off site)		23.6
Net change %		-44.9%

Summary

- 6.40 A substantial portion of the site is assessed as other neutral grassland (medium distinctiveness, moderate condition). This habitat type yields a relatively high baseline value of 8 UPH, generating an estimated 40.4 habitat units.

- 6.41 This assumption will require confirmation through detailed field surveys. Should survey results identify a lower distinctiveness baseline—for example, modified grassland of low distinctiveness—the baseline UPH could reduce by half. However, even with a reduced baseline, the proposed development is still likely to face challenges in achieving 10% BNG on-site, due to limited uplift potential within the development footprint. An existing building and hardstanding is present and its curtilage includes a number of individual trees. It is envisaged these will be lost during demolition and construction however there is considered enough space within the wider open space and development platform to compensate for tree and hedgerow loss.
- 6.42 The development area for Redlands measures 1.8 ha, as shown on the illustrative concept plan. For the proposed 70 dwellings, this equates to a development density of 39 dph. Increasing the density slightly could reduce the overall land take for built development, thereby increasing the land available for open space provision and has potential to support higher BU generation.
- 6.43 Provision for equipped play (84 m²) is assumed to be accommodated within the development footprint.
- 6.44 The MFGS requirement identifies a minimum of 1 ha of open space. Calculations have assumed creation of high-intensity amenity habitat, incorporating amenity grass areas suitable for informal play (e.g., kick-about space), alongside ornamental shrub planting. These areas are expected to deliver lower UPH values relative to more naturalistic habitat types.
- 6.45 A small area of retained woodland is present within the site. Subject to a feasible condition uplift, this parcel may deliver an additional 1.5 BU.
- 6.46 **Redlands is not expected to be able to deliver its 10% BNG requirement on site.**

Redlands Lodge: SPS5.6

Site Area (ha)	0.97	
Baseline (UPH)	1.9	
BNG	Baseline	plus 10%
Area units	1.9	2.0
Hedgerow	1.5	1.6
Watercourse	0.0	0.0
Development	Type	
Residential Quota 15 dwellings	Residential S1 (30-40 dbh)	
Total BU estimated		

Total estimated BU from development areas	0.8
Total estimated BU for Open Space and Green infrastructure	1.2
Total post development estimated	2.0
Post development UPH Score	2.0
Total outstanding units required to meet 10% net gain (i.e. to be secured off site)	0.1
Net change %	5.4%

Summary

- 6.47 The proposed development for Redlands Lodge comprises 15 dwellings. Baseline assessment indicates that the majority of the site consists of vegetated garden habitat, which carries a low baseline biodiversity value.
- 6.48 Several hedgerows are located along the site boundaries. It is assumed that hedgerow unit requirements can be met through the retention, enhancement, and long-term management of these existing features.
- 6.49 Two individual trees are identified within areas likely to be affected by the proposed development. Post-development, on-site opportunities for replacement tree planting are expected to be limited, and therefore off-site mitigation may be required to compensate for any unavoidable tree loss and to ensure compliance with relevant trading rules.
- 6.50 **Redlands Lodge is not expected to be able to deliver its 10% BNG requirement on site**

Sherfield Hill Farm: SPS5.7

Site Area (ha)	0.75	
Baseline (UPH)	4.2	
BNG	Baseline	plus 10%
Area units	3.2	3.5
Hedgerow	0.4	0.4
Watercourse	0.0	0.0
Development	Type	
Residential Quota 35 dwellings	Residential S1 (30-45 dbh)	
Total BU estimated		
Total estimated BU from development areas		0.8
Total estimated BU for Open Space and Green infrastructure		0.0

Total post development estimated	0.8
Post development UPH Score	1.0
Total outstanding units required to meet 10% net gain (i.e. to be secured off site)	2.7
Net change %	-76.4%

Summary

- 6.51 The proposed development at Sherfield Hill Farm comprises 35 dwellings. To accommodate this number within the constrained site boundary, a high development density of approximately 45 dph is required.
- 6.52 At this density, no space is available for formal open space provision, resulting in a fully built footprint. On this basis, a solely residential scenario is applied, returning a low UPH value of 1, which results in an overall net loss in BU.
- 6.53 An existing hedgerow is located along the western boundary of the site. It is assumed this linear feature will be retained and enhanced, enabling hedgerow unit requirements to be met. Two individual trees are present along the southern boundary. These are also assumed to be retained, ensuring no loss of tree units.
- 6.54 Due to the restricted developable area and high density required to deliver 35 dwellings, no MFGS can be accommodated within the site boundary. This significantly limits opportunities for habitat creation, enhancement, or delivery of medium or high-distinctiveness GI.
- 6.55 Given the absence of open space, reliance on low-value residential habitat, and limited baseline features available for enhancement, the site is predicted to experience a net loss in BU and will require a shortfall of 2.7 BU and **will not be able to deliver its 10% BNG requirement on site**. Achieving mandatory BNG on-site is unlikely unless the development footprint is reduced, or additional land is identified for habitat creation beyond the existing boundary.

Popham Garden Village: SPS5.8

Site Area (ha)	112.01	
Baseline (UPH)	3.7	
BNG	Baseline	plus 10%
Area units	434.3	477.7
Hedgerow	16.1	17.1
Watercourse	0.8	0.9
Development	Type	

Residential Quota 1800 dwellings	(Residential S1)
Employment land	Retail
School	(primary and secondary)
Total BU estimated	
Total estimated BU from development areas	80.4
Total estimated BU for Open Space and Green infrastructure	233.3
Total post development estimated	313.7
Post development UPH Score	2.8
Total outstanding units required to meet 10% net gain (i.e. to be secured off site)	164.0
Net change %	-27.8%

Summary

- 6.56 The site's baseline condition is predominantly cropland, with areas of modified grassland located in the southern portion associated with a former airfield. In addition to the modified grassland there are two parcels of chalk grassland (lowland Calcareous grassland) which is recorded as a priority habitat. The illustrative concept plan indicates that part of this priority habitat could be lost however careful configuration of the development footprint may avoid (or largely avoid) loss. Several pockets of lowland mixed deciduous woodland are present and will be retained within the development. However, these woodland areas offer limited uplift potential due to their current high baseline condition. Several of the woodlands are recorded as priority habitat ancient woodland and classed as irreplaceable habitat. Statutory Biodiversity Metric guidance states irreplaceable habitat is exempt from mandatory 10% net gain as their loss cannot be compensated for within standard Statutory Biodiversity Metric and they require higher level compensation agreed by the LPA and is usually a much higher compensation is required. The concept plan seeks to retain priority habitat ancient woodland.
- 6.57 The total dwelling capacity for Popham Garden Village is 4,250 homes, of which 1,800 dwellings are proposed for delivery within the Local Plan period. The illustrative concept plan identifies 38.8 ha allocated to residential development within this local plan period. To accommodate the proposed number of dwellings within this area, housing density would need to be delivered at the upper end of Scenario 1, equating to 45 dph. This density assumption has informed the calculations within this assessment.
- 6.58 In addition to residential development, the illustrative concept plan includes 3.8 ha of employment land and 12.2 ha for school provision within this local plan period.

- 6.59 Provision has also been made for two traveller pitches, with an assumed plot size of 225–300 m² per pitch. A combined area of 0.05 ha has been applied, generating an estimated 0.1 BU contribution.
- 6.60 Equipped play areas and allotments are assumed to be located outside the higher-density residential parcels.
- 6.61 A precautionary approach has been taken by applying the urban standard of 65 m² per person for MFGS (rather than the rural standard of 32 m² per person). Given the site's distance from Basingstoke, it is possible this requirement could be reduced, which may allow greater flexibility to deliver more complex, higher-value habitat types in place of high-intensity amenity spaces.
- 6.62 The illustrative concept plan shows 10 ha of buffer planting, which is assumed to consist of medium-distinctiveness urban-fringe habitat, with a substantial proportion of woodland cover.
- 6.63 After provision of required open space standards and buffers a further 9.4 ha of open space is available for more wildlife-focused, semi-natural habitats. These areas could accommodate a range of medium to higher distinctiveness habitats, including other neutral grassland, woodland, scrub and ponds and SuDS features. If these habitats can be delivered and maintained in predominantly good condition, the wildlife focused areas could achieve a value of up to 8 UPH.
- 6.64 A solar farm is proposed in the southern part of the site. It is assumed that solar panels will be undersown with a grass mix suitable for the chalk and geology of the area. For the purpose of the assessment the UPH for solar development has been guided by the assumption of other neutral grassland (medium distinctiveness habitat) as a proxy for 'other chalk grassland', capable of reaching moderate condition. Based on a conservative expected value of approximately 3 UPH, this area could contribute around 9 BU to the on site biodiversity value.
- 6.65 The proposed development has minimal impact on existing trees and hedgerows. It is anticipated that replacement tree planting and hedgerow creation will be achievable within the post-development landscape, enabling the delivery of required tree and linear units.
- 6.66 This site demonstrates a high BNG demand and **is not expected to be able to deliver its 10% BNG requirement on site**. Further refinement of detail design will provide opportunities to avoid impacts on better quality baseline habitats and draw the application boundary to exclude peripheral retained woodland and investigate BU delivery within the solar farm area.

Upper Swallick: SPS5.9

Site Area (ha)	71.50	
Baseline (UPH)	2.1	
BNG	Baseline	plus 10%
Area units	150.7	165.8
Hedgerow	13	14.3
Watercourse	0.0	0.0
Development	Type	
Residential Quota 1200 dwellings	(Residential S1)	
Employment land	Warehouse	
Total BU estimated		
Total estimated BU from development areas	50.7	
Total estimated BU for Open Space and Green infrastructure	174.8	
Total post development estimated	222.6	
Post development UPH Score	3.2	
Total outstanding units required to meet 10% net gain (i.e. to be secured off site)	0	
Net Change %	47.7%	

Summary

- 6.67 Upper Swallick has a total dwelling capacity of 2,500 homes, of which 1,200 dwellings are proposed for delivery within the Local Plan period. In addition, 3 ha of employment land is also planned to come forward within this timeframe.
- 6.68 As the Illustrative concept plan does not identify the precise locations for either the residential development or the employment land, a proportional assessment method has been applied. This approach is based on development of 48% of the overall site allocation (reflecting the proportion of total dwellings delivered in the Local Plan period—1,200 out of 2,500). The 48% figure is used to estimate baseline values, development footprints and GI footprints.
- 6.69 The proportional calculations applied are as follows:
- Total site area: 149 ha - 48% = 71.52 ha;
 - Total baseline BU: 314 BU - 48% = 150.72 BU;
 - Total hedgerow units: 27.1 BU - 48% = 13 BU;
 - Total residential and employment area: 71 ha - 48% = 34.8 ha;
 - Retained woodland: 2.10 ha - 48% = 1.01 ha;
 - Buffer planting: 14.40 ha - 48% = 6.91 ha; and

- Open green space: 61.4 ha - 48% = 29.5 ha.
- 6.70 Baseline habitats across the site are predominantly cropland, resulting in a low UPH score at baseline. No PHI fall within the site boundary. However, an area of deciduous woodland is located immediately adjacent to the eastern boundary, and associated buffer planting has been incorporated into the assessment to address buffer requirements, potential ecological interface and long-term enhancement opportunities.
- 6.71 It is anticipated that areas of retained woodland can achieve a one condition improvement, contributing to uplift within the post-development scenario.
- 6.72 The remaining greenspace is expected to provide the minimum requirement of 9.21ha of MFGS (based on rural scenario of 32m2 pp), 6.91ha of buffer planting and remaining 18.43ha is proposed to support creation of semi-natural, medium-distinctiveness habitats typical of an urban-fringe setting, such as other neutral grassland, scrub ponds and SuDS and other broadleaved woodland.
- 6.73 The low baseline of the site and with areas of habitat proposed for retention can be enhanced and location of development footprints indicate a large proportion of hedgerows and trees can be retained on site.
- 6.74 **Upper Swallick is expected to be able to deliver its 10% BNG requirement on site.**

Land West of Marnel Park: SPS5.10

Site Area (ha)	20.47	
Baseline (UPH)	3.9	
BNG	Baseline	plus 10%
Area units	80.7	88.8
Hedgerow	9.7	10.7
Watercourse	4.7	5.2
Development	Type	
Residential Quota 250 dwellings	Residential S1 (30-40 dbh)	
Total BU estimated		
Total estimated BU from development areas		10.7
Total estimated BU for Open Space and Green infrastructure		54.8
Total post development estimated		65.5
Post development UPH Score		3.2
Total outstanding units required to meet 10% net gain (i.e. to be secured off site)		23.3

Net Change %	-18.9%
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Summary

- 6.75 The baseline habitats include a large area of cropland to the south and a number of agricultural fields within the centre and north of the site recorded as modified grassland. However, one of the smaller fields north of the cropland is recorded as other neutral grassland. There is a large woodland buffer along the eastern boundary and a number of hedgerows and ditches that demarcate the field boundaries. The grassland within the site is assumed for assessment purposes to comprise modified grassland in moderate condition, resulting in a relatively high baseline biodiversity value.
- 6.76 The illustrative concept plan for Land West of Marnel Park identifies 7.1 ha of residential development land, equating to an approximate density of 36 dph.
- 6.77 Given the combination of a high-value baseline and a comparatively low development density, the development is estimated to result in a BNG deficit.
- 6.78 Woodland parcels located along the eastern boundary are proposed for retention. Buffer zones have been incorporated into the open space calculations to ensure compliance with relevant standards, including requirements for LNRS features.
- 6.79 The assessment incorporates LNRS R1 habitat provision, which stipulates 10-metre buffer strips adjacent to watercourses. These areas qualify for a significance multiplier, thereby increasing potential BU gains.
- 6.80 New woodland planting is proposed between development platforms. Remaining areas of open space are expected to deliver semi-natural habitat types, including a mosaic of other neutral grassland, pond and wetland features and scattered tree planting.
- 6.81 These areas contribute to a varied habitat structure capable of generating moderate BU uplift.
- 6.82 The strategic gap area to the north of the site is intended to retain an open visual character, consistent with the findings of the Strategic Gap Report. Enhancement proposals assume a landscape treatment that maintains open vistas, while incorporating grassland enhancements and minimal additional tree planting.
- 6.83 The open space network therefore provides opportunities for low-intensity, high-diversity habitat creation, including lowland meadow (good condition), mixed scrub (good condition), lowland deciduous woodland (good condition), priority pond (good condition), reedbed (good condition) and additional individual tree and native hedgerow planting.

- 6.84 Development parcels are expected to have minimal impact on existing individual trees, watercourses and hedgerows. It is anticipated that post-development unit requirements for these features can be met on-site.
- 6.85 The projected BNG deficit may be reduced if field survey results identify grassland of lower distinctiveness or condition than currently assumed and/or housing density is increased, thereby reducing the overall development footprint. For example, a density of approximately 45 dph would require a development area of 5.6 ha (7.1ha included in the assessment), releasing additional land for GI and enabling the creation of more and higher-value habitat types.
- 6.86 **Land West of Marnel Park is not expected to be able to deliver its 10% BNG requirement on site.**

Weybrook Park Golf Course: SPS5.11

Site Area (ha)	13.04	
Baseline (UPH)	5.3	
BNG	Baseline	plus 10%
Area units	68.8	75.7
Hedgerow	0.0	0.0
Watercourse	1.6	1.8
Development	Type	
Residential Quota 210 dwellings	Residential S1 (30-40 dbh)	
Total BU estimated		
Total estimated BU from development areas		10.8
Total estimated BU for Open Space and Green infrastructure		18.3
Total post development estimated		29.1
Post development UPH Score		2.2
Total outstanding units required to meet 10% net gain (i.e. to be secured off site)		46.6
Net Change %		-57.7%

Summary

- 6.87 Large areas of other neutral grassland are present to the north and south of the existing golf course, with scattered pockets of scrub present throughout. As a result of its former land use, the site has a relatively high biodiversity baseline, with several areas of medium distinctiveness habitat. This elevated baseline reduces the potential post-development UPH score due to the predicted loss of some medium-distinctiveness grassland.

- 6.88 Several pockets of retained woodland are situated within and around the development boundary. Post-development calculations assume these woodland areas can be improved by one condition class.
- 6.89 The existing watercourse is retained within the layout and is assumed to be incorporated into habitat enhancements. It is anticipated that required watercourse unit gains can be achieved within the site boundary.
- 6.90 The illustrative concept plan for Weybrook Park Golf Course identifies 7.2 ha of residential development land. For the 210 dwellings proposed, this equates to a development density of approximately 29 dph, generating an estimated BU return of 10.8 from the residential parcels.
- 6.91 Given the relatively low development density, equipped play provision is assumed to be incorporated within the residential footprint.
- 6.92 Allotment provision is included within the wider open space network. The minimum requirement of 0.17 ha has been applied within the calculations, providing an estimated 0.3 BU.
- 6.93 Buffer planting shown on the illustrative concept plan has also been included within the assessment. High-intensity urban-fringe habitat, comprising scrub and other neutral grassland, is expected to achieve a UPH score of 4.2, generating approximately 2.5 BU across 0.60 ha.
- 6.94 Based on the population associated with 210 dwellings, the required MFGS provision is 3.276 ha. This requirement can be delivered on-site through a combination of retained areas, enhanced habitats and newly created greenspace.
- 6.95 However, it is expected that much of this provision will consist of low- or moderate-distinctiveness habitats, with an amenity-focused character, and therefore will deliver lower UPH values.
- 6.96 **Waybrook Park Golf Course is not expected to be able to deliver its 10% BNG requirement on site.** However, on-site BNG may be achievable if development density is increased, reducing the development footprint and allowing more land to be allocated to habitat creation, areas of medium distinctiveness habitat are retained wherever possible, and enhancements are targeted to achieve high-distinctiveness habitat outcomes where feasible.

Land West of Upper Cufuade: SPS5.12

Site Area (ha)	20.65
Baseline (UPH)	2.0

BNG	Baseline	plus 10%
Area units	41.8	45.80
Hedgerow	4.80	5.30
Watercourse	10.60	11.60
Development	Type	
Residential Quota 220 dwellings	Residential S1 (30-40 dbh)	
Total BU estimated		
Total estimated BU from development areas		9.0
Total estimated BU for Open Space and Green infrastructure		66.2
Total post development estimated		75.2
Post development UPH Score		3.6
Total outstanding units required to meet 10% net gain (i.e. to be secured off site)		0.0
Net Change %		80.4%

Summary

- 6.97 The site has a low baseline biodiversity value, being predominantly characterised by cropland. No hedgerows or individual trees are present within the development footprint itself. However, hedgerows and trees along the site periphery are proposed for retention, meaning no losses of linear or tree units are anticipated. These retained features also offer opportunities for enhancement.
- 6.98 A watercourse lies immediately east of the site. This feature is retained and is assumed to be enhanced as part of the development proposals, contributing positively to watercourse unit calculations.
- 6.99 The proposed development at Land West of Upper Cufuade comprises 220 dwellings. The illustrative concept plan identifies a 5.9 ha development platform, equating to a residential density of approximately 37 dph. This density has been used to inform the post-development biodiversity calculations.
- 6.100 The MFGS requirement for the development is 3.432 ha, which can be accommodated within the site boundary. The open space strategy is assumed to comprise high-amenity areas and less intensively managed areas, where differential mowing and naturalistic vegetation establishment can occur.
- 6.101 LNRS targets include the enhancement of buffer strips adjacent to the watercourse, and this uplift has been assumed in the assessment.
- 6.102 Areas of open space in the northern part of the site, being further from the development footprint and subject to lower recreational pressure, offer potential for

more complex, nature-focused habitats, including medium-distinctiveness urban-fringe habitats, predominantly woodland and scrub and other neutral grassland.

- 6.103 Given the site's low baseline, creation of semi-natural or country-park-type habitats in this area provides substantial capacity for biodiversity uplift.
- 6.104 The site as a whole is capable of delivering a significant surplus of BU, particularly through habitat creation on land in the northern parcel, which comprises arable cropland not allocated for built development.
- 6.105 Modelled outputs indicate a post-development value of approximately 75 BU, against a BNG requirement of 45.8 BU (10% above the current baseline of 41.7 BU). This suggests a potential surplus of around 30 BU, indicating that the site has strong capacity to exceed BNG requirements on-site, without reliance on off-site contributions. **Land West of Upper Cafaude is expected to be able to deliver its 10% BNG requirement on site**

Oakley Farm, Wash Water: SPS5.14

Site Area (ha)	64.91	
Baseline (UPH)	7.1	
BNG	Baseline	plus 10%
Area units	367	403.6
Hedgerow	41.60	45.80
Watercourse	52.80	58.00
Development	Type	
Residential Quota 500 dwellings	Residential S1 (30-40 dbh)	
Total BU estimated		
Total estimated BU from development areas		22.4
Total estimated BU for Open Space and Green infrastructure		194.5
Total post development estimated		216.9
Post development UPH Score		3.3
Total outstanding units required to meet 10% net gain (i.e. to be secured off site)		186.8
Net Change %		-40.9%

Summary

- 6.106 The baseline comprises extensive agricultural land, mapped as modified grassland, field boundaries include hedgerows and watercourse (agricultural ditches) and woodland strips. There are locally designated SINC's predominantly related to

meadow areas and woodland copses present across the site which result in a high baseline UPH value across the site.

- 6.107 The site also contains wet woodland and ancient woodland, both of which are PHI. In addition, Hampshire County Council Priority Habitat and HBIC survey information was reviewed and informed the baseline condition of the grassland areas. Due to the high baseline, the potential to improve retained habitat is limited and a precautionary approach has been taken within this assessment.
- 6.108 A watercourse runs along the eastern boundary and intersects several field boundaries and the River Enborne, a designated SINC, is located to the north of the Site. All watercourse features are retained and assumed to be enhanced to enable the scheme to meet the 10% net gain requirement for watercourses.
- 6.109 Field boundary hedgerows form a significant component of the baseline and are mostly retained. Any shortfall in hedgerow units is assumed deliverable through new planting within development and open space areas.
- 6.110 The illustrative concept plan for Oakley Farm, Wash Water indicates a 15-ha development platform, equating to a residential density of approximately 33 dph. There is potential to increase density to reduce the development footprint by increasing development density, therefore providing additional land for GI and BNG. Provision for one traveller pitch (0.03 ha) has been included within the assessment.
- 6.111 The scheme must deliver the following minimum open space requirements:
 - 3.84 ha MFGS;
 - 0.14 ha allotments; and
 - 0.06 ha equipped play.
- 6.112 The MFGS areas include high-intensity amenity greenspace, comprising modified grassland for informal recreation, alongside shrub and tree planting. These areas are expected to return a lower UPH value of approximately 2.5 UPH.
- 6.113 The baseline includes other neutral grassland and modified grassland in areas across the site. The illustrative concept plans show several of these grassland areas a retained post development and management actions could improve the target condition of these grassland areas or improve to a higher distinctiveness habitat. LNRS measures for grassland management and individual tree planting are expected to support improved UPH scores within these lower-value baseline areas.
- 6.114 Open space provides opportunities for low-intensity, high-diversity habitats, including high-distinctiveness meadow habitat, mixed scrub, woodland and ponds and SuDS.

- 6.115 **Current calculations show the site cannot meet its BNG requirement within its redline boundary.** This deficit may be reduced if the development platform is reduced, allowing retention of higher-distinctiveness habitat and field surveys identify the baseline habitats to be in lower condition than indicated by this desk-based assessment.

Land at West End Farm, Mortimer: SPS5.15

Site Area (ha)	26.67	
Baseline (UPH)	2.4	
BNG	Baseline	plus 10%
Area units	64.5	71.0
Hedgerow	4.3	4.7
Watercourse	3.5	3.9
Development	Type	
Residential Quota 500 dwellings	Residential S1 (30-40 dbh)	
Total BU estimated		
Total estimated BU from development areas		22.5
Total estimated BU for Open Space and Green infrastructure		54.0
Total post development estimated		76.5
Post development UPH Score		2.9
Total outstanding units required to meet 10% net gain (i.e. to be secured off site)		0.0
Net Change %		18.6%

Summary

- 6.116 The baseline habitats within the site are largely agricultural field parcels mapped as modified grassland. The fields are separated in part by hedgerow (recorded as native hedgerow in moderate condition). There is also a small pond and area of broadleaved woodland within the site boundary. To inform the baseline assessment HBIC survey information was reviewed which included description of other neutral grassland habitat within a field in the west of the site.
- 6.117 The Illustrative concept plan for Land at West End Farm, Mortimer identifies a 15ha development platform; however, based on the Local Plan requirement of 330 dwellings, a density of 30 dph would equate to a development footprint of 11.67ha. This assessment has used a development footprint of 15ha as shown in the illustrative concept plan. Development proposals also include provision for one traveller pitch and an equipped play area.

- 6.118 The required 2.68 ha of MFGS open space is assumed to comprise a mix of modified grassland, shrub planting and scattered individual trees. These elements reflect a municipal park typology and are expected to deliver an approximate value of 3 UPH. Buffer planting is shown along the northern site boundary, assumed to include tree and shrub planting.
- 6.119 The remaining areas of open space are located primarily along the site periphery and within retained grassland in the south-west. These areas are expected to support semi-natural, medium-distinctiveness habitats, characterised by low-intensity management and high habitat diversity.
- 6.120 **Current predictions indicate that the site is capable of achieving its required BNG with an anticipated increase of more than 16%.** In addition, there is potential to increase BNG further if the development platform is reduced, while still maintaining a density of around 30 dph and higher-distinctiveness habitats are created within the expanded open space network. Both measures would enable a higher BU per ha return across the site.

Skates Lane, Tadley: SPS5.16

Site Area (ha)	25.43	
Baseline (UPH)	4.4	
BNG	Baseline	plus 10%
Area units	112.8	124.1
Hedgerow	13.7	15.1
Watercourse	24.6	27.0
Development	Type	
Residential Quota 230 dwellings	Residential S1 (30-40 dbh)	
Total BU estimated		
Total estimated BU from development areas		10.5
Total estimated BU for Open Space and Green infrastructure		80.8
Total post development estimated		91.3
Post development UPH Score		3.6
Total outstanding units required to meet 10% net gain (i.e. to be secured off site)		32.7
Net Change %		-19%

Summary

- 6.121 Baseline habitats comprise extensive modified grassland and cropland. A notable area of purple moor grass and rush pastures (PHI) is present in the northern section

of the site within the river corridor. HBIC survey information relating to the Skates Farm Meadows informed the assessment and a locally designated SINCC is present along the river corridor.

- 6.122 The illustrative concept plan for Skates Lane, Tadley identifies a 7-ha development footprint, equating to a density of 30 dph for the proposed number of dwellings. The minimum requirement for MFGS is 1.8ha. This greenspace is assumed to include high-intensity amenity habitat, with opportunities for areas of grassland to be managed in a more habitat-focused manner. An urban park UPH value of 3.5 has been applied to reflect this potential uplift through delivery of LNRS-aligned habitat creation.
- 6.123 LNRS targets emphasise the creation and restoration of grassland habitats, and this has been factored into post-development UPH assumptions for open space provision.
- 6.124 The illustrative concept plan retains approximately 5 ha of greenspace to the north and along the river corridor. As the baseline within these areas comprises medium-distinctiveness habitats, uplift potential is limited. However, the UPH assumption incorporates LNRS multipliers associated with grassland enhancement, and a UPH value of 3.5 is applied to reflect expected improvements.
- 6.125 This area includes Skates Farm Meadows and Woodland along Silchester Brook (SINCC). It is also assumed that watercourse habitat can be enhanced to achieve the required 10% increase in watercourse units.
- 6.126 Corridors of woodland planting are proposed along existing field boundaries that separate the development parcels. The north-east of the site also includes land suitable for semi-natural medium-distinctiveness habitats, including grassland enhancement.
- 6.127 To the south, approximately 4 ha of open space will include perimeter woodland planting, individual trees, and medium- to high-distinctiveness habitat creation on a relatively low baseline.
- 6.128 **Current calculations indicate that the site does not meet mandatory BNG requirements under existing assumptions and the illustrative concept plan layout with an approximate deficit of -17.3%.** However, the deficit could be reduced if the development footprint is reduced, allowing greater retention of medium- and high-distinctiveness habitats and additional land for higher-distinctiveness habitats to be created within the greenspace network. Furthermore, the boundaries associated with the retained SINCC could be excluded from the net gain red-line boundary at planning stage, meaning its high baseline value would not be included in the BNG calculation. If these measures are adopted,

the overall BNG deficit could be significantly reduced, improving the likelihood of achieving on-site BNG.

Basing View: SPS9

Site Area (ha)	6.50	
Baseline (UPH)	2.9	
BNG	Baseline	plus 10%
Area units	18.7	20.6
Hedgerow	0.0	0.0
Watercourse	0.0	0.0
Development	Type	
Residential Quota (4.9ha)	Residential S3 (65+ dbh)	
Employment land (1.6ha)	Office space	
Total BU estimated		
Total estimated BU from development areas		9.75
Total estimated BU for Open Space and Green infrastructure		0.0
Total post development estimated		9.75
Post development UPH Score		1.5
Total outstanding units required to meet 10% net gain (i.e. to be secured off site)		10.83
Net Change %		-47.9%

Summary

- 6.129 The total site area for Basing View measures 26.20 ha, however only the areas proposed for delivery within the Local Plan period as shown on the illustrative concept plan are included in this assessment. These areas comprise 1.6 ha of office (employment) land and 4.9 ha of residential land and provide the basis of the pre and post-development biodiversity calculations.
- 6.130 The baseline includes areas of PHI which include Fanum House Lawn SINC which supports lowland chalk grassland (0.57ha). This habitat type contributes significantly to the site's overall baseline biodiversity value. The proposed development footprint results in the loss of this grassland, and the illustrative concept plan shows limited retention of existing habitats. This significantly reduces the scope for achieving biodiversity uplift within the site boundary.
- 6.131 Post-development open space provision does not meet the minimum policy requirement for MFGS. As a result, the post-development BU are almost entirely derived from residential and employment parcels, rather than from dedicated habitat

areas or semi-natural open space. A more detailed assessment during the planning stage may identify small areas of habitat that could be retained, but the current illustrative concept plan provides insufficient greenspace to deliver meaningful biodiversity enhancements.

- 6.132 **Given the loss of high-value priority habitat, the limited open space, and the reliance on built-form land uses to generate BU, the site is unlikely to achieve the mandatory 10% BNG on site, with current loss predicted as -43.5%.** While a more granular assessment may identify some opportunities for additional unit generation, the deficit is expected to remain significant unless the development footprint is reduced, PHI loss is minimised, additional land is allocated for semi-natural greenspace and habitat creation, which may include biodiverse green roofs.

Land at Portals Mill: H2

Site Area (ha)	26.04	
Baseline (UPH)	2.6	
BNG	Baseline	plus 10%
Area units	66.7	73.4
Hedgerow	6.2	6.8
Watercourse	1.3	1.5
Development	Type	
Residential Quota 400 dwellings	Residential S1 (30-45 dbh)	
Total BU estimated		
Total estimated BU from development areas		15.0
Total estimated BU for Open Space and Green infrastructure		76.9
Total post development estimated		91.9
Post development UPH Score		3.5
Total outstanding units required to meet 10% net gain (i.e. to be secured off site)		0.0
Net Change %		37.7%

Summary

- 6.133 Baseline habitats include extensive cropland to the north and south of the main development parcel, alongside areas of retained woodland. The woodland is assumed to remain in situ and form part of the GI network. Base mapping indicates a watercourse is present within the south of the site and development footprint looks to impact on part of the watercourse.

- 6.134 The illustrative concept plan for Land at Portals Mill identifies a 10ha development platform, equating to a residential density of approximately 40dph for the proposed number of homes. A significant proportion of the development footprint is located over existing buildings and hardstanding, reducing the baseline biodiversity value of the developable area. However, a small section of the watercourse is impacted by development proposals and further site visits will be required to confirm presence and condition of watercourse. It is anticipated that the retained length of watercourse can be improved to achieve the overall 10% for watercourse units.
- 6.135 In addition, several individual trees will be lost; however, it is anticipated that replacement tree planting within the development and open space areas will be sufficient to offset this loss.
- 6.136 The scheme requires 3.07 ha of MFGS within the open space based on 32m² per person. This is assumed to comprise low-distinctiveness habitats, principally modified grassland and shrub planting. These elements are expected to deliver approximately 3 UPH.
- 6.137 A buffer strip along the railway line, covering approximately 0.27 ha, is assumed to be included. This area would consist of tree and shrub planting and is expected to achieve a UPH value of 4 UPH. Beyond this, remaining areas of open space provide opportunities for larger-scale habitat creation, albeit initially of lower distinctiveness.
- 6.138 The wider habitat creation areas offer potential to deliver medium-distinctiveness, low-intensity wildlife habitats, including other neutral grassland, scrub and woodland. If these habitats can be delivered and maintained in good condition, a UPH value of approximately 6.5 UPH may be achievable. **Under this scenario, the development may be capable of meeting its mandatory BNG requirement and could achieve a net increase of 34%.**

Housing in Echinswell: ESBG4

Site Area (ha)	0.13	
Baseline (UPH)	3.3	
BNG	Baseline	plus 10%
Area units	0.4	0.5
Hedgerow	0.0	0.0
Watercourse	0.0	0.0
Development	Type	
Residential Quota 5 dwellings	Residential S1 (30-45 dbh)	
Total BU estimated		

Total estimated BU from development areas	0.11
Total estimated BU for Open Space and Green infrastructure	0.08
Total post development estimated	0.18
Post development UPH Score	1.38
Total outstanding units required to meet 10% net gain (i.e. to be secured off site)	0.30
Net Change %	-58.1%

Summary

- 6.139 The baseline consists largely of hardstanding and existing buildings, with a small area of modified grassland in the north-west of the site. Several mature trees are present along the western boundary, together with an associated hedgerow feature. These are assumed to be retained post-development.
- 6.140 Approximately 5 dwellings are proposed within Housing in Echinswell, located entirely on existing sealed surface and developed land within the site boundary. This approach minimises direct impacts on semi-natural habitats, but also limits opportunities for on-site biodiversity enhancement due to the small size of the developable area.
- 6.141 Proposals also include a small area of buffer planting along the western boundary and an area of amenity-focused modified grassland near the site entrance.
- 6.142 Given the compact nature of the site and the extent of sealed-surface baseline, open space provision is limited to a small buffer planting zone and amenity grassland at the site entrance.
- 6.143 **The site will have a small loss in BU but due to the size of the site the percentage loss is predicted to be -52.9%.** Given the constrained site area, the dominance of sealed surfaces and limited space for meaningful habitat creation. It is unlikely that the required BNG uplift can be delivered on-site without reducing the overall development footprint or amending the layout to incorporate higher-distinctiveness habitats.

Bishops Green: EGBG3

- 6.144 An existing Statutory Biodiversity Metric has already been completed for Bishops Green where proposals included provision for housing development on the site associated with an outline planning application (application ref: 22/00853/OUT). The assessment demonstrates a net uplift of 1.21 habitat area units and 1.90 hedgerow units. The proposed development scheme meets the 10% BNG on-site requirement based on current design proposals as shown in the illustrative masterplan.

Land off Harts Lane: ESBG3

- 6.145 An existing Statutory Biodiversity Metric assessment has been completed for Land off Harts Lane associated with the preparation of a planning application (application ref: 22/03203/FUL). The results concluded in the Statutory Biodiversity Metric completed for the site show an overall deficit in habitat units largely due to the baseline habitat being medium distinctiveness grassland, which resulted in an overall net loss following partial loss of this habitat to sealed surface and vegetated garden which are lower distinctiveness habitats. The metric completed concluded that proposed development required the provision of 1.10 off-site habitat units to meet the mandatory BNG requirement. The site achieved 15.31% in area units following the allocation of area units from a habitat bank.
- 6.146 Hedgerow units were fully met within the site boundary, with no off-site hedgerow contribution required under the completed Statutory Biodiversity Metric, watercourse habitat was not present.
- 6.147 Table 5 summarises the BU provision associated with each site, including an estimate of on-site shortfall i.e. off-site BNG demand.

Table 5: Summary of all Sites, Area, Baseline and Post-development Calculations as well as Units required to meet 10%

Site Name	Draft Policy Ref	Area (ha)	Baseline: Habitat Area Units	Baseline: Habitat Area UPH	Baseline: Hedgerow Units	Baseline: Watercourse Units	Habitat Area units expected from development footprints	Habitat Area units expected from GI	Total Habitat Area Units expected from this allocation site	10% BNG Target for this allocation (Habitat Area Units)	Post Dev: UPH	Total Habitat Area units required to meet 10% target
Land North of Pack Lane	SPS5.2	33.30	90.18	2.71	3.0	0.0	15.00	91.61	106.61	99.20	3.2	0.00
Southern Manydown	SPS5.3	271.70	639.6	2.35	57.28	0	192.55	592.33	784.88	703.56	2.9	0.00
Land at Whitmarsh Lane	SPS5.4	118.46	310.37	2.62	50.3	18.2	102.03	211.79	313.82	341.41	2.9	27.59
Redlands	SPS5.5	6.00	43.08	7.18	1.8	0.0	2.70	21.04	23.74	47.39	4.0	23.65
Redlands Lodge	SPS5.6	0.97	1.86	1.92	1.5	0.0	0.75	1.21	1.96	2.05	2.0	0.09
Sherfield Hill Farm	SPS5.7	0.75	3.180794	4.21	0.4	0.0	0.75	0.00	0.75	3.50	1.0	2.75

Site Name	Draft Policy Ref	Area (ha)	Baseline: Habitat Area Units	Baseline: Habitat Area UPH	Baseline: Hedgerow Units	Baseline: Watercourse Units	Habitat Area units expected from development footprints	Habitat Area units expected from GI	Total Habitat Area Units expected from this allocation site	10% BNG Target for this allocation (Habitat Area Units)	Post Dev: UPH	Total Habitat Area units required to meet 10% target
Popham Garden Village	SPS5.8	112.01	434.27	3.88	16.1	0.8	80.35	233.33	313.68	477.70	2.8	164.02
Upper Swallick	SPS5.9	71.50	150.72	2.1	13.0	0.0	50.73	174.83	225.56	165.79	3.2	0.00
Land West of Marnel Park	SPS5.10	20.47	80.74	3.94	9.7	4.7	10.68	54.83	65.50	88.81	3.2	23.31
Weybrook Park Golf Course	SPS5.11	13.04	68.8	5.28	0.0	1.6	10.83	18.26	29.08	75.68	2.2	46.60
Land West of Upper Cufaude Farm	SPS4.12	20.65	41.67	2.02	4.8	10.6	8.96	66.22	75.17	45.85	3.6	0.00
Oakley Farm, Wash Water	SPS5.14	64.91	366.95	5.7	41.6	52.8	22.36	194.52	216.88	403.65	3.3	186.77

Site Name	Draft Policy Ref	Area (ha)	Baseline: Habitat Area Units	Baseline: Habitat Area UPH	Baseline: Hedgerow Units	Baseline: Watercourse Units	Habitat Area units expected from development footprints	Habitat Area units expected from GI	Total Habitat Area Units expected from this allocation site	10% BNG Target for this allocation (Habitat Area Units)	Post Dev: UPH	Total Habitat Area units required to meet 10% target
Land at West End Farm, Mortimer	SPS5.1 5	26.67	64.52	2.42	4.3	3.5	22.53	53.96	76.49	70.97	2.9	0.00
Skates Lane, Tadley	SPS5.1 6	25.43	112.78	4.43	13.7	24.6	10.53	80.79	91.32	124.06	3.6	32.74
Basing View	SPS9	6.50	18.71	2.88	0.0	0.0	9.75	0.00	9.75	20.58	1.5	10.83
Land at Portals Mill	H2	26.04	66.71	2.56	6.2	1.3	15.00	76.89	91.89	73.38	3.5	0.00
Housing in Echinswell	ESBG4	0.13	0.43	3.32	0.0	0.0	0.11	0.08	0.18	0.48	1.4	-0.30
Bishops Green	ESBG3	2.08	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Land off Harts Lane	B2	2.08	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
TOTALS		822.68	2487.34						2437.61	2736.07		510.67

Summary of Demand Assessment

- 6.148 For most sites with an on-site shortfall (BNG demand), the assessment has identified that further refinement at detailed design stages could reduce on-site BNG demand. As a result, the estimated shortfall of 510.67 BU is likely to be higher than will materialise following detailed design stages as planning applications are brought forward and this assessment could be viewed as a 'worst case scenario'. Further design testing of the sites with the biggest shortfall and greatest design uncertainty (e.g. Oakley Farm, Wash Water) is recommended where development boundaries may adjust to reduce baseline position and ground truthing of desk-based data will firm baseline biodiversity value.
- 6.149 However, in addition to the sites included within this assessment there will be additional sites coming forward as listed at Table 6 below, some of which will have an on-site shortfall which will mean that the estimate of 510 units is likely to be increased.

Housing figures without Spatial Boundaries

- 6.150 In addition to the housing supply for the sites included within this assessment where spatial boundaries have been provided there is an additional 2,784 homes within the housing trajectory within the emerging Local Plan or made Neighbourhood Plans that do not have a spatial boundary. Due to this, these sites have not been included within this assessment however the delivery of these developments will add to the overall offsite BNG demand figures provided for this draft local plan period if BNG cannot be achieved within site boundaries.

Table 6: Sources of Housing Supply Currently Without Spatial Boundaries

Policy Reference	Site Name	Housing Quota	Commentary
Adopted Local Plan (policy SS3.8)	Remainder of Upper Cufaude Farm allocation	40 Homes	Remaining parcel at Upper Cufaude Farm which doesn't have planning permission.
Made Neighbourhood Plans	Oakley NP Overton NP Whitchurch NP Kingsclere NP	124 homes	7 sites allocated in made plans however it is possible that not all sites will come forward.
Emerging Local Plan (policy SPS2)	Neighbourhood Renewal at Buckskin and South Ham	1,000 homes	No specific sites have been allocated but Neighbourhood Renewal areas are defined.

Policy Reference	Site Name	Housing Quota	Commentary
Emerging Local Plan (policy SPS4)	Basingstoke Town Centre – Areas of Change	400 homes (estimation)	No specific sites have been allocated but town centre areas are defined.
Emerging Local Plan (policy SPS6)	Neighbourhood Planning	620 homes (Overton covered elsewhere in report (Overton Mill))	15 settlements identified and given indicative housing requirement to be delivered via Neighbourhood Planning, but specific sites not yet known.
N/A	Windfall	600 homes	Windfall allowance to be delivered across the whole borough, the number of homes is based on past trends.

7.0 Registered Offsite Biodiversity Gain Site Provision and Unit Cost Assessment

- 7.1 This Chapter reviews Registered Offsite Biodiversity Gain Sites, aka ‘Habitat Banks’, within the Basingstoke and Deane Borough Boundary and National Character Areas (NCAs) of Hampshire Downs and Thames Basin Heaths which boundaries include the LPA area. The assessment also reviews adjoining LPA and NCA boundaries.
- 7.2 The purpose of the review was to identify the number and location of Habitat Banks (‘supply sites’) that could supply BU for the proposed developments to be brought forward within this draft local plan period. Table 5 includes BU information on all sites included within the assessment and identified 11 sites that will require offsite provision to meet BNG. These sites are referred to as ‘demand sites’.
- 7.3 A search of the Natural England Register was completed on 6th February 2026 which included all habitat provision planned (habitats that have not yet been sold) and allocated (habitats that have already been allocated to development). Supply sites added to the register after 6th February 2026 were not included within the assessment.
- 7.4 The project web map includes information on location of habitat banks that meet the locational criteria set out in paragraph 7.1, their provision of specific habitat area units, and the percentage already allocated to development (as at February 2026).
- 7.5 As at February 2026, there were no supply sites within the Basingstoke and Deane LPA boundary. 20 supply sites are found in the Hampshire Downs and Thames Basin NCA and adjacent NCAs. There are 20 registered habitat banks (supply sites) identified within local and regional boundaries.

Supply Sites

- 7.6 Onsite habitat value is calculated using the Statutory Biodiversity Metric which converts areas and distinctiveness of habitats into BU which is the ‘currency’ of BNG. However, habitat banks supply units to developers by assigning areas or lengths of habitats which are reviewed and advertised as an area or linear measure. This enables the ‘trading up’ of habitats meaning BU located within a supply site can be used to offset habitat types of lesser distinctiveness (providing trading rules are met), i.e. high distinctiveness habitat located in a supply site can offset a medium distinctiveness habitat that might be lost on a development site.

Spatial Risk Multiplier

- 7.7 Units supplied from within the same LPA or NCA as a demand site are not subject to a Spatial Risk Multiplier (SRM) and no penalty is applied e.g. one unit lost and one unit supplied. However, if unit demand is supplied from outside the LPA or NCA boundary the SRM requires an increase provision of units.
- Adjacent LPA/NCA boundaries are subject to a multiplier of 0.75 which equates to a ratio of 1:1.333 (so a requirement of 10 units from a supply site within an adjacent NCA would be 13.33 units)
 - Beyond adjacent LPA/NCA boundaries are subject to a multiplier of 0.5 which equates to a ratio of 1:2 (2 units required for every one unit lost).

Local Planning Authority (LPA) Area

- 7.8 Figure 7 shows the demand sites (in red) in relation to the LPA boundary and the location of the two closest habitat banks.

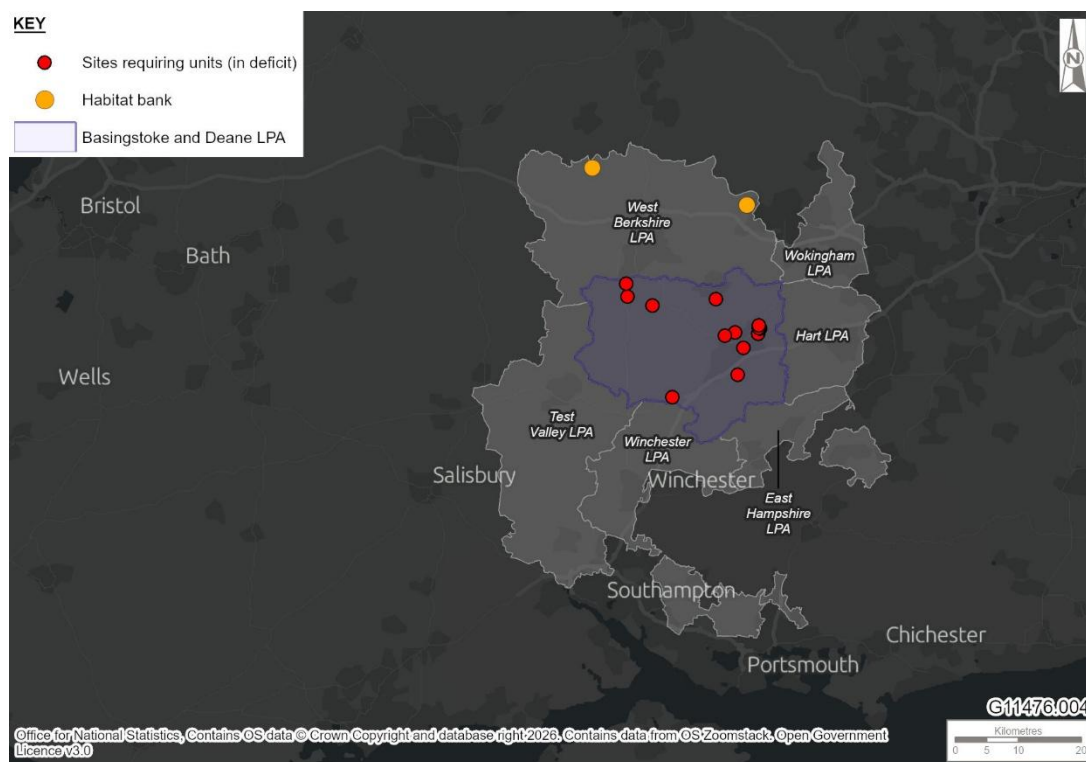


Figure 7: Established Habitat Banks and demand sites in relation to Basingstoke and Deane LPA boundary

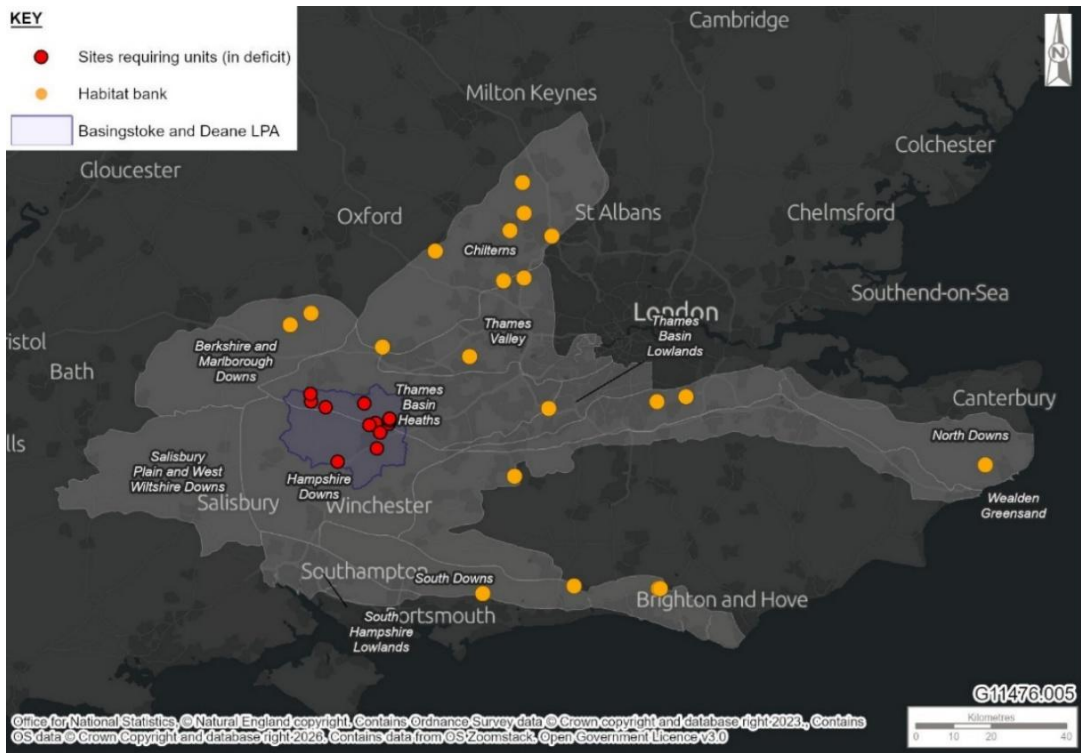
- 7.9 At time of writing there are no habitat banks within the Basingstoke and Deane LPA boundary meaning there would be a spatial risk multiplier of 0.75 applied when purchasing units from either of the closest habitat banks shown in the figure above, effectively meaning a 1 unit demand equates to a 1.33 unit supply requirement. The

two habitat banks were recorded within the adjoining West Berkshire LPA (BGS Reference: BGS-290825001 and BGS Reference: BGS-040725001).

National Character Areas (NCA)

- 7.10 Basingstoke and Deane LPA is located within two NCA areas, Hampshire Downs and Thames Basin Heaths. The NCA boundaries dissect the LPA boundary with Thames Basin Heaths covering the north of the Borough and extending beyond; and Hampshire Downs covering the south of the borough and extending beyond – see Figure 8.
- 7.11 Demand sites can use habitat banks within their own NCA with no penalty from the spatial risk multiplier (SRM). Using habitat banks in adjoining or distant NCA’s carries a penalty from the SRM.

Figure 8: Established Habitat Banks and demand sites in relation to local National Character Areas



- 7.12 There is only one habitat bank (BGS Reference: BGS-151124001) within an NCA that also includes part of the Basingstoke and Deane LPA boundary. Providing the habitat bank has the required habitat provision it could support BNG delivery for nine demand sites in the Thames Basin Heaths NCA with no spatial boundary penalty.

- 7.13 This habitat bank (BGS Reference: BGS-151124001) is 15.15ha in extent. The table below shows the habitat types, planned hectares and percentage already allocated with the remaining provision for purchase at 34.46%.

Table 7: Area habitat types and allocation within Habitat Bank BGS Reference: BGS-151124001

Habitat	Habitat Condition	Planned Area (ha)	Allocated Area (ha)	Allocated Percentage (%)
Grassland – Other neutral grassland	Good	10.53	7.95	75.6
Grassland – Other neutral grassland	Moderate	1.43	0	0
Grassland – Traditional orchard	Moderate	1.08	0.41	38.1
Heathland and Shrub – Mixed Scrub	Good	1.5	1.11	73.6
Individual trees – Rural tree	Moderate	0.25	0.25	100
Lakes – Ponds (non-priority habitat)	Moderate	0.04	0	0

- Planned BNG Area: **14.86 ha**
- Allocated BNG Area: **9.72 ha**
- Available BNG Area: **34.46%**

- 7.14 Biodiversity provision remaining within the habitat bank is a mix of medium and high distinctiveness area units with the predominant habitat types available being grassland.
- 7.15 4ha of other neutral grassland (medium distinctiveness habitat) remains unallocated which, depending upon the baseline habitats on the demand site, could yield approximately 26 BU that could offset medium distinctiveness habitat.
- 7.16 Traditional orchard is categorized as grassland habitat with a high distinctiveness value, which provides an increase in unit per hectare density. The supply site includes 0.67ha of unallocated traditional orchard habitat in moderate condition

which could return a BU value of approximately 4 BU. This habitat type could offset high distinctiveness habitat grassland or medium or low distinctiveness habitat losses (providing trading rules are met).

- 7.17 Mixed scrub provision includes 0.39 ha which could provide a BU return of 2.61 BU of medium distinctiveness units.
- 7.18 Trees are fully allocated; however illustrative concept plans that informed this assessment have demonstrated that individual trees can usually be provided within the development boundaries. There is a small availability of pond units however the assessment has not indicated any loss in pond BU.
- 7.19 In total the habitat bank could provide demand sites with approximately:
- 26 BU – Medium Distinctiveness Grassland;
 - 4 BU – High distinctiveness Grassland; and
 - 2.61BU – Medium Distinctiveness Mixed Scrub.
- 7.20 This could meet the demand for the below sites where they are predominantly showing a loss in medium distinctiveness grassland units:
- Land at Whitmarsh Lane;
 - Redlands;
 - Redlands Lodge;
 - Sherfield Hill Farm;
 - Land West of Marnel Park; and
 - Housing in Ecchinswell.
- 7.21 Demand sites with larger deficits such as Oak Farm Wash Water and Skates Lane would not meet their total deficit from this single habitat bank and would need to combine with another habitat bank outside the Thames Basin Heaths NCA area.

Supply sites in neighbouring NCAs

- 7.22 The table below includes supply sites that are located within neighbouring NCA's and are subject to additional 0.75 SRM. The table includes Natural England reference, responsible body organisation, the LPA the supply site is located in, and an overview of the unallocated habitats by area and linear metre, categorized by the habitats' distinctiveness value. Supply sites outside of these areas would be subject to additional SRM of 0.5 and are not included within the parameters of this assessment.

Table 8: Total of unallocated habitat areas within local and regional Registered Habitat Banks (subject to 0.75 SRM)

Site Details					Area of Unallocated Habitat by Distinctiveness (ha)					Area of Unallocated Hedgerow by Distinctiveness (km)				Area of Unallocated Watercourse by Distinctiveness (km)	
Reference: Biodiversity Gain Site	Responsible Body	LPA	NCA	Site Size(ha)	Very High	High	Medium	Low	Very Low	Very High	High	Medium	Low	High	Medium
BGS-011025002	Vale of White Horse LPA	Vale of White Horse LPA	Berkshire and Marlborough Downs	13.86		3.82	9.28								
BGS-021025002	Harry Ferguson Holdings Limited	Bromley LPA	North Downs	29.51		21.84	6.94				0.74				
BGS-040725001	West Berkshire LPA	West Berkshire LPA	Chilterns	118.83		3.69	112.63	1.62		1.05	3.53	1.67	0.16		
BGS-041225001	RSK Biocensus Limited	Central Bedfordshire LPA	Chilterns	21.95	8.99	0.76	11.65				0.88				
BGS-060325001	Harry Ferguson Holdings Limited	Waverley LPA	Wealden Greensand	88.14		19.24	57.16								
BGS-060825001	RSK Biocensus Limited	St Albans LPA	Chilterns	25.2			25.3				0.68				
BGS-070225001	Dover LPA	Dover LPA	North Downs	33	2.64	0.89	31.6				3				
BGS-101024005	South Downs National Park LPA	South Downs National Park LPA	South Downs	18.77		11.13	4.95								

Site Details					Area of Unallocated Habitat by Distinctiveness (ha)					Area of Unallocated Hedgerow by Distinctiveness (km)				Area of Unallocated Watercourse by Distinctiveness (km)	
Reference: Biodiversity Gain Site	Responsible Body	LPA	NCA	Site Size(ha)	Very High	High	Medium	Low	Very Low	Very High	High	Medium	Low	High	Medium
BGS-120625003	The Lifescape Project	Buckinghamshire LPA	Chilterns	17.83		4.5	13.32								
BGS-140325001	Dacorum LPA	Dacorum LPA	Chilterns	24.1	13.95		6.37		1.07		0.99				
BGS-140524001	South Downs National Park LPA	South Downs National Park LPA	South Downs	23.82		0.72	22.16					0.83	0.23		
BGS-151124001	Elmbridge LPA	Elmbridge LPA	Thames Basin Heaths	15.15		0.67	4.44				0.29			0.43	0.56
BGS-160425001	RSK Biocensus Limited	Buckinghamshire LPA	Chilterns	4.31			2.65					0.41			
BGS-171225001	HARRY FERGUSON HOLDINGS LTD	Dacorum LPA	Chilterns	28.06		2.56	25.22					0.11			
BGS-220825001	Bracknell Forest LPA	Bracknell Forest LPA	Thames Valley	0.47				0.47							
BGS-270825001	Harry Ferguson Holdings Limited	Three Rivers LPA	Thames Valley	53.53	12.51	16.45	19.66				2.52				
BGS-271025001	RSK Biocensus	Tandridge LPA	North Downs	11.2		1.45	9.74					0.51			
BGS-290224001	South Downs National Park LPA	South Downs National Park LPA	South Downs	31.79		0	19.03					0.81			

Site Details					Area of Unallocated Habitat by Distinctiveness (ha)					Area of Unallocated Hedgerow by Distinctiveness (km)				Area of Unallocated Watercourse by Distinctiveness (km)	
Reference: Biodiversity Gain Site	Responsible Body	LPA	NCA	Site Size(ha)	Very High	High	Medium	Low	Very Low	Very High	High	Medium	Low	High	Medium
BGS-290825001	West Berkshire LPA	West Berkshire LPA	Berkshire and Marlborough Downs	48.35		18.23	28.41					1.1			
BGS-300625001	South Downs National Park LPA	South Downs National Park LPA	South Downs	130.35		15.12	99.68				14.69				
Totals					38.09	121.1	510.19	2.09	1.07	1.05	27.32	5.44	0.39	0.43	0.56

Overview of Supply Site Data

- 7.23 The demand assessment indicated there is a combined total deficit of 510.67 area BUs. Whilst the development proposals consider priority and retained habitats and largely demonstrate these habitats can be retained, there is some unavoidable lost habitat. A large proportion of the deficit in units is low and medium distinctiveness grassland habitat due to the positioning of development parcels within the illustrative concept plans.
- 7.24 The supply assessment demonstrates that there is a sufficient amount of medium distinctiveness grassland habitat to offset low and medium distinctiveness losses. Where high distinctiveness habitat is indicated to be lost (e.g. Oakley Farm) the supply suggests enough high distinctiveness grassland could offset this also.
- 7.25 The supply market relates to area or linear measures for sale rather than units for sale. To provide a general understanding of whether supply can meet demand, an understanding of unit per hectare by distinctiveness is required.
- 7.26 The below table includes the values of area units per hectare based on distinctiveness and assuming a habitat condition target of moderate. Anticipated available units have been derived from the tab D-2 offsite creation within the Statutory Biodiversity Metric.

Table 9: Number of anticipated unallocated BUs by distinctiveness based on broad habitat type grassland and created habitat achieving medium condition.

Distinctiveness	Units per hectare	Unallocated Area (ha)	Anticipated BU available
Low	3.47	2.09	7.25
Medium	6.69	510.19	3,413.17
High	2.77	121.1	335.36
Very High	3.70	38.09	140.93

- 7.27 There are limitations to the above information as there will be site specific variance relating to baseline position, habitat type, difficulty to create, temporal and strategic significance multipliers. However, the results from the supply assessment indicate there is sufficient supply within the adjoining LPA/NCA habitat bank provision to provide units, even accounting for the additional 0.75 spatial risk multiplier applied.
- 7.28 The total anticipated supply of units based on the above limitations is approximately **3,869.72 BU** at the time of writing.

- 7.29 There is a high availability of medium distinctiveness units from the supply sites which can offset medium or low distinctiveness habitat losses from development. The review of supply sites shows presence of high distinctiveness habitat such as lowland deciduous woodland and Traditional orchards and very high distinctiveness habitats of lowland meadows units. High and very high distinctiveness habitats can be used to offset a lower distinctiveness habitat. Further information on the provision and location of supply sites included in the project web map.
- 7.30 The demand assessment indicated there is a total deficit requirement of 510.67 area-based habitat units. Even with considering the spatial multiplier of 0.75 that would need to be applied to habitat units purchased outside NCA or LPA boundaries these figures indicate a good provision of habitat units that could offset the demand for the sites included within the local plan period.
- 7.31 Nevertheless, the absence of any supply site in the borough does mean that local developers will be obliged to meet their off-site BNG demands outside the borough.

BU Costs

- 7.32 Under the biodiversity gain hierarchy there are three options for developers to achieve the required BNG on their development sites
- 7.33 (i) Generate the required biodiversity gains within the development red line boundary;
- 7.34 (ii) If BNG cannot be delivered on site developers may deliver through a mixture of onsite or offsite solutions. This may be via their own offsite provision or purchase of units from the private market (habitat banks); and
- 7.35 (iii) if developers cannot achieve BNG through onsite or offsite solutions, they must purchase statutory biodiversity credits from the government.
- 7.36 The below discusses the typical revenue in sales related to purchase of BUs both from the emerging private market and statutory credits provided by the government.

Statutory Market

- 7.37 Biodiversity credits can also be purchased by a developer or an LPA as well as or instead of creating BU onsite or offsite. The credits are financial contributions which will count towards the mandatory 10% BNG. Biodiversity credits sold by the government are purposely priced high, so they do not undercut BUs that may be available on the private nature market and to ensure the purchase of statutory biodiversity credits is a last resort. For this reason, statutory credits include a spatial risk multiplier (SRM) which essentially doubles the number of statutory credits needed to deliver a BU.

- 7.38 To estimate the costs associated with the purchase of statutory units developers can utilise the statutory credit calculator and costs are included on the government website⁴, Further information is included in table 10 below.

Private Market

- 7.39 The establishing nature market provides a platform for habitat bank providers to sell units to developers that cannot meet the required net gains within their development boundaries.
- 7.40 Costs are beginning to establish based on the type of habitat and distinctiveness, availability and difficulty to create and manage to target condition. Units sold on the nature market are subject to market change and are dependent upon demand, shortage and regional variance.
- 7.41 Typical unit costs associated with the purchase of BUs from the private market is approximately £25,000 - £35,000 per unit for a medium distinctiveness habitat. The below table provides an estimate of unit costs dependent upon distinctiveness and habitat condition. These costs are estimations from market intelligence gathered within the south of England across the sector at the time of writing⁵.

Table 10: Estimated costs per BU and comparison between private market and purchase of statutory credits

Habitat Type	Distinctiveness	Low market cost	High Market Cost	Statutory credits*
Other Neutral Grassland	Medium	£20,000	£30,000	£84,000
Other Woodland, Mixed	Medium	£30,000	£35,000	£96,000
Mixed Scrub	Medium	£25,000	£30,000	£84,000
Pond	Medium	£110,000	£125,000	£250,000

⁴ [Statutory biodiversity credit prices - GOV.UK \(www.gov.uk\)](https://www.gov.uk)

⁵ The BNG Report Pricing & Key Insights February 2026

Habitat Type	Distinctiveness	Low market cost	High Market Cost	Statutory credits*
Lowland Calcareous grassland	High	£35,000	£40,000	£96,000
Hedgerow	Medium	£25,000	£30,000	£88,000
Watercourse/ Ditches	Medium	£90,000	£100,000	£460,000

**The purchase of statutory credits includes a spatial multiplier of 2.0 meaning two statutory credits must be purchased for every 1 BU that must be compensated for.*

8.0 Conclusion

BNG Demand

- 8.1 This assessment makes a desk-based assessment of 19 proposed development sites listed in Basingstoke and Deane Borough Council's draft local plan and neighbourhood plans. These 19 sites have well-defined spatial boundaries. These sites account for the majority of the proposed development. For the largest sites with very extended development timescales, the assessment only considers the amount of development expected in the draft Local Plan period.
- 8.2 The assessment estimates the BNG baseline value of each site and the likely post-development BNG value. The estimate of post-development BNG value takes account of the predicted mix of development types and green spaces. In most cases, illustrative concept plans were available showing the likely footprint of different land uses and protected greenspaces. Where illustrative concept plans were not available, the estimate of BNG value was made on the basis of the proportion of different land uses in the area.
- 8.3 The illustrative concept plans often demonstrate large amounts of open space, and in most instances, particularly larger development proposals, there is sufficient open space provision to meet the Council's policy requirements for multi-functional green space, allotments, play areas and buffer zones.
- 8.4 The output is an estimate of the sites':
- Baseline BNG value, measured in BUs (BU's)
 - Predicted post-development on-site BNG value
 - Shortfall against the 10% BNG target i.e. the offsite 'BNG demand'
- 8.5 Two sites (Bishops Green (policy ESBG3) and Land off Harts Lane (policy B2)) already had existing Statutory Biodiversity Metric information, which was used in lieu of the above method.
- 8.6 Of the 17 sites subject to detailed assessment, the assessment identified that 10% BNG could be achieved within the development boundaries of 6 of the proposed development sites whereas 11 sites could require units to be sourced offsite.
- 8.7 Total deficit and unit demand for the proposed development in the Local Plan period is estimated to be approximately 510 BU's – this does not the two sites noted at paragraph 8.5. The detailed list of sites and their BNG demand is at Table 5.
- 8.8 The demand assessment focuses on habitat area units, since it is likely that hedgerow and watercourse units can, where necessary, be delivered on site.

Watercourse assessment is a specialist topic and at detailed design stages, a more granular assessment will need to be made of impacts on watercourses. This assessment did not identify any potential development sites with a strong prospect of not achieving watercourse net gain.

- 8.9 Some sites are close to achieving the required 10% net gain in habitat units. For these sites more detailed site surveys and refining of development proposals at detailed design stage may reduce adverse impacts, and increase net delivery of BU in green spaces.
- 8.10 At planning application stage, the choice of red line boundary may remove designated SINCS and priority habitats that would not be affected by development. This will reduce the BNG baseline position. As these habitats are already likely to be in a moderate or good condition their BU uplift through enhancement is likely to be minimal. Thus, removing these areas from the red line may also significantly reduce the BNG deficit.
- 8.11 Where development sites have a low baseline value e.g. approximately 2 to 2.5 BU's per hectare, they can usually achieve the mandatory 10% net gain on site.
- 8.12 However, development on sites with a baseline value above 3 BU per hectare, tend to have a greater impact in terms of lost BUs. Furthermore, these sites have more difficult enhancing BNG due to adverse time and difficulty multipliers within the Statutory Biodiversity Metric that apply to higher distinctiveness units. Sometimes this is due to large areas of priority habitat and/or SINCS within the development boundary – as noted above, at planning stage this may be mitigated through a review of the development boundary and exclusion of SINCS or areas of priority habitat from within the development proposals.
- 8.13 Thus, the estimate of a total BNG demand of 510 habitat area units from development on these 17 sites in the Local Plan period is likely to over-estimate the demand from actual planning applications. However, there will be other development within the Local Plan period on sites where spatial locations are not yet identified and from windfalls. The estimated BNG demand of 510 units is a reasonable working proposition until further detailed design work takes place on some of the most significant development proposals.
- 8.14 Much of the shortfall in BU provision is medium distinctiveness grassland habitat.

Supply Assessment

- 8.15 If developers need to purchase off-site BUs, they must use Natural England-registered habitat banks. If buying units from habitat banks within the same LPA or National Character Area (NCA) as the development, the purchase carries no spatial

risk multiplier (SRM) penalty. However, if buying at a greater distance, the purchase carries a greater SRM, meaning effectively a greater amount of land has to be allocated at the habitat bank to provide the required number of BUs. This will usually result in a greater cost to the habitat bank being passed on to the developer.

- 8.16 As at February 2026, there were no Natural England-registered habitat banks within the LPA boundary.
- 8.17 One habitat bank is located within the Thames Basin Heaths National Character Area and could help offset, without SRM penalty, some of the collective BNG deficit for 6 of the draft Local Plan sites that have an offsite demand and are located within the part of the borough that is within the Thames Basin Heaths NCA (the northern part of the borough).
- 8.18 As at February 2026, there were a further 19 registered habitat banks in adjoining LPAs and/or NCA's. Collectively these sites have a high amount of medium distinctiveness grassland BUs available for purchase and could offsite the deficit for all the remaining sites within the draft Local Plan even taking account of the spatial risk multiplier.
- 8.19 Nevertheless, the absence of a registered habitat bank in the borough is a missed opportunity for a local landowner / manager to support the Local Plan development process and deliver BNG more locally.
- 8.20 Cost analysis reviewed the price of BUs within the south of England based on available industry information at time of writing. Assuming the demand for units (approximately 510 BU) is primarily for medium distinctiveness grassland whose typical cost is about £25,000 per BU, the total market value of the offsite demand would be more than £12 million.

Next Steps

- 8.21 This assessment is based on a desk-based analysis of the baseline habitats and proposed development scenarios. Further information gathered from ecological site visits and detail design development will provide a greater level of accuracy regarding the anticipated post development BNG situation. The council may also review development areas to reduce and/or amend red line areas to omit designated areas such as SINC's where high value habitat inflates the current baseline position, whilst still providing policy clarity that these high value assets must be protected and enhanced during development. Several sites indicate a high baseline position and a large shortfall in BNG is predicted including Oakley Farm Wash Water. A detailed UK habitat Site Survey and masterplanning exercise is most likely to improve the confidence and accuracy of the estimate of post-development BNG demand.

- 8.22 The assessment of supply within habitat banks in adjoining LPAs and National Character Areas shows there is currently sufficient supply of suitable types and quantities of BUs to offset the predicted demand from draft Local Plan sites within this local plan period.
- 8.23 However, there are no habitat banks within the Borough boundary and only one habitat bank can supply units to the 6 potential development sites that sit in the northern part of the borough covered by the Thames Basin Heaths NCA without incurring additional spatial risk distance multiplier costs that apply when sourcing BU outside the immediate LPA or NCA boundary.
- 8.24 Even this habitat bank has a relatively limited supply of BU's. For development sites in the south part of the borough, covered by the Hampshire Downs NCA, there are no registered habitat banks currently available to offset without the SRM cost penalty. In addition, there are no registered Habitat Banks, at time of writing, within the wider LNRS boundary for Hampshire. should the Government decide that LNRS boundary can also be used to offset BNG development demand with no SRM.
- 8.25 The Council may look to create its own habitat bank for the delivery of units within the LPA and, if so, should consider the creation of a mix of medium distinctiveness habitat types but with a strong lean to medium or high distinctiveness grassland units.
- 8.26 Habitat banks must be legally secured through either a Conservation Covenant or a Section 106 Agreement. At present, the majority of habitat banks registered on the Natural England Register are secured via Conservation Covenants; legally binding agreements between the landowner and a designated Responsible Body.
- 8.27 For the Council to establish a Council-run habitat bank, it will need to work with a willing Responsible Body (or Bodies) to agree the terms of the arrangement and secure a Conservation Covenant for the proposed habitat bank. It will also need to review resources to ensure sufficient expertise, equipment and resource is available to deliver the require habitat enhancement and long-term management on a council managed habitat bank.
- 8.28 The Council could also engage with private landowners who may be interested in establishing habitat banks within the borough. This would help facilitate the provision of BUs within the LPA area and create a local source of units to support development needs.

Appendix A: Glossary

Term	Definition
Areas of Particular Importance for Biodiversity (APIB)	Locations already recognised as biodiversity-rich, forming the core of the ecological network. They represent habitats of existing high conservation value and are central to the strategic approach of the LNRS.
Areas that Could Become of Particular Importance for Biodiversity (ACB)	Areas with strong potential for habitat creation or enhancement and could become biodiversity-significant if appropriate nature recovery measures are implemented. They represent future opportunity zones for strategic nature recovery.
Statutory Biodiversity Credits	Government credits purchased only when on-site and registered off-site options cannot achieve BNG. Intentionally priced high and requiring purchase at a 2:1 ratio.
Biodiversity Net Gain (BNG)	A legally mandated requirement for development in England, whereby proposals seeking planning permission must demonstrate a minimum 10% net increase in biodiversity provision compared with the pre-development biodiversity baseline position (except for those developments that are exempt).
Biodiversity Units (BUs)	The 'currency' of the Statutory Biodiversity Metric used to calculate the biodiversity value of an area of land pre and post development.
Buffer Planting	Vegetated zones (woodland, scrub, grassland) used to protect sensitive habitats, screen development and improve ecological connectivity, as guided by the Supplementary Planning Documents.
Condition (Habitat Condition: Poor, Moderate, Good)	A statutory quality classification of habitats: Poor (degraded/low value), Moderate (some structure/diversity) and Good (species-rich, well-functioning, high ecological value).
Development Boundary (Red Line Boundary)	The boundary submitted for planning; defines the area used for all baseline and post-development calculations.
Distinctiveness (Habitat Distinctiveness)	Metric classification of habitat ecological importance, strongly influencing Biodiversity Unit values and trading requirements.
Green and Blue Infrastructure (GBI)	A connected network of green and blue spaces supporting biodiversity, recreation, water management and climate resilience.

Term	Definition
HabiTEP (TEP's Habitat Modelling Tool)	TEP's in-house geospatial modelling tool that combines ordnance survey and ecological datasets to estimate baseline habitats and biodiversity unit values.
Hedgerow Units	BUs calculated for hedgerows.
Housing Density (dph – dwellings per hectare)	Net density applied to “residential-only” land (curtilages, streets, immediate amenity). Excludes buffers, landscape structure planting, SuDS, woodlands and parks.
Illustrative Concept Plan	A preliminary proposal that shows indicative development parcels, open space and habitat areas.
Local Nature Recovery Strategy (LNRS)	A statutory strategy identifying ecological priorities and mapped areas (APIB/ACB) where habitat creation or enhancement provides increased ecological strategic benefit.
Mitigation Hierarchy	The required sequence of addressing biodiversity impacts: avoid, minimise, restore, and finally compensate off-site.
Multi-Functional Green Space (MFGS)	Open space providing recreation, amenity and biodiversity functions, including parks, natural greenspace, corridors, buffers and informal recreation areas.
National Character Area (NCA)	Landscape zones defined by Natural England; relevant to BNG spatial rules (e.g., avoiding spatial multipliers when sourcing off-site units).
Nature Market	The emerging environmental investment market through which BUs are bought and sold. Includes private habitat banks, landowners and conservation organisations who create or enhance habitat to generate units that developers can purchase when on-site BNG delivery is insufficient. Prices vary according to habitat type, distinctiveness, condition, demand and regional availability.
Off-Site Provision	Habitat creation or enhancement outside the development boundary used to achieve BNG where on-site measures are insufficient.
Priority Habitat Inventory (PHI)	Nationally important habitat types carrying higher distinctiveness values, often constraining uplift potential in BNG modelling.
Regulation 18 (Draft Local Plan Stage)	The early consultation stage in Local Plan preparation where draft allocations and policies are published for public and stakeholder input.

Term	Definition
Registered Offsite Biodiversity Gain Sites (ROBGs)	Natural England-registered habitat creation/enhancement site (commonly referred to as a habitat bank) that generates BUs that can be sold to meet an onsite demand where BNG cannot be achieved within the development boundary.
Responsible Body	Responsible Bodies are designated by the Department for Environment, Food and Rural Affairs (Defra) and must be a local authority, a public body or charity, whose main purpose relates to conservation, or an organisation other than a public body or charity, where some of its main activities relate to conservation.
Site of Importance for Nature Conservation (SINCs)	Locally designated wildlife sites containing habitats or species of significant value.
Statutory Biodiversity Metric	Evaluates and calculates habitat value based on type, area, distinctiveness, condition and strategic significance.
Spatial Risk Multiplier	A multiplier applied when off-site units are purchased from outside the relevant LPA or NCA. Multiplier of 0.75 (ratio of 1:1.333) is applied when purchase from neighbouring areas and multiplier of 0.5 (double the amount of units is required) is applied when purchased further afield.
Units per Hectare (UPH)	BUs present within 1ha area of land
Watercourse Units	Metric units assigned to rivers, streams, ditches and other linear water habitats.

Appendix B: Habitat Bank Search Data (Provided separately to this report TEP ref: X11476.004)



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