

Growing Baldock

Biodiversity Net Gain Assessment



October 2025

Urban&Civic

Hertfordshire



Biodiversity Net Gain Assessment: *Baldock, Hertfordshire*

Technical Note

Project: 21.0045 **Ref:** BMD.21.0045.RPE/TN.805.-.Biodiversity Net Gain Assessment

Subject: Biodiversity Net Gain **Date:** September 2025

Status: PLANNING **Rev:** -

Originated
JW

Technical reviewed
JW

Approved
JP

BACKGROUND

Bradley Murphy Design Ltd. (BMD) was commissioned by Urban&Civic plc in July 2025 to undertake an biodiversity net gain (BNG) assessment of their site: Baldock, Hertfordshire —hereafter referred to as ‘the Site’. The Site is approximately centred on national grid reference: TL 25319 34539. A plan depicting the Site’s location is provided in the Appendix. Plans and Meta data supporting the assessment are provided in the appendix.

Declaration of compliance with professional code of ethics or conduct

The information which we have prepared and provided is true and has been prepared and provided in accordance with the Chartered Institute of Ecology and Environmental Management’s Code of Professional Conduct. We confirm that the opinions expressed are our true and professional bonafide opinions.

All reasonable efforts have been made to comply with current legislation and best practice, including BS 42020:2013, the Environment Act 2021 (Schedule 7A: Biodiversity Gain), the National Planning Policy Framework (2025), CIEEM EcIA Guidelines (2018), and relevant Natural England guidance.

1. INTRODUCTION

1.1 Proposed Development

1.1.1 Outline planning application with all matters reserved except for means of highway access into the development from the A505, North Road, Clothall Road, for up to 3,200 homes, up to 16ha of employment, waste and leisure infrastructure, mixed use local centre, up to 1 secondary school, up to 2 x primary schools, up to 1 SEND school, health hub, green infrastructure (including parks, formal sports provision, play, habitat areas, informal open space and structural planting), internal street network, access junctions and railway crossing, public transport infrastructure, pedestrian/cycle network (including PRow diversions, active travel routes, mobility hubs and crossing of the railway), utilities and drainage infrastructure (including diversions of existing and provision of new infrastructure, pumping stations, sustainable drainage, primary substations, rising main/strategic sewer and renewable energy infrastructure), ground remodelling/earthworks and any necessary demolitions.

1.2 Landscape Context

- 1.2.1 The Site is approximately 220 ha in total however is largely dissected by a railway running east west through the middle of the Site effectively creating a northern and southern portion of the Site. The northern area comprises approximately 143 ha. The southern area comprises approximately 76 ha.
- 1.2.2 The northern area of the Site is located within the north of Hertfordshire, approximately 7.6 km north of the borough of Stevenage, at the north-eastern extent of the market town of Baldock. The Site is dissected by the Cambridge Train Line which splits the Site into a northern and southern area. Two small sections of the railway line, however, fall within the northern section of the Site, partially connecting to the southern area of the Site.
- 1.2.3 The train line running through the centre of the Site borders the northern area of the Site to the south, with two small sections of the railway line falling within the northern section of the Site; North Road to the west and chiefly agricultural land to the north and east. Several residential avenues, pathways, gardens and homes are also present within the vicinity of the Site boundaries, particularly along the southwest border of the Site.
- 1.2.4 The Bygrave Road runs southwest-northeast within the centre of the northern area of the Site, dividing arable farmland. Multiple footpaths run within the north Site's boundaries, connecting to North Road, Bygrave Road and multiple residential pathways. There are also some urban features within the Site, such as the roundabout connecting the B656 and A505 to the northeast of the Site. The surrounding landscape, with the exception of the town of Baldock to the southwest, has a commensurate character to that within the Site: agricultural land, chiefly arable, interspersed by residential pockets, roads and hedgerows. The residential areas surrounding the

Site are all primarily associated to the town of Baldock situated to the southwest of the Site and the village of Bygrave approximately 1 km northeast of the Site.

- 1.2.5 In the southern area of the Site the A505 (Royston Road) borders the Site from the south to the northeast; the Cambridge Train Line to the north; Wallington Road to the west and the Ashville Trading estate at the northwest border—several residential avenues, gardens and homes are also present within the vicinity of the Site boundaries.
- 1.2.6 The A507 (Clothall Road) runs southwest-southeast along the southern section of the Site, dividing arable farmland within the Site. Multiple footpaths run within the southern areas boundaries, connecting to the B656, Wallington Road and multiple residential areas. There are also some urban features within the Site, such as the roundabout connecting the B656 and A505 to the northeast of the southern area. The surrounding landscape, with the exception of the town of Baldock to the southwest, has a commensurate character to that within the Site: agricultural land, chiefly arable, interspersed by residential pockets, roads and hedgerows. The residential areas surrounding the Site are all primarily associated to the town of Baldock situated to the southwest of the Site and the village of Bygrave approximately 1.3km northeast of the Site.
- 1.2.7 Considering the outlined above contextual features regarding the Site and its surrounding landscape, while there is some overland connectivity of the Site to its adjacent habitats, particularly from the north, the presence of multiple dispersal barriers within the vicinity, including highways and rail lines, is deemed to leave dispersal capacity of terrestrial fauna to/from the Site as moderate. It is further estimated that more mobile species, such as bats, birds, and insects, would be more readily able to commute to the Site from surrounding habitats.

1.3 Historical Context

- 1.3.1 Readily available historic aerial imagery and maps indicate that the Site has largely remained in its current state of arable land with the surrounding landscape largely being used for agricultural purposes since at least the late 18th century. The surrounding landscape has also remained largely unchanged from its 19th century landscape character, with the exception of localised urban expansion of inhabited areas surrounding the Site; most notably the town of Baldock and city of Letchworth to the southwest, the town of Stotfold to the northwest. The surrounding habitats have also seen changes with the removal of woodland parcels for further agricultural land occurring throughout the 19th century.

1.4 Ecological Context

- 1.4.1 The assessment is underpinned by an extensive evidence base, drawing upon ecological survey work undertaken between 2015 and 2025. This includes baseline habitat and botanical surveys, protected species surveys (covering bats, breeding and wintering birds, and reptiles), designated site assessments, ecological verification studies, and strategic mitigation planning. The most recent update to the ecological baseline was undertaken in May 2024 through a formal Verification Assessment walkover.

- 1.4.2 The following reports have been produced associated with the Site:
- BMD.21.0045.RPE/P1.801.A.-Ecology – Preliminary Ecological Appraisal (BMD, 2025)
 - BMD.21.0045.RPE-P2.804.A.Eco Assessment – Phase 2 (BMD, 2025)
 - BMD.21.0045.RPE-TN.806.EcoHeadlines
 - BMD.21.0045.RPE-P2.808.Nocturnal Bats (BMD, 2025)
 - BMD.21.0045.RPE-TN.807.A.Verification Assessment – Verification of Habitat Condition and Botanical Interest (BMD, 2025)
 - BMD.21.0045.RPE-TN.810.A.Corn Bunting Mitigation Sites – Assessment of Corn Bunting Mitigation Sites (BMD, 2025)
 - BMD.21.0045.RPE.MP.809.A.EMP – Ecological Management Plan (EMP) (BMD, 2025)
 - BMD.21.0045.RPE-P2.814.Eco Assessment – Phase 2: Further Ecological Assessment (BMD, 2025)
- 1.4.3 In addition to BMD's technical reporting, earlier survey data by other consultancies were reviewed, including:
- Ecus (2016) – Preliminary Ecological Appraisal (on behalf of Hertfordshire County Council)
 - WYG (2017) – Corn Bunting and Farmland Bird Reports
 - Ecus (2019–2020) – Updated Ecological Appraisals, Bat Activity Reports, and Reptile and Corn Bunting Surveys for Baldock North and South-East
- 1.4.4 Together, these documents provide a robust, up-to-date understanding of the Site's ecological baseline and its context within the wider landscape. The Chapter is structured in accordance with the Chartered Institute of Ecology and Environmental Management (CIEEM) Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater, Coastal and Marine (2018), and with reference to BS 42020:2013 Biodiversity – Code of Practice for Planning and Development, BS 8683:2021 Biodiversity Net Gain – Design and Implementation, and relevant national planning policy and legislation, including the Environment Act 2021 and the Conservation of Habitats and Species Regulations 2017 (as amended).

2. BASELINE

- 2.1.1 The results of the BNG assessment, in relation to the baseline condition of the Site in 2022, are set out below with supporting photographs appended to this report. Condition assessments are informed by the Phase 1 Ecological Assessment and review of existing information collated by various ecological surveys and assessments. The condition assessments for the Site are provided in:
- BMD.21.0045.RPE/P1.801.A.Ecology.
- 2.1.2 A map depicting the distribution of the baseline habitats on Site are provided in the Appendix of this report, Ref BMD.21.0045.DRE.901.
- 2.1.3 The Site comprises a series of agricultural fields, notably arable, with areas of improved grassland fields. Other habitats within the Site include deciduous woodland, poor semi-improved grassland, semi-improved neutral grassland, various hedgerows, scattered trees, scattered/dense scrub, ruderal, amenity grassland, buildings, hardstanding, bare ground and a Local Wildlife Site (LWS) (Bygrave Road).
- 2.1.4 A number of public right of ways (PRoW) are present within the Site. Owing to the presence of these well-used PRoW's and general high levels of agricultural and pedestrian activity within the Site and the immediate vicinity, it is considered that disturbance levels are relatively high within the peripheries of the Site in particular with some activity associated with agricultural practice concentrated in the arable fields.
- 2.1.5 A verification site visit was undertaken in 2023 and 2024 (BMD.21.0045.RPE-TN.807.A.Verification Assessment – Verification of Habitat Condition and Botanical Interest (BMD, 2025) & BMD.21.0045.RPE-P2.814.Eco Assessment – Phase 2: Further Ecological Assessment (BMD, 2025))
- 2.1.6 As per best practise the recorded baseline is as per the initial walkover recorded in 2022.
- 2.1.7 All area habitats relevant to the BNG are captured and described in BMD.21.0045.RPE/P1.801.A.Ecology.

3. BIODIVERSITY NET GAIN

3.1 Biodiversity Net Gain

3.1.1 Biodiversity Net Gain is defined as:

- “Development that leaves biodiversity in a better state than before, and an approach where developers work with local governments, wildlife groups, landowners and other stakeholders in order to support their priorities for nature conservation”. (Baker et al., 2019)

3.1.2 Previously, various percentage targets are used across the country and in schemes such as BREEAM, it is noted that there is no consistent agreed target percentage gain at either national or local level. However, as of November 2021, The Environment Act 2021 states under Schedule 14 that provision are to be made “for biodiversity gain to be a condition of planning permission in England.” (HM Government 2021). A minimum 10% net gain is now mandatory (as of February 2024).

3.1.3 In England, biodiversity net gain (BNG) is mandatory under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021).

3.1.4 Developers must deliver a biodiversity net gain of 10%. This means a development will result in more or better quality natural habitat than there was before development.

3.2 National Planning Policy Framework 2025 (NPPF)

3.2.1 The NPPF places strong emphasis on achieving net gain in all developments (not just ‘no net loss’) through the planning systems purpose of achieving sustainable development (HM Government 2025). The NPPF notes three overarching objectives to achieve sustainable development and opportunities to be taken to secure net gain in each. The environmental objective relates to biodiversity:

- “to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy” (HM Government 2025).

3.2.2 As set out in ‘Section 5. Conserving and enhancing the natural Environment’ of the Framework:

- “development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate” (HM Government 2025b, paragraph 180(d)).

3.3 Phased Development and NPPF Guidance

- 3.3.1 The NPPF also recognises that large-scale strategic allocations such as Baldock will often be brought forward in phases over an extended build-out period. Paragraphs within the Planning Practice Guidance (PPG), which sits alongside the NPPF, emphasise that where developments are phased, biodiversity outcomes must be secured across all phases to ensure delivery of measurable net gain. This requires each phase to demonstrate compliance with the mitigation hierarchy, integration of biodiversity enhancement into design, and alignment with the overall Green Infrastructure and BNG strategy for the Site. In practice, this means that BNG calculations and management commitments will be applied iteratively at Reserved Matters stage for each development parcel, but always within the framework of the outline BNG Strategy to ensure that the minimum 10% net gain is achieved and sustained at Site-wide scale. This approach accords with national policy by ensuring that phased delivery does not dilute ecological outcomes, and that biodiversity enhancements are secured early and maintained throughout the lifetime of the scheme.

3.1 Biodiversity Net Gain Good Practice

- 3.1.1 In 2016 (Baker, 2016) a set of Good Practice Biodiversity Net Gain Principles were defined and underpin the current best practice guidance for development (Baker *et al.*, 2019). These principles are:
- Principle 1: Apply the mitigation hierarchy;
 - Principle 2: Avoid losing biodiversity that cannot be offset elsewhere;
 - Principle 3: Be conclusive and equitable;
 - Principle 4: Address risk;
 - Principle 5: Make a measurable net gain contribution;
 - Principle 6: Achieve the best outcomes for biodiversity;
 - Principle 7: Be additional;
 - Principle 8: Create a net gain legacy;
 - Principle 9: Optimise sustainability; and
 - Principle 10: Be transparent.

4. APPROACH

4.1 Overview

- 4.1.1 This assessment is being completed in accordance with the Good Practice Biodiversity Net Gain Principles set out in Section 4.
- 4.1.2 Details of the approach used to determine the baseline biodiversity conditions at the Site and predicted biodiversity net gain of the Site are documented below.
- 4.1.3 The Site was subject to a habitat survey during 2022. Verification surveys have taken place from 2022 onwards.
- 4.1.4 This biodiversity net gain assessment uses the Statutory Biodiversity Metric in line with best practice owning to protected species being present on Site.

4.2 BA3 Options

- 4.2.1 The Site comprises several distinct development parcels, reflecting the allocations in the North Hertfordshire Local Plan and the wider Outline Planning Application (OPA) boundary. These include:
 - BA1 North of Baldock – arable farmland north of the railway, bounded by North Road and Bygrave Road.
 - BA2 Land to the south of Clothall Road – a mix of grazing paddocks and arable land.
 - BA3 Land to the east of Baldock – arable farmland and unmanaged raised land adjacent to Clothall Common, with potential for education and residential uses.
 - BA10 Royston Road, Baldock – arable farmland and grazing pastures between the railway and Royston Road.
 - Urban Open Land – east of Walls Field, designated as Strategic Green Space under the Neighbourhood Plan.
 - Walls field (Scheduled Monument) – part of the OPA boundary, currently arable land but of high archaeological significance.
 - Land to the west of North Road – a small HCC-owned parcel adjacent to Ivel Springs LNR.
- 4.2.2 Of these areas, BA3 is subject to particular uncertainty, as three different development scenarios remain under consideration:
 - Option 1: Relocation and expansion (up to 12FE) of Knights Templar School to BA3, together with a SEND school and secondary school.
 - Option 2: Expansion of Knights Templar School on its existing site (up to 10FE), with BA3 accommodating a SEND school and c. 250 residential units.
 - Option 3: Provision of an additional secondary school (up to 5FE) on BA3, together with a SEND school, secondary school and c. 90 residential units.

4.2.3 For the purposes of this BNG assessment, Option 2 has been treated as the reasonable worst-case scenario. This is because the inclusion of c. 250 residential units is anticipated to result in the greatest extent of hardstanding and associated habitat loss, as compared with Options 1 and 3. Selecting this option ensures that the BNG calculations presented herein adopt a precautionary approach, demonstrating that a measurable net gain can be achieved even under the most land-take intensive scenario.

4.2.4 It is recognised that the detailed balance of land uses within BA3 may evolve through future planning applications and reserved matters submissions. At those later stages, updated BNG calculations will be undertaken to reflect the final scheme design. However, by applying the statutory metric to the worst-case scenario at OPA stage, this assessment provides assurance that the scheme is capable of delivering at least a 10% net gain across the Site as required by the Environment Act 2021, regardless of which option for BA3 ultimately comes forward.

4.3 Approach to Phased Development

4.3.1 The Baldock allocation is a large-scale, strategic site that will be delivered in phases over an extended build-out period. National policy (NPPF 2025, supported by the PPG) makes clear that for phased developments biodiversity outcomes must be secured across all stages to ensure delivery of measurable net gain, with each phase contributing towards the overall site-wide target.

4.3.2 To reflect this, the BNG strategy for Baldock has been designed as a site-wide framework, underpinned by the Green Infrastructure Strategy and the Parameter Plan, with mechanisms in place to secure BNG delivery as detailed parcels come forward. At the Outline Planning Application (OPA) stage, an illustrative metric calculation has been prepared to demonstrate that a minimum 10% net gain can be achieved at the site-wide scale. This calculation adopts precautionary assumptions, including the reasonable worst-case scenario for BA3 (Option 2: Knights Templar expansion on its existing site with BA3 accommodating SEND school and c.250 residential units). This option represents the highest predicted proportion of hardstanding and associated habitat loss. By testing the worst-case scenario, the OPA provides assurance that the 10% requirement can be achieved regardless of which option for BA3 is ultimately taken forward.

4.3.3 At Reserved Matters stage, each development phase will be supported by a phase-specific BNG Plan, which will include:

- An updated baseline habitat survey for that phase;
- A revised statutory metric calculation reflecting detailed design and landscape proposals;
- A phase-level Habitat Management and Monitoring Plan (HMMP) setting out prescriptions, target conditions, and monitoring; and
- A summary of cumulative site-wide progress to demonstrate how the 10% net gain target is being maintained across the scheme as a whole.

4.3.4 While it is recognised that individual phases may not each deliver a 10% net gain in isolation, the strategy ensures that the cumulative total across all phases will exceed the statutory requirement. To maintain accountability, a BNG Tracking Schedule will be maintained throughout the life of

the development, providing transparency on how units are being delivered, enhanced, and maintained across the Site.

- 4.3.5 The delivery of BNG will be embedded in the site-wide Ecological Management Plan (EMP) and the Design Code, ensuring that habitat creation and enhancement align with the Green Infrastructure Strategy. Key typologies include species-rich grasslands, wildflower meadows, SuDS basins and swales, broadleaved woodland, scrub mosaics, hedgerow networks, and wetland corridors. These multifunctional habitats will deliver both biodiversity outcomes and placemaking benefits.
- 4.3.6 The phased approach ensures that measurable biodiversity gains are not diluted over the lifetime of the project, with early delivery of green infrastructure and off-site mitigation (e.g. corn bunting measures) providing continuity of ecological value. This framework provides confidence to decision-makers that the statutory 10% net gain can be secured at outline stage and sustained across the full delivery programme.
- 4.3.7 As the development progresses, each individual phase will be assessed to demonstrate how it contributes towards the delivery of the overall site-wide BNG target. However, it is explicitly recognised that isolated parcels are not required to achieve a standalone 10% net gain in their own right; compliance will instead be measured cumulatively, with the overarching strategy ensuring that the statutory 10% net gain is secured and maintained across the Site as a whole.

4.4 Biodiversity Net Gain

- 4.6.1 The quantitative assessment for this biodiversity gain plan uses the Statutory Biodiversity Metric to provide a transparent and replicable numeric value of biodiversity before and after enhancement. The metric only considers habitats and does not take protected and notable species into account.
- 4.6.2 The values take a number of habitat attributes into consideration, these are displayed below within Table 4.1. These habitat attributes are either pre-populated by the Statutory Biodiversity Metric parameters or determined by information available on the pre-development baseline habitats or the post-development predicted habitats and professional judgement.

Table 4.1 The Statutory Biodiversity Metric habitat attributes and pre-populated status

Habitat Attribute	Pre-populated Status
Area or length	Determined by available information and professional judgement
Distinctiveness	Distinctiveness is a measure based on the type of habitat and its distinguishing features. Professional survey is required to determine habitat type. The biodiversity metric tool automatically assigns distinctiveness category to selected habitats.
Condition	Determined by available information and professional judgement using the metric condition assessments

Habitat Attribute	Pre-populated Status
Strategic significance	Determined by available information and professional judgement
Time to target condition	Determined by metric parameters
Difficulty to create/restore	Determined by metric parameters

4.6.3 An overview of the Statutory Biodiversity Metric principles, rules and key components are described in the following sections.

4.7 Area Habitats, Linear Features & Point Features

4.7.1 Area habitats such as 'modified grassland' are measured in hectares within the Statutory Biodiversity Metric, while linear features such as 'Native hedgerow' are measured in metres. The only point features included in the metric are trees, e.g. 'Urban tree', these are measured in hectares based on their tree canopy, calculated using the 'Tree helper' tool of the Statutory Biodiversity Metric.

4.7.2 Linear features are divided into 'Hedgerows' and 'Watercourses' and are dealt with separately in the metric. Hedgerows are included within this biodiversity net gain assessment of the Site.

4.7.3 The area of a watercourse may be recorded in the area module as the category 'watercourse footprint'. There are no biodiversity units associated with this category and all biodiversity units generated by watercourses are reported within the watercourse tab.

4.7.4 Point features such as 'Urban tree' are allocated size categories which are then summed and calculated as a canopy area in hectares. Table 4.2 displays these size classes and area equivalents below, further information can be found within the Statutory Biodiversity Metric User Guide (Department for Environment, Food and Rural Affairs, 2025). The biodiversity metric uses set values to represent the area of trees depending on their diameter at breast height. This value is a representation of canopy biomass, and is based on the root protection area formula, derived from BS 5837:2012. The metric will:

- Account for each individual tree within a group or block of trees;
- Record the habitat underneath the tree canopy separately;
- Not reduce any area generated by the tree helper;
- Not deduct the area of individual trees from other habitats; and
- Make clear in the user comments how many trees contribute towards the total area.

4.7.5 'Individual tree' area is not added onto the total site area, as these point features are treated as a secondary layer that sits above the total site area on the ground. However, the biodiversity value provided by the 'Individual tree' area is added onto the total site biodiversity value.

Table 4.2 Tree size classes and area equivalents (DEFRA, 2025)

Size	Diameter at Breast Height (cm)	Metric area Equivalent (ha)
Small	7-30	0.0041
Medium	31-60	0.0163
Large	60-90	0.0366
Very large	90	0.0765

4.7.6 Habitat distinctiveness is allocated as one of five possible categories, these categories are automated within the Statutory Biodiversity Metric. Table 4.3 below displays the distinctiveness categories, scores and criteria, further information can be found within the Statutory Biodiversity Metric User Guide (Department for Environment, Food and Rural Affairs, 2025).

Table 4.3 The Statutory Biodiversity Metric distinctiveness categories, scores and criteria (DEFRA 2025).

Distinctiveness	Score	Criteria
Very High	8	<i>"Priority Habitats as defined in Section 41 of the Natural Environment and Rural Communities (NERC) Act that are highly threatened, internationally scarce and require conservation action. Small amount of remaining habitat with a high proportion unprotected by designation. Endangered or Critical European red list habitats."</i>
High	6	<i>"Priority Habitats as defined in Section 41 of the NERC Act requiring conservation action. Remaining Priority Habitats not in very high distinctiveness band & other red list habitats."</i>
Medium	4	<i>"Semi-natural habitats not classed as a Priority Habitat but with significant wildlife benefit e.g., mixed scrub. One Priority Habitat (arable field margins)."</i>
Low	2	<i>"Habitat of low biodiversity value e.g. temporary grass and clover ley. Agricultural and Urban land of lower biodiversity value."</i>
Very Low (hedgerow)	1	<i>"Little or no biodiversity value."</i>
Very Low (area & watercourse)	0	<i>"Little or no biodiversity value."</i>

4.8 Habitat Condition

4.8.1 Habitat condition is allocated as one of seven possible categories. These categories are determined by information available on the pre-development baseline habitats or the post-development predicted habitats. Professional judgement is used to interpret the information available and applied when using the habitat condition assessment sheets when assessing whether a habitat meets or fails condition criteria set out by the Statutory Biodiversity Metric.

4.8.2 These condition criteria are specific to each habitat type, further information can be found within the Statutory Biodiversity Metric User Guide and accompanying condition sheets (Department for Environment, Food and Rural Affairs, 2025). Where the same habitat types occur within the Site but have different condition categories, they have been assessed separately within the metric. Table 4.4 below displays the condition categories and scores.

Table 4.4 The Statutory Biodiversity Metric condition categories and scores (DEFRA, 20254)

Condition	Score
Good	3
Fairly Good	2.5
Moderate	2
Fairly Poor	1.5
Poor	1
Condition Assessment N/A	1
N/A - Other	0

4.9 Irreplaceable Habitats & Very High Distinctiveness Habitats

4.9.1 Irreplaceable habitats are defined as:

- “Habitats which would be technically very difficult (or take a very significant time) to restore, recreate or replace once destroyed, taking into account their age, uniqueness, species diversity or rarity. They include ancient woodland, ancient and veteran trees, blanket bog, limestone pavement, sand dunes, salt marsh and lowland fen.” (NPPF, 2025).

4.9.2 Due to the nature of irreplaceable habitats, their biodiversity value cannot be quantified and therefore these habitats are dealt with separately within the Statutory Biodiversity Metric. Irreplaceable habitats (as provided for in secondary legislation for BNG) do not have a BNG requirement as they are too valuable to be compensated for. As such, any losses to irreplaceable habitats cannot be calculated by the biodiversity metric tool and they are removed from the baseline. An inventory of these habitats is compiled within the ‘Irreplaceable Habitats’ tab of the metric, where bespoke compensation agreed with the relevant consenting body is detailed. However, it should be noted that any impact on an irreplaceable habitat is strongly advised against, as bespoke compensation will only be agreed upon in exceptional circumstances.

4.9.3 Very high distinctiveness habitats (VHDH) are defined as:

- “VHDH are highly threatened, internationally scarce habitats which require conservation action. Impacts to these habitats should be avoided in line with planning policy.” (DEFRA, 2025).
- These habitats were described in further detail within the previous BNG guidance and include:
 - “Priority Habitats as defined in Section 41 of the Natural Environment and Rural Communities (NERC) Act that are highly threatened, internationally scarce and require conservation action, for example blanket bog.
 - Small amount of remaining habitat with a high proportion unprotected by designation.
 - Critically Endangered European Red List habitats.” (Panks et al. 2023c).

4.9.4 Similarly to irreplaceable habitats, the very high distinctiveness nature of these habitats is difficult to quantify and therefore these habitats also require bespoke compensation within the Statutory

Metric Biodiversity Metric. VHDH are included within the main 'Baseline, Enhancement & Creation' tabs of the metric. Impact on or creation of these habitats will require comprehensive compensation or justification to satisfy the relevant consenting body.

- 4.9.5 Refer to The Biodiversity Metric 4.0 User Guide – Technical Annex 2 (Panks et al. 2023c) for a full list of VHDH.

4.10 Metric Principles & Rules

- 4.10.1 The Statutory Biodiversity Metric may be used to carry out assessments of biodiversity net gain and inform plans and decision making if the metric principles and rules are adhered to. Table 4.5 below lists the principles and rules of the Statutory Biodiversity Metric. Further details of these principles and rules can be found within the Statutory Biodiversity Metric User Guide (DEFRA, 2025).

Table 4.5 The Statutory Biodiversity Metric principles and rules (DEFRA, 2024)

Principles	
1	"The metric assessment should be completed by a competent person."
2	"The use of this biodiversity metric does not override existing biodiversity protections, statutory obligations, policy requirements, ecological mitigation hierarchy or any other requirements. This includes consenting or licensing processes, for example woodlands."
3	"This biodiversity metric should be used in accordance with established good practice guidance and professional codes."
4	"This biodiversity metric is not a complex or comprehensive ecological model and is not a substitute for expert ecological advice."
5	"Biodiversity units are a proxy for biodiversity and should be treated as relative values."
6	"This biodiversity metric is designed to inform decisions in conjunction with locally relevant evidence, expert input, or guidance."
7	"Habitat interventions need to be realistic and deliverable within a relevant project timeframe."
8	"Created and enhanced habitats should be, where practical and reasonable, local to any impact and deliver strategically important outcomes for nature conservation."
9	"The metric does not enforce a minimum habitat size ratio for compensation of losses. However, proposals should aim to: • maintain habitat extent (supporting more, bigger, better and more joined up ecological networks) and • ensure that proposed or retained habitat parcels are of sufficient size for ecological function."
Rules	
1	"The trading rules of this biodiversity metric must be followed."
2	"Biodiversity unit outputs, for each type of unit, must not be summed, traded, or converted between types. The requirement to deliver at least a 10% net gain applies to each type of unit."
3	"To accurately apply the biodiversity metric formula, you must use the biodiversity metric calculation tool or small sites biodiversity metric tool (SSM) for small sites. The tools remove the need for a user to manually calculate the change in biodiversity value. The tool will summarise the results of the calculation and inform a user whether the biodiversity net gain objective has been met."
4	"In exceptional ecological circumstances, deviation from this biodiversity metric methodology may be permitted by the relevant planning authority."

4.11 Pre-development baseline habitats

- 4.11.1 The baseline habitat data from which net biodiversity change is calculated using the JNCC Phase I Habitat Survey completed by BMD in 2022 (BMD.21.0045.DRE.901) and is provided in the Appendices: Plans.

4.12 Predicted post-development habitat

- 4.12.1 The Statutory Biodiversity Metric requires the following information to inform the predicted post-development development habitats:

- Habitat type;
- Habitat area or length;
- Habitat condition;
- Irreplaceable habitat; and
- Strategic significance.

4.12.2 Plans depicting the post-enhancement retained, enhanced and created habitats of the Site are provided in the Appendices.

4.13 Basis of Assessment

4.13.1 The BNG calculations presented at this outline stage are illustrative and are intended to demonstrate deliverability under a precautionary, reasonable worst-case scenario. They are not fixed habitat specifications but are informed by a combination of design documents and strategic frameworks that underpin the OPA.

4.13.2 The Parameter Plan defines the broad spatial distribution of land uses across the Site, including developable areas, strategic green infrastructure corridors, and retained open space. These parameters safeguard sufficient land to deliver biodiversity gains, while retaining flexibility for detailed design at Reserved Matters stage.

4.13.3 The Green Infrastructure (GI) Framework provides qualitative guidance on the typologies and functions of open space, including ecological corridors, SuDS networks, woodland buffers, wildflower meadows, and multifunctional greenspace. These typologies have been used to inform assumptions within the statutory biodiversity metric, ensuring that indicative habitat creation reflects the intended ecological and placemaking value.

4.13.4 Collectively, the Parameter Plan and GI Framework as well as the open space land budget have provided the qualitative and spatial evidence base for the outline BNG assessment. This has enabled the assignment of habitat types, indicative conditions, and target distinctiveness categories in line with the statutory metric rules. Where precise design details are not yet fixed, precautionary assumptions have been applied (e.g. conservative habitat conditions, allowance for access routes and hardstanding), ensuring that the BNG calculations do not overestimate potential gains.

4.13.5 At Reserved Matters stage, these assumptions will be replaced by detailed landscape and ecological proposals for each phase, allowing the metric to be updated with greater accuracy. However, by basing the outline assessment on the strategic plans and frameworks already established, this BNG demonstrates that the Site can achieve at least a 10% net gain under the Environment Act 2021, even under a worst-case development scenario.

4.14 Methodology for drawing and measuring

- 4.14.1 Pre-development and post-development data has been imported to GIS software (ArcGIS Desktop 10.8 & ArcGIS Pro 3.1) to enable a direct comparison between each scenario and an accurate, replicable method of measuring. Measurements taken from the GIS have been input into the assumptions table and then into the Statutory Biodiversity Metric calculation tool that has been used for this assessment.

4.15 Assumption Framework in BNG Practice

- 4.15.1 Where detailed landscaping and engineering designs are not yet finalised at this stage of the project, reasonable and proportionate BNG assumptions have been applied to allow a robust interim calculation. These assumptions are grounded in BNG best practice and follow these principles:

- Design Intent Assumptions – Where planting mixes, management regimes, or species compositions are not fully specified, the metric has assumed the habitat condition and distinctiveness that would reasonably be achievable through standard ecological design and management techniques.
- Area Adjustments for Infrastructure and Access – Habitat polygons have been adjusted to account for anticipated paths, cycleways, and other non-habitat surfaces. Where exact alignments are not finalised, a precautionary percentage reduction has been applied within relevant parcels.
- Condition Assumptions – For newly created habitats, target conditions have been assigned based on the intended design specification, typical establishment timescales, and long-term management plans. Condition scores reflect the realistic post-establishment state rather than the optimal ecological potential
- Precautionary Application – Where there is uncertainty over a habitat's ability to meet target condition within the management timeframe, the lower likely condition category has been applied in the interim calculation to avoid over-estimating gains.
- Phased Delivery Areas – For large habitat parcels delivered in phases, assumptions have been made on the distribution of works within the parcel based on access routes, anticipated construction footprints, and phasing plans.

Exclusion of Retained and Enhanced Habitats from Assumption Areas

- 4.15.2 In line with best-practice BNG methodology, baseline habitats that are to be retained and enhanced have not been included in the distribution of assumption areas. This ensures that assumptions are only applied to parcels where the habitat type and/or condition is subject to material change. For example:
- Green Space East of Clothall Common – Contains areas of other neutral grassland which are largely retained and earmarked for condition enhancement through scrub management and wildflower enrichment. These retained and enhanced areas are excluded from assumption allocations, with assumptions in this location limited only to small areas directly affected by proposed new access paths.

- Bygrave Road LWS – Supports areas of other neutral grassland that are being retained and enhanced for biodiversity value. No area-based assumptions have been applied to these retained habitats; only those relating to unavoidable access features or ancillary works are included in the assumptions table.

4.15.3 This approach ensures the assumption distribution reflects only areas where habitat creation or re-creation is necessary, avoiding the double-counting of biodiversity uplift from retained habitats that will be enhanced through the scheme's long-term management plan.

4.16 Auditing biodiversity net gain as the development progresses

4.16.1 The specifics of the use of the Statutory Biodiversity Metric in auditing biodiversity net gain achievements, as the development progresses, is currently under refinement and will be developed further as part of the secondary legislation required for implementation of the Environment Act 2021.

4.16.2 The predicted post-development baseline will be calculated from the following data;

- Plans provided in the Appendices.
- Detailed plans, drawings, documents and specifications submitted for planning.
- Construction issue plans, drawings, and specifications (if available).
- As built information (if available).

5. APPLICATION OF GOOD PRACTICE BIODIVERSITY NET GAIN PRINCIPLES

5.1.1 Throughout the progression and implementation of the Scheme, the Good Practice Biodiversity Net Gain Principles have been applied.

5.1.2 Table 5.1 demonstrates how each principle, listed in Section 1, has been applied since the Ecological Assessment completed in 2025 and will be applied going forward.

Table 5.1 Application of the Good Practice Biodiversity Net Gain Principles

Principle	Application of the principles
Principle 1: Apply the mitigation hierarchy	All habitats of ecological elevated value within the Site will be either fully retained or enhanced to some level. As the land will be developed into a habitat bank, no habitat features will be removed or negatively impacted as part of the proposed works. As such, no additional mitigation or compensation will be required at this Site.
Principle 2: Avoid losing biodiversity that cannot be offset elsewhere	No irreplaceable habitats will be affected by the development.
Principle 3: Be inclusive and equitable	The Scheme will deliver Biodiversity Net Gain across the Site. Stakeholders have been included throughout the BNG assessment process and provided with several options for enhancing the on-Site habitats and potential credits gained from doing so.
Principle 4: Address risk	The proposed works are considered to pose minimal risk to biodiversity, as there will be no net habitat losses either on Site. A comprehensive assessment has evaluated potential challenges related to habitat creation, ensuring that proactive measures are in place to manage any unforeseen issues. Habitat creation risks are provided in the detail of the metric by default.
Principle 5: Make a measurable net gain contribution	Both quantitative and qualitative measures have been put in place to ensure that net gain is measurable. These are documented in this current report.
Principle 6: Achieve the best outcomes for biodiversity	A robust baseline assessment of the Site was completed in 2025 following best practice guidelines. Offsite Biodiversity Net Gain through enhancement of habitat on the Site will ideally compensate for any losses acquired elsewhere and contribute towards nature conservation priorities on a local scale, enhancing ecological connectivity and biodiversity by making the habitat on Site a good representation of habitat surrounding it.
Principle 7: Be additional	The newly created habitats will be reflective of the wider landscape and will provide higher-value habitat in a previously low-value area primarily used for hay production and grazing. The management of the habitats on site can ensure that they are in an improved condition compared to how they were originally.
Principle 8: Create a net gain legacy	Careful management of the field parcels will support continued sheep grazing while actively enhancing the Site and boosting species diversity. This approach offers the dual benefit of provisional ecosystem services through livestock grazing and crucial regulating services by reducing nutrient enrichment. Additionally, the improved land, directly adjacent to a public right of way, will offer valuable cultural ecosystem services to the community. This careful management of the Site and multi-stakeholder benefit ensures a lasting net gain legacy.
Principle 9: Optimise sustainability	By enhancing the grassland to habitat representative of the surrounding landscape and increasing floral diversity, the newly enhanced habitats will contribute to ecological resilience, support local biodiversity, and improve the Site's overall sustainability. The retention of established vegetation not only provides continued ecosystem services such as carbon sequestration and air quality improvement but also maintains habitat connectivity, reducing fragmentation and supporting a wider range of species. These measures align with Biodiversity Net Gain principles and ensure that sustainability is integrated into the long-term management of the Site.

Principle	Application of the principles
Principle 10: Be transparent.	The detailed results of the Biodiversity Net Gain assessment are provided with this report.

6. APPLICATION OF PROFESSIONAL JUDGEMENT

6.1 Pre-Development Habitats

- 6.1.1 Table 8.1 below summarises the professional judgements made in relation to the baseline condition of habitats pre-development based on the available survey and data. Where information is lacking or not detailed enough, judgements are made based on standard default conditions for typical habitat types.

6.2 Post-Development Habitats

- 6.2.1 Table 8.2 below summarise the professional judgements made in relation to the predicted condition of created habitats. These judgements are based on the standard landscape types and aspirations for commensurate sites and are informed by a number of approved/verified.
- 6.2.2 No irreplaceable habitats were recorded within the baseline.
- 6.2.3 Should detailed landscape proposals differ significantly from those used in the current calculation, an updated biodiversity impact assessment will be required to ensure continued net gain of biodiversity.

7. APPLICATION OF PROFESSIONAL JUDGEMENT

7.1 Local Policy

Hertfordshire Local Nature Recovery Strategy (LNRS)

- 7.1.1 The draft Local Nature Recovery Strategy for Hertfordshire has been completed and is out for public consultation until September 2025, alongside a LNRS mapping viewer which identifies strategic priorities for nature across the county including priority habitats, core LNRS focus areas, species with targeted actions and public greenspace.
- 7.1.2 The draft LNRS has been reviewed in relation to the proposed development at the Site and is referenced to throughout this report to ensure post-development biodiversity enhancements align with strategic priorities highlighted within and adjacent to the Site by the LNRS.

North Hertfordshire Local Plan (2011–2031)

- 7.1.3 The Site lies within the administrative boundary of North Hertfordshire District Council, and the adopted North Hertfordshire Local Plan 2011–2031 (adopted in November 2022) forms the primary local policy framework. Key policies relevant to ecology include:
- 7.1.4 Policy NE1 – Landscape: Seeks to conserve and enhance the character of the district's varied landscapes, particularly in areas of high sensitivity. Development proposals must demonstrate respect for local landscape character, including natural features and habitats.
- 7.1.5 Policy NE2 – Green Infrastructure: Requires the protection and enhancement of existing green infrastructure assets and the provision of new green infrastructure in line with the district's Green Infrastructure Strategy. Proposals should support ecological connectivity and multifunctionality.
- 7.1.6 Policy NE3 – Biodiversity: Requires development proposals to protect, enhance and manage biodiversity, including through measurable net gain. Proposals must conserve existing ecological assets and deliver enhancements in accordance with the mitigation hierarchy. The policy also supports the use of up-to-date ecological information and monitoring.
- 7.1.7 Policy NE4 – Protecting Public Rights of Way: Encourages development to maintain or enhance the local footpath network, which can support wildlife corridors and public access to nature.

8. STRATEGIC SIGNIFICANCE

- 8.1.1 In the context of the Hertfordshire LNRS, strategic significance refers to the degree to which habitat creation or enhancement contributes to the mapped priorities and targeted actions identified at the county scale. The LNRS mapping viewer identifies areas where habitat interventions are likely to deliver the greatest ecological benefit — for example, locations that:
- Fall within core focus areas for habitat restoration;
 - Strengthen or expand priority habitat networks;
 - Deliver measures for species with targeted action plans; and/or
 - Reinforce ecological connectivity between designated sites and the wider countryside.
- 8.1.2 Works located within these mapped zones — or forming critical links between them — are considered to have high strategic significance for the purposes of the BNG metric, reflecting their contribution to wider nature recovery outcomes.
- 8.1.3 The Hertfordshire LNRS (Hertfordshire County Council, 2025) identifies several habitat groups and species priorities directly relevant to the Baldock Site, including:
- Chalk grassland and scrub mosaics (restoration and creation);
 - Species-rich neutral grassland and lowland meadow enhancement;
 - Hedgerow networks to support connectivity;
 - Wetland and riparian habitats for water vole, amphibians, and invertebrates;
 - Targeted actions for farmland birds (e.g. corn bunting, skylark, yellowhammer);
 - Pollinator habitat networks;
 - Reptile habitat enhancement (e.g. common lizard, slow worm).
- 8.1.4 The proposed GI strategy integrates multiple interventions within these LNRS focus areas, ensuring that habitat creation and enhancement will deliver measurable benefits at both the Site and county scale.

8.2 Strategic Significance of Key Green Infrastructure Areas

Bygrave Common – Chalk Uplands Habitat Creation

- **LNRS Relevance:** Located within the LNRS Chalk Arc priority zone, identified for calcareous grassland restoration, scrub mosaic creation, and hedgerow enhancement to support farmland birds, reptiles, and pollinators.
- **Proposals:** Creation of species-rich calcareous grassland (e.g. *Helianthemum nummularium*, *Lotus corniculatus*, *Koeleria macrantha*), interspersed with scattered scrub and enhanced native hedgerows.
- **Strategic Significance:** Provides a critical ecological “stepping stone” between Weston Hills LNR and Ivel Springs LNR, facilitating species dispersal and genetic exchange. Directly supports LNRS species action plans for corn bunting, chalk specialist butterflies (e.g. chalkhill blue), and pollinators.

2. Green Space East of Clothall Common – Chalk Scrubland Mosaic

- **LNRS Relevance:** Situated along an LNRS-identified habitat corridor linking Weston Hills LNR to Bygrave Road LWS, prioritised for chalk scrubland, grassland, and reptile habitat enhancement.
- **Proposals:** Establishment of species-rich neutral grassland with native wildflowers, scattered scrub, reptile basking features, and hedgerow improvements.
- **Strategic Significance:** Enhances east–west ecological connectivity across the southern Site, benefiting LNRS target species including whitethroat, dunnock, and common lizard. Extends chalk scrubland beyond designated sites, increasing climate resilience.

3. Walls Field – Wildflower Meadow and Heritage Integration

- **LNRS Relevance:** Falls within a mapped core area for species-rich grassland expansion, with emphasis on multifunctional greenspace in the LNRS.
- **Proposals:** Low-nutrient wildflower meadow seeded with native species, sensitive scattered tree planting, and managed public access.
- **Strategic Significance:** Boosts invertebrate and pollinator habitat, creates a link between Clothall Common and Bygrave Common, and delivers biodiversity gains while protecting archaeological heritage — meeting LNRS objectives for “nature-connected communities.”

4. Sustainable Drainage Corridor – Wetland and Riparian Habitat

- **LNRS Relevance:** Corresponds with LNRS wetland and riparian habitat opportunity areas, targeting water vole, amphibians, and wetland invertebrates.
- **Proposals:** Integration of wet grassland, ephemeral wetlands, marginal planting, and hedgerow reinforcement within SuDS design.
- **Strategic Significance:** Strengthens hydrological connectivity to Ivel Springs LNR, providing a linear wetland habitat spine through the Site. Supports LNRS priorities for water vole recovery and amphibian breeding habitat creation.

Conclusion

- 8.2.1 The Baldock GI strategy delivers habitat creation and enhancement directly within LNRS-priority zones, ensuring high strategic significance weighting under the BNG metric. By targeting mapped core areas and priority species actions, the proposals secure landscape-scale biodiversity benefits, contribute to county-wide nature recovery targets, and deliver multifunctional green infrastructure that aligns ecological, hydrological, and community outcomes.
- 8.2.2 Table 8.1 below summarise the professional judgements made in relation to the baseline condition of habitats pre-development based on the available survey and data. Where information is lacking or not detailed enough, judgements are made based on standard default conditions for typical habitat types.
- 8.2.3 For the purposes of The Biodiversity metric, Phase 1 Habitat Types are converted into UK Habitat habitat types, as informed by the conversion tool in the technical information tab within the

Biodiversity Metric metric. This applies to both baseline and retained, enhanced & created habitat types.

8.3 Post-Development Habitats

8.3.1 Table 8.2 below summarise the professional judgements made in relation to the predicted condition of retained, enhanced and created habitats. These judgements are based on the standard landscape types and aspirations for commensurate sites and are based on the following drawings:

- BMD.21.045.DR.002 Public Open Space Land Budget - Option 2
- UAC092-002 - RevP - Parameter Plan

8.3.2 For the purposes of the statutory biodiversity metric, the Parameter Plan (PP) has been used as the primary spatial reference for measuring developable and non-developable land parcels. These areas have been further informed by the Illustrative Open Space Land Budget, which identifies the broad typologies and proportions of green infrastructure anticipated across the Site (e.g. parks, natural greenspace, SuDS corridors, and allotments). This combined approach ensures that the outline BNG assessment is both spatially robust and grounded in the quantitative land budget assumptions already embedded in the masterplanning process.

8.4 Pre-Development and Post-Development Habitat Assumptions Tables

Table 8.1 Justification of condition and strategic significance of pre-development baseline habitats & linear features for the Site

Statutory Biodiversity Metric			
Habitat Type	Justification	Condition	Strategic Significance
Area Habitats			
Other broadleaved woodland (broadleaved semi-natural woodland)	A strip of broad-leaved semi-natural woodland was located in the south-western corner of the northern aspect of the Site. The canopy was dominated by field maple and ash, with an understorey including elder, wych elm and hawthorn. The ground flora was dominated by common ivy, with common nettle also recorded. The presence of ivy and nettle is sufficient to confirm this as secondary woodland, which has developed over time on previously agricultural land. The presence of common nettle indicates some degree of nutrient enrichment.	Poor	Area/compensation not in local strategy/ no local strategy
Mixed scrub (scrub)	Species included small-leaved lime, horse chestnut, wild cherry, elder, cherry sp., blackthorn and bramble. Ground flora in this area included nettle, daisy, St. John's wort, lords and ladies and stinking iris.	Poor - Moderate	Area/compensation not in local strategy/ no local strategy
Other neutral grassland (semi-improved neutral grassland)	Areas of semi-improved neutral grassland in areas throughout the Site. Species included frequent field scabious, greater knapweed and goat's-beard. Grasses included abundant false oat grass, cock's foot, Yorkshire fog and frequent tall fescue. Other species included yarrow, mug wort, creeping bent, wild oat, daisy, blackthorn, butterfly bush, willowherb sp., as well as occasional soft brome, kidney vetch, musk thistle and goat willow, Scots pine, lesser celandine and rosebay willowherb.	Moderate	Area/compensation not in local strategy/ no local strategy
Other neutral grassland (semi-improved neutral grassland)	Other neutral grassland associated with Bygrave Road Verge LWS which also had areas of scattered scrub specifically blackthorn. Species present included yarrow, false oat grass, mug wort, black horehound, soft brome, greater knapweed, fat hen, creeping thistle, field bindweed, smooth hawk's-beard, cock's foot, wild carrot, cleavers, lady's bedstraw, hogweed, wall barley, field scabious, perennial rye-grass, common mallow, ribwort plantain, knotgrass, white campion and hedge mustard. Although some calcareous indicator species are present, the more dominant species were those were neutral grassland species, thus overall this area is mapped as semi-improved neutral grassland.	Moderate	Formally identified in local strategy

Statutory Biodiversity Metric			
Habitat Type	Justification	Condition	Strategic Significance
Other neutral grassland (semi-improved neutral grassland)	Other neutral grassland associated with Spital Hill. This area has been formally identified within Hertfordshire's Ecological Networks. This area is identified as 'Existing habitat not currently qualifying under S41 NERC act'.	Moderate	Formally identified in local strategy
Modified grassland (improved grassland)	Areas of improved grassland. Species included creeping bent, daisy, common mouse-ear, creeping thistle, spear thistle, field bindweed, smooth hawk's-beard, cock's foot, bristly oxtongue, hogweed, ragwort, perennial rye grass, timothy, bramble, broad-leaved dock, dandelion, white clover and nettle.	Poor	Area/compensation not in local strategy/ no local strategy
Modified grassland (poor semi-improved grassland)	Areas of poor semi-improved grassland which had some diversity however was subject to agrichemical influence from adjacent arable fields. The presence of false oat grass and cocks' foot were sufficient indicators in recording this area as poor semi-improved grassland. Species within this area included yarrow, creeping bent, barren brome false oat grass, mug wort, common mouse-ear, creeping thistle, traveller's-joy, crested dog's tail, cock's foot, cleavers, dove's-foot crane's-bill, common ivy, bristly oxtongue, hogweed and cows' parsley.	Moderate	Area/compensation not in local strategy/ no local strategy
Ruderal/Ephemeral (tall ruderal)	Areas of tall ruderal largely dominated by teasel, bramble and nettle. Other species were recorded in close association with the surrounding poor semi-improved grassland which were false oat-grass, wild oat, musk thistle, creeping thistle, field bindweed, smooth hawk's-beard, teasel, common couch, broad-leaved willowherb, St John's-wort, common mallow, common nettle, mug wort and common mullein.	Poor	Area/compensation not in local strategy/ no local strategy
Non-cereal crops (arable)	Arable field parcels with associated grassland verges. Present throughout the Site. Numerous target notes associated with the Phase 1 Habitat map seen in BMD.21.0045.RPE-P1.801.A.Ecology.	Condition Assessment N/A	Area/compensation not in local strategy/ no local strategy
Modified grassland (amenity grassland)	Areas of amenity grassland, mainly associated with residential properties. Species included abundant perennial rye grass, ribwort plantain, yarrow, cows' parsley, white clover, dandelion, wild daffodil, birds eye speedwell with occasional daisy, sweet violet and bluebell.	Poor	Area/compensation not in local strategy/ no local strategy
Developed land; sealed surface (buildings)	Numerous buildings as can be seen in Table E.1.2 within BMD.21.0045.RPE-P1.801.A.Ecology (BMD, 2025).	N/A - Other	Area/compensation not in local strategy/ no local strategy

Statutory Biodiversity Metric			
Habitat Type	Justification	Condition	Strategic Significance
Developed land; sealed surface (hardstanding)	Hardstanding and roads within the Site.	N/A - Other	Area/compensation not in local strategy/ no local strategy
Built linear Features	Areas of roads and railway within the Site	N/A - Other	Area/compensation not in local strategy/ no local strategy
Artificial unvegetated, unsealed surface (bare ground)	Farm tracks and unsealed surfaces surrounding buildings.	N/A - Other	Area/compensation not in local strategy/ no local strategy
Individual Trees	Various trees are present within the Site. These are captured accordingly in BMD.21.0045.DRE.001	Poor-Good	Area/compensation not in local strategy/ no local strategy
Linear Features			
Species-rich native hedgerow	Intact hedge - native species-rich as per	Moderate	Area/compensation not in local strategy/ no local strategy
Native hedgerow	Intact hedge - species-poor	Moderate	Area/compensation not in local strategy/ no local strategy
Native hedgerow	Defunct hedge - species-poor	Moderate	Area/compensation not in local strategy/ no local strategy

Statutory Biodiversity Metric			
Habitat Type	Justification	Condition	Strategic Significance
			no local strategy
Species-rich native hedgerow with trees	Hedge with trees - native species-rich	Moderate	Area/compensation not in local strategy/ no local strategy
Native hedgerow with trees	Hedge with tree - species-poor	Moderate	Area/compensation not in local strategy/ no local strategy
Native hedgerow	Intact hedge - species-poor	Good	Area/compensation not in local strategy/ no local strategy
Native hedgerow	Intact hedge - species-poor	Poor	Area/compensation not in local strategy/ no local strategy
Native hedgerow	Defunct hedge - species-poor	Poor	Area/compensation not in local strategy/ no local strategy

Table 8.2 Justification of condition and strategic significance of post-development enhanced, retained & created habitats & linear features for the Site

Biodiversity Metric 4.0			
Broad Landscape Typology / Individual Habitat Type	Justification	Target Condition	Strategic Significance
Area Habitats - Created			
Developed land; sealed surface - (buildings & hardstanding)	-	N/A - Other	Area/compensation not in local strategy/ no local strategy
Vegetated garden - (residential garden)	As per the statutory metric user guide, when entering post-development predictions for areas where there will be a small-scale mosaic of developed and natural surfaces, such as housing and gardens in suburban areas, it is assumed that the ratio of developed land; sealed surface to vegetated garden is in the proportion 70:30. As such, 30% of the development parcel area accounts for areas of other less significant on-site enhancements that are not possible to measure at the outline application stage but none the less provide a low level of biodiversity value and connectivity across built form.	Condition Assessment N/A	Area/compensation not in local strategy/ no local strategy
Allotments - (allotment & community gardens (productive landscape))	To include wildlife friendly planting/hedgerows with enhanced ground flora at the boundaries. Depending on locations species-specific features will be included, such as hibernacula. In the allotment areas U&C are committed to providing high quality soils for cultivation. U&C will be promoting wildlife friendly cultivation. To reflect the aims to create high quality wildlife friendly spaces that go above standard allotment provision condition us set to 'moderate'. This median target acknowledges that while edge habitats and uncultivated plots will have a strong bias towards wildlife, there will be less control over the plots cultivated and managed by the public.	Moderate	Area/compensation not in local strategy/ no local strategy
Modified grassland - (amenity grassland)	To include pollen rich herbs, not pure grasses. Compared with species-poor amenity grassland type this habitat will have a more diverse mix, including pollen rich herbs, and be less intensely managed during the flowering/seeding period.	Poor	Area/compensation not in local strategy/ no local strategy
Modified grassland - (amenity grassland for sport)	Hard wearing floristically poor grassland. Species composition and diversity will be low with hard wearing grasses dominating. Predominately sports pitches.	Poor	Area/compensation not in local strategy/

Biodiversity Metric 4.0			
Broad Landscape Typology / Individual Habitat Type	Justification	Target Condition	Strategic Significance
			no local strategy
Reedbed - (aquatic planting (SUDS))	This habitat type will form part of the SUDS schemes, i.e. will periodically/seasonally experience increased water levels. The planting specification will include species such as creeping bent, marsh foxtail, knotgrass, bulbous rush and bur-marigold.	Moderate	Area/compensation not in local strategy/ no local strategy *unless denotated as per the LNRS
Other woodland; broadleaved - (broadleaved woodland)	Newly created woodland is considered to be a plantation although it is proposed that it will be created with the view that it will develop into a woodland with a more semi natural character over time. However, for the anticipated timeframes of the final build-out they will still have plantation characteristics. U&C are committed to the woodland creation principles set out in the Biodiversity Strategy which stipulates a phased and pro-active approach to woodland/plantation creation as well as the use of a range of tree and shrub age classes from the start - this would fast-track establishment into a structured wood-based habitat with appropriate shrub layer and ground flora.	Moderate	Area/compensation not in local strategy/ no local strategy *unless denotated as per the LNRS
Introduced shrub - (introduced shrub)	While this habitat will be wildlife focused where possible it is likely to comprise a number of non-native ornamental species. Invasive species will be avoided.	Condition Assessment N/A	Area/compensation not in local strategy/ no local strategy
Other neutral grassland - (marshy grassland (SUDS))	This habitat type will form part of the SUDS schemes, i.e. will periodically/seasonally experience increased water levels. The planting specification will include species such as creeping bent, marsh foxtail, knotgrass, bulbous rush and bur-marigold.	Moderate	Area/compensation not in local strategy/ no local strategy *unless denotated as per the LNRS

Biodiversity Metric 4.0			
Broad Landscape Typology /Individual Habitat Type	Justification	Target Condition	Strategic Significance
Ponds (non-priority habitat) - (open water (SUDS))	Open water areas associated with SUDS will aim to meet at least non-priority pond criteria through naturalistic form and a range of vegetated areas.	Moderate	Area/compensation not in local strategy/ no local strategy *unless denotated as per the LNRS
Mixed scrub - (scrub)	Shrubs will comprise a range of native species and age classes of stock plants. Shrub habitats will also include appropriately managed edge habitats. Single species scrub and non-native species patches will be avoided with patches comprising native species and appropriate species to benefit local interest invertebrates. Advanced stock as well as one-year stock plants will be implemented to enhance the establishment phase and improve structural diversity. Once mature, will provide good bird nesting opportunities.	Moderate	Area/compensation not in local strategy/ no local strategy *unless denotated as per the LNRS
Other neutral grassland - (species rich wildflower grassland inc. scattered trees)	To include pollen rich herbs, not pure grasses. Approximately 10 trees per ha of other neutral grassland are accounted for at this early stage in the design process, with a 70:30 split between small:medium sized trees. This is a conservative approach and as such the number of trees proposed within the Scheme may increase within future BNG assessments.	Moderate	Area/compensation not in local strategy/ no local strategy *unless denotated as per the LNRS
Individual trees	It is assumed that 10 trees per ha are accounted for at this early stage in the design process. This is a conservative approach and as such the number of trees proposed within the Scheme may increase within future BNG assessments.	Moderate	Area/compensation not in local strategy/ no local strategy
Traditional orchard - (traditional orchards)	Traditional orchards are structurally and ecologically similar to wood-pasture and parkland, with open-grown trees set in herbaceous vegetation. Species composition of the family Rosaceae. Orchards are hotspots for biodiversity in the countryside, supporting a wide range of wildlife and containing UK BAP priority habitats and species, as well as an	Moderate	Area/compensation not in local strategy/

Biodiversity Metric 4.0			
Broad Landscape Typology / Individual Habitat Type	Justification	Target Condition	Strategic Significance
	array of Nationally Rare and Nationally Scarce species. The wildlife of orchard sites will provide a mosaic of fruit trees, scrub, hedgerows, hedgerow trees, non-fruit trees within the orchard, the orchard floor habitats, fallen dead wood and associated features.		no local strategy
Area Habitats – Retained			
Developed land; sealed surface (hardstanding)	Hardstanding and roads within the Site.	N/A - Other	Area/compensation not in local strategy/ no local strategy
Built linear Features	Areas of roads and railway within the Site	N/A - Other	Area/compensation not in local strategy/ no local strategy
Mixed scrub - (retained scrub)	In some areas of the Site with existing scrub, these areas will be retained.	Good	Area/compensation not in local strategy/ no local strategy
Other neutral grassland - (retained grassland)	Certain existing areas of other neutral grassland will be retained.	Moderate	Area/compensation not in local strategy/ no local strategy
Individual Trees	Various trees are present within the Site. These are captured accordingly in BMD.21.0045.DRE.001. At this stage these trees are assumed to be retained.	Poor - Good	Area/compensation not in local strategy/ no local strategy
Hedgerows (species-rich native hedgerow)	It is assumed that in this early stage of the design process that although hedgerows have not yet been included in the design process, many will be created especially in strategic biodiversity areas. Therefore within the metric some hedgerows have been created	Moderate	Area/compensation not in local strategy/ no local strategy

Biodiversity Metric 4.0			
Broad Landscape Typology / Individual Habitat Type	Justification	Target Condition	Strategic Significance
Area Habitats – Retained and Enhanced			
Mixed scrub - (retained scrub)	In some areas of the Site with existing scrub, these areas will be retained and enhanced.	Good	Area/compensation not in local strategy/ no local strategy
Broadleaved woodland	A small area of broadleaved woodland will be retained and enhanced within the Site.	Moderate	Area/compensation not in local strategy/ no local strategy
Other neutral grassland - (retained grassland)	Other neutral grassland will be retained and enhanced.	Good	Formally identified in local strategy
Other neutral grassland - (retained grassland)	Certain existing areas of other neutral grassland will be retained and enhanced.	Good	Area/compensation not in local strategy/ no local strategy
Linear features – Retained and Enhanced			
Hedgerows (species-rich native hedgerow, species rich native hedgerow with trees)	It is assumed that in this early stage of the design process that although hedgerows have not yet been included in the design process, many will be retained and enhanced especially in strategic biodiversity areas. Therefore within the metric some hedgerows have been set to enhancement to account for this within the initial assessment.	Moderate - Good	Area/compensation not in local strategy/ no local strategy
Notes: 1. As determined using the Statutory Biodiversity Metric guidance. Where it is considered that the condition outcome is inappropriate justification is given in the text. 2. Target notes referred to can be seen in more detail in BMD.21.0045.RPE-P1.801.A.Ecology			

Table 8.3 OPA Broad Landscape & Habitat Typology Assumptions

Open Space Typology	Habitat	Percentage
Allotments Allotments, Community Gardens & Orchards	Traditional orchards	20%
	Allotment & community gardens (productive landscape)	80%
Amenity Green Space	Amenity grassland	50%
	Introduced shrub	15%
	Hardstanding	10%
	Species rich wildflower grassland inc. scattered trees	20%
	Broadleaved woodland	5%
Equipped Play	Hardstanding	100%
Informal Play	Hardstanding	15%
	Amenity grassland	85%
Parks & Gardens Bygrave Common	Species rich wildflower grassland inc. scattered trees	50%
	Amenity grassland	20%
	Scrub	15%
	Hardstanding	10%
	Broadleaved woodland	5%
Natural & Semi-Natural Greenspace Includes general areas of site wide SuDS & green links	Amenity grassland	5%
	Hardstanding	10%
	Species rich wildflower inc. scattered trees	50%
	Scrub	10%
	Marshy grassland (SuDS)	10%
	Aquatic planting (SuDS)	10%
	Broadleaved woodland	5%
Natural & Semi-Natural Greenspace Walls Field	Species rich wildflower grassland	80%
	Scrub	10%
	Amenity grassland	10%
Natural & Semi-Natural Greenspace Green Space East of Clothall Common	Retained grassland/scrub	85%
	Hardstanding	5%
	Scrub	10%
Natural & Semi-Natural Greenspace SuDS corridor	Amenity grassland	10%
	Species rich wildflower grassland inc. scattered trees	45%
	Scrub	10%
	Marshy grassland (SuDS)	15%
	Aquatic planting (SuDS)	10%
	Open water	5%
Outdoor Sports Facilities Includes grass & 3G pitches, sports pavilion, buffer planting, car parking	Hardstanding	20%
	Amenity Grassland for Sport	25%
	Amenity grassland	30%
	Buffer planting	25%

9. RESULTS

9.1 Statutory Biodiversity Metric Result.

- 9.1.1 As demonstrated, a positive hedge biodiversity unit change of 35.43% (198.92 units) is anticipated based on the current conservative enhancement, retention and creation opportunities associated with the development. The current assessment considered enhancement and retention only at this stage. It is considered that there will be hedgerow creation within the final post-development proposals and as such the development will likely result in a biodiversity net gain of hedgerow units. Future biodiversity net gain assessment will confirm this.
- 9.1.2 It is also assumed that some hedgerows maybe impacted by the development to make way for infrastructure and access. This is envisioned to be offset through enhancements and retention as well as hedgerow enhancement. As a precaution 0.5 km of hedgerow has been assumed to be created and hedgerows in poor condition have been enhanced to moderate condition. This has resulted with a 19.70% net gain (8.13 units).
- 9.1.3 There are no watercourse features in the baseline or post-development proposals in this case.

9.2 Trading Rules

- 9.2.1 As stated in the completed Statutory Biodiversity Metric, the trading rules have been satisfied with regard to the habitat type to be enhanced/retained/created through appropriate management.

Figure 6.1 Summary Biodiversity Net Gain Assessment - Habitat calculations for the Site
(see supporting Statutory metric for detailed results and further information).

On-site baseline	Area habitat units	561.47	
	Hedgerow units	41.28	
	Watercourse units	0.00	
On-site post-intervention (Including habitat retention, creation & enhancement)	Area habitat units	760.39	
	Hedgerow units	49.41	
	Watercourse units	0.00	
On-site net change (units & percentage)	Area habitat units	198.92	35.43%
	Hedgerow units	8.13	19.70%
	Watercourse units	0.00	0.00%
Off-site baseline	Area habitat units	0.00	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Off-site post-intervention (Including habitat retention, creation & enhancement)	Area habitat units	0.00	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Off-site net change (units & percentage)	Area habitat units	0.00	0.00%
	Hedgerow units	0.00	0.00%
	Watercourse units	0.00	0.00%
Combined net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Area habitat units	198.92	
	Hedgerow units	8.13	
	Watercourse units	0.00	
Spatial risk multiplier (SRM) deductions	Area habitat units	0.00	
	Hedgerow units	0.00	
	Watercourse units	0.00	
FINAL RESULTS			
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Area habitat units	198.92	
	Hedgerow units	8.13	
	Watercourse units	0.00	
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	Area habitat units	35.43%	
	Hedgerow units	19.70%	
	Watercourse units	0.00%	
Trading rules satisfied?	Yes ✓		

10. REFERENCES AND BIBLIOGRAPHY

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APPENDICES

A. METADATA AND LIMITATIONS

A.1 Metadata

Factor	Detail
Data	Biodiversity Net Gain Calculations
Reason for collection	To provide an audit of the predicted biodiversity net gain score for the Site using the Statutory Metric
Location	Baldock, Hertfordshire. Approximate central grid reference: TL 25319 34539
Date	August 2025
Method of collection	See Section 4
Assessment completed by	Jonathan Wood BSc MCIEEM James Patmore CEcol CEnv MCIEEM
Assessment calculator used	Statutory Biodiversity Metric (Natural England)
GIS software	ArcGIS Desktop 10.8 & ArcGIS Pro 3.1
AutoCAD software	N/A

A.2 Limitations review

Consideration	Comment
Survey & data	
Personal competence, i.e. qualifications, training, skills, understanding, experience	All assessment works were undertaken by or directly supervised by personnel experienced in biodiversity net gain assessments. <u>Jonathan Wood BSc MCIEEM</u> Jonathan has over 9 years of experience undertaking ecological and biodiversity surveys/assessments/fieldwork and technical reporting. This includes experience performing and coordinating survey work and assessments undertaken at site, informal internal training from personnel experienced in biodiversity net gain assessments and a suitable level of experience identifying and assessing different habitat types and the conditions of habitats. <u>James Patmore CEcol CEnv MCIEEM</u> James has over 23 years of professional experience of ecological and biodiversity surveys and assessments. This has included developing monitoring mechanisms for a range of habitats, assessing impacts of development on biodiversity, undertaking biodiversity net gain calculations for both small Sites and large-scale schemes and writing enhancement and mitigation strategies. Attended a number of training courses/conferences on biodiversity net gain delivered by specialist consultants, Natural England and CIEEM. <u>Mark Parnell MRes BSc (Hons)</u> Mark has 19 years' experience as a GIS Consultant, working as GIS lead on over 1,750 ecology projects in the UK and internationally. Mark specialises in all aspects of data collection, mapping and interpretation and has work experience on both small- and large-scale national infrastructure projects. In addition, he lectures in GIS at masters level, contributes to academic research and the maintenance of nationally significant spatial datasets such as the UK Priority Habitats Inventory.
Resources (equipment and/or personnel)	Appropriate resources and suitably qualified personnel were used.
Time spent surveying	N/A
Data (e.g. arising from incomplete or inappropriate surveys)	The data collected were sufficient for the purpose of the works. Some data sets required assumptions to be made of habitat type/condition etc with professional judgement used as set out in the relevant sections in this report.

Consideration	Comment
Lack of statistical robustness and higher uncertainties	Appropriate statistical analysis of data was applied during this assessment. All uncertainties have been fully acknowledged and duly taken into consideration.
Old and out of date data	The data used to inform the assessment was the most accurate and appropriate available.
Timing or seasonal constraints and suboptimal survey periods	The Phase 1 Ecological Assessment was undertaken in March & July 2022 during an optimal survey period. A further habitat verification assessment was undertaken in July 2023 and further verifications were undertaken in 2024.
Partial use of and/or departures from good practice guidelines	All assessments accorded with the relevant best practice guidelines.
Site conditions & other factors	
Adverse weather conditions	N/A
Restricted access to site or part of site	N/A
Unrealistic deadlines	No restrictions on data collected or analysed to date are as a result of unrealistic deadlines.
Unproven or untested measures for mitigation and compensation	N/A
Evaluation of conservation value and impacts	The evaluation of the conservation value of habitats within the site and impacts of the development, are based on the most appropriate information available.

B. PLANS AND FIGURES

BMD.21.0045.DRE.901 - Phase 1 Habitat Survey

BMD.21.045.DR.002 Public Open Space Land Budget - Option 2

Parameter Plan (UAC092-002 Rev Q)



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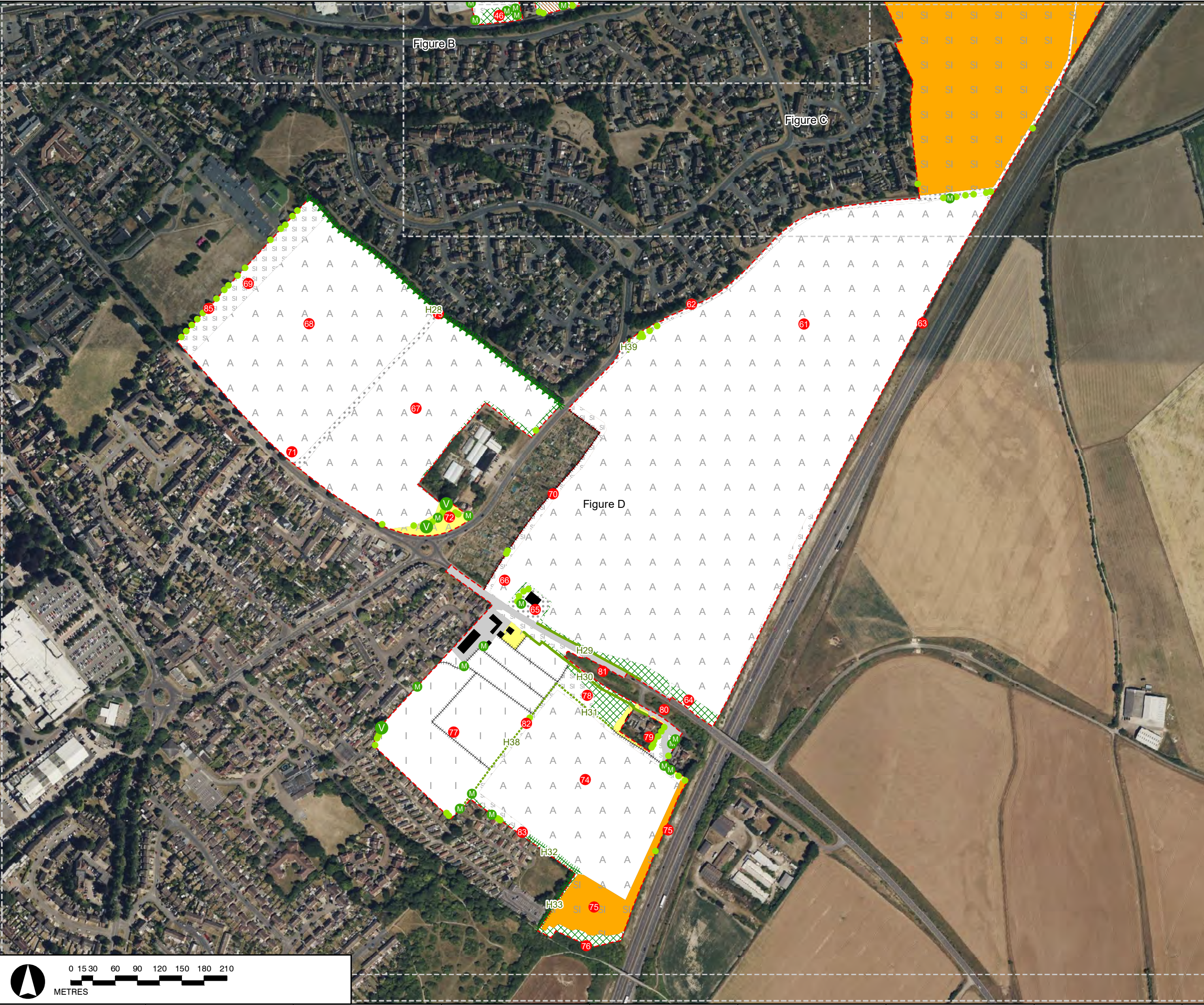
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 Application boundary

Pre-development Habitats

	A1.1.1 - Broadleaved woodland - semi-natural
	A2.1 - Scrub - dense/continuous
	B2.2 - Neutral grassland - semi-improved
	B4 - Improved grassland
	B6 - Poor semi-improved grassland
	C3.1 - Other tall herb and fern - ruderal
	J1.1 - Cultivated/disturbed land - arable
	J1.2 - Cultivated/disturbed land - amenity grassland
	J3.6 - Buildings
	J4 - Bare ground
	J5 - Other habitat - road
	J5 - Other habitat - railway
	J2.1.1 - Intact hedge - native species-rich
	J2.1.2 - Intact hedge - species-poor
	J2.2.1 - Defunct hedge - native species-rich
	J2.2.2 - Defunct hedge - species-poor
	J2.3.1 - Hedge with trees - native species-rich
	J2.3.2 - Hedge with trees - species-poor
	Line of trees
	Non-native and ornamental hedgerow
	J2.4 - Fence
	J2.6 - Dry ditch
	Scattered tree - very large
	Scattered tree - large
	Scattered tree - medium
	Scattered tree - small
	Scattered scrub
	Target note

Rev	Description		
Purpose of Issue			
INFORMATION			
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Client			
URBAN & CIVIC			
Project			
BALDOCK			
Drawing Title			
C : PHASE 1 HABITAT SURVEY			
Drawn	Checked	Approved	Date
MP	LT	JP	17/09/25
Job No.	Scale	Sheet Size	Revision
21.0045	1:4,750	A3	D
Drawing Number			
BMD.21.0045.DRE.901C			



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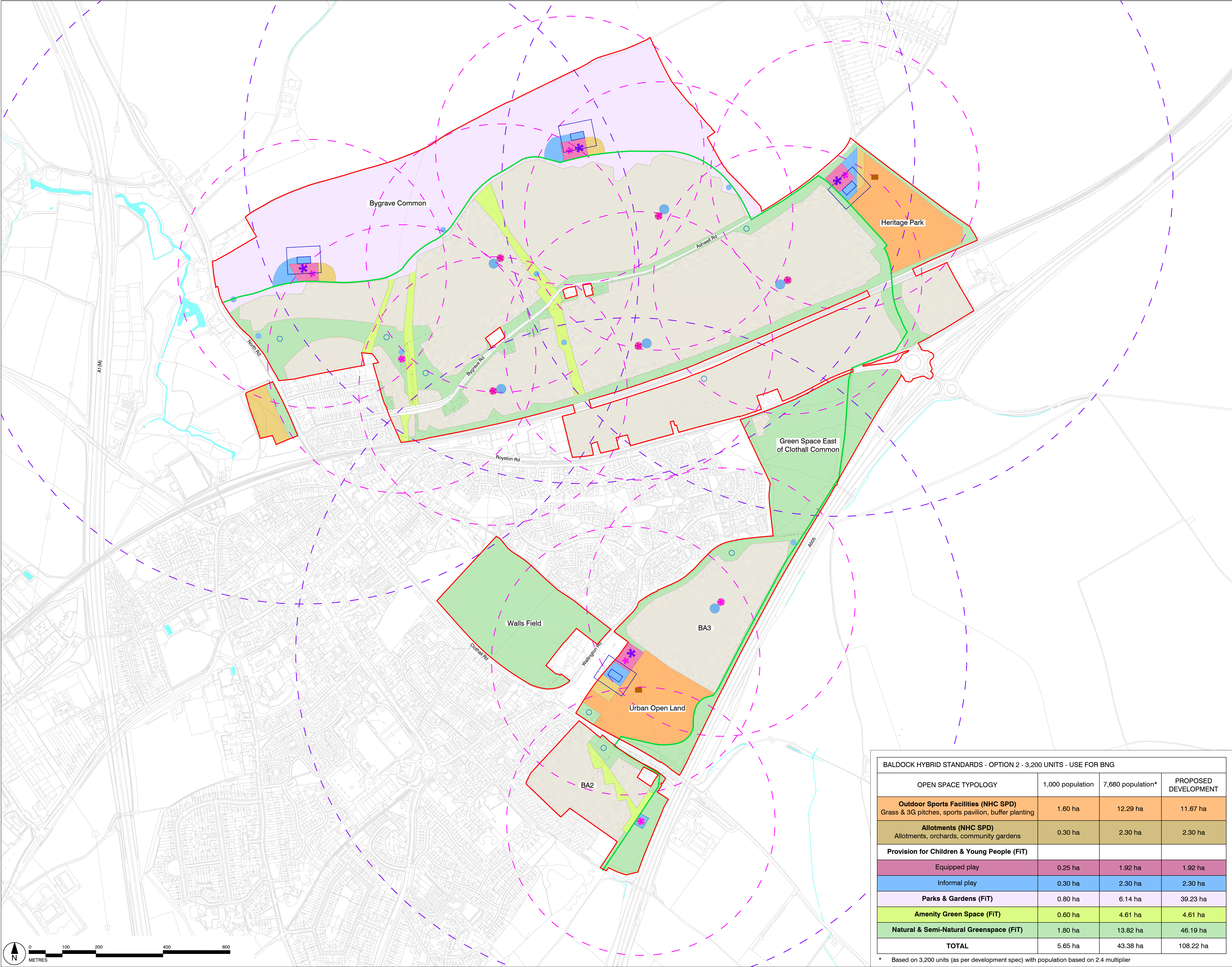
 Application boundary

Pre-development Habitats

	A1.1.1 - Broadleaved woodland - semi-natural
	A2.1 - Scrub - dense/continuous
	B2.2 - Neutral grassland - semi-improved
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	B6 - Poor semi-improved grassland
	C3.1 - Other tall herb and fern - ruderal
	J1.1 - Cultivated/disturbed land - arable
	J1.2 - Cultivated/disturbed land - amenity grassland
	J3.6 - Buildings
	J4 - Bare ground
	J5 - Other habitat - road
	J5 - Other habitat - railway
	J2.1.1 - Intact hedge - native species-rich
	J2.1.2 - Intact hedge - species-poor
	J2.2.1 - Defunct hedge - native species-rich
	J2.2.2 - Defunct hedge - species-poor
	J2.3.1 - Hedge with trees - native species-rich
	J2.3.2 - Hedge with trees - species-poor
	Line of trees
	Non-native and ornamental hedgerow
	J2.4 - Fence
	J2.6 - Dry ditch
	Scattered tree - very large
	Scattered tree - large
	Scattered tree - medium
	Scattered tree - small
	Scattered scrub
	Target note

Rev	Description	--	
Purpose of Issue			
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NOTES:

- THIS DRAWING IS BASED ON DLA DRAWING: UAC080 - 033 - ILLUSTRATIVE MASTERPLAN - JULY 2025
- TO GUIDE AND SET BASELINE REQUIREMENTS FOR OPEN SPACE IN NEW DEVELOPMENT NORTH HERTS COUNCIL CURRENTLY USE A COMBINATION OF STANDARDS SET WITHIN THE DEVELOPER CONTRIBUTIONS (SPD) JANUARY 2023 BASED ON FIELDS IN TRUST STANDARDS (2024). THE COUNCIL CURRENTLY RECOMMENDS AN OCCUPANCY FIGURE OF 2.4 PERSONS PER HOUSEHOLD FOR DETERMINING THE FUTURE POPULATION YIELD, WHICH IN TURN INFORMS THE LEVEL OF OPEN SPACE PROVISION FOR NEW DEVELOPMENT. BASED ON 3,200 HOMES AND AN AVERAGE OCCUPANCY OF 2.4 PERSONS PER DWELLING SUGGESTS AN INDICATIVE DEVELOPMENT POPULATION OF 7,680 PEOPLE. THIS APPROACH TO SETTING OUT THE REQUIREMENTS FOR THE LEVELS OF OPEN SPACE PROVISION FOR GROWING BALDOCK WAS AGREED DURING THE PRE-APPLICATION PROCESS WITH NORTH HERTS COUNCIL (NHC) IN JUNE 2025
- THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL OTHER LANDSCAPE DRAWINGS AND DOCUMENTS
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APPLICATION SITE BOUNDARY

DEVELOPMENT PARCELS
108.36 HA

BALDOCK GREENWAY

SUDS FEATURES

LOCAL EQUIPPED AREAS FOR PLAY (LEAP)
WALKING DISTANCE 400M

NEIGHBORHOOD EQUIPPED AREAS FOR PLAY (NEAP)
WALKING DISTANCE

MULTI USE GAMES AREA (MUGA)

COMMUNITY SPORTS PAVILIONS/CHANGING ROOMS

OUTDOOR SPORTS FACILITIES (NHC SPD)
GRASS & 3G PITCHES, SPORTS PAVILIONS, BUFFER PLANTING

ALLOTMENTS (NHC SPD)
ALLOTMENTS, ORCHARDS, COMMUNITY GARDENS

PROVISION FOR CHILDREN & YOUNG PEOPLE (FIT)
EQUIPPED PLAY

PROVISION FOR CHILDREN & YOUNG PEOPLE (FIT)
INFORMAL PLAY

PARKS & GARDENS (FIT)

AMENITY GREEN SPACE (FIT)

NATURAL & SEMI-NATURAL GREENSPACE (FIT)

THE EXACT LOCATION, SHAPE AND SIZE OF PLAY AREAS ARE INDICATIVE ONLY AND WILL BE RESOLVED THROUGH FUTURE DESIGN CODES (TIER 2) AND RESERVED MATTERS APPLICATIONS (RMAS - TIER 3)

Rev	Description	Date
1	Issue for Information	31/07/2025

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Client
Urban & Civic

Project
BALDOCK

Drawing Title
Public Open Space Land Budget Plan - Option 2

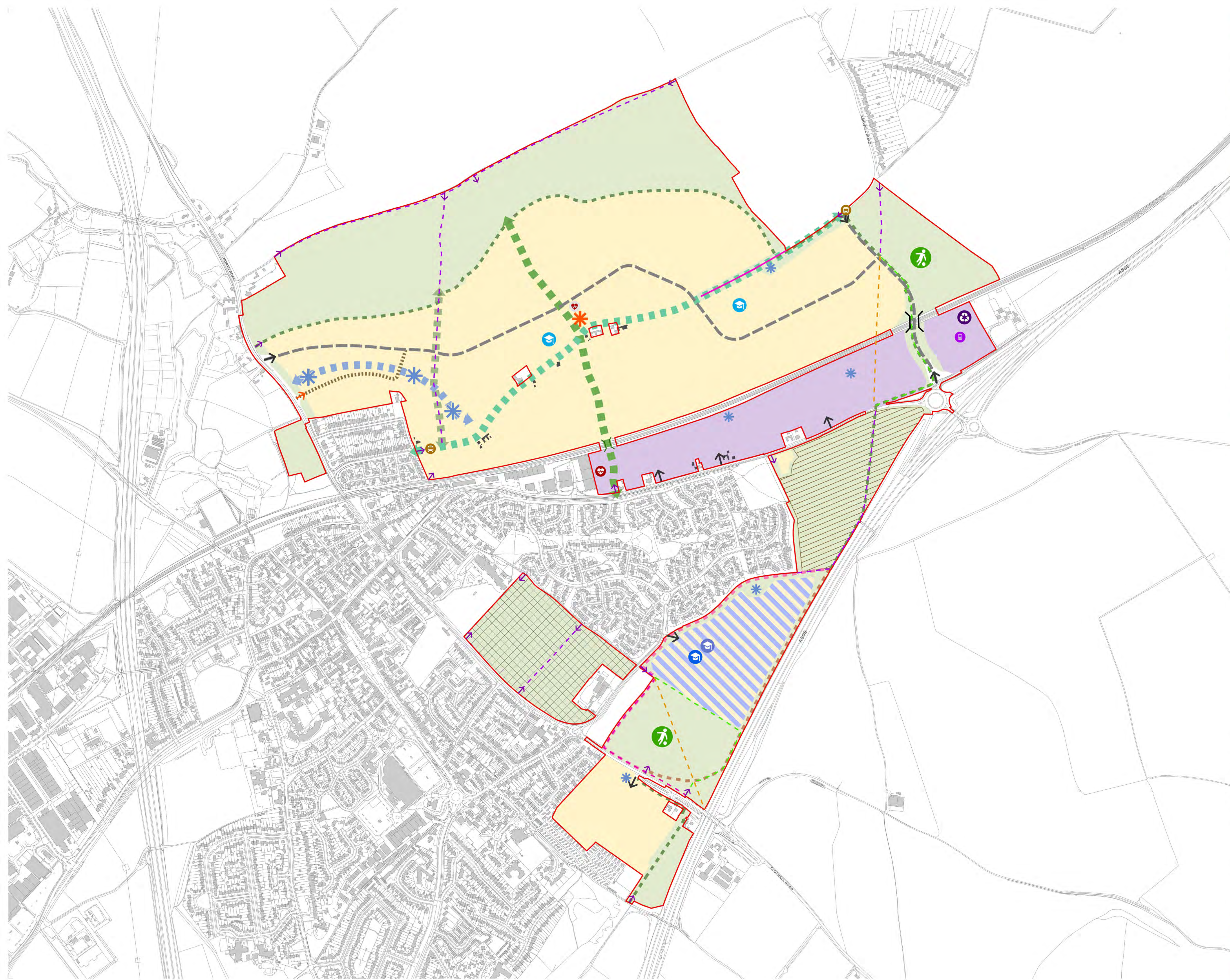
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ED	JJ	RM	31/07/2025

Job No.	Scale	Sheet Size	Revision
BMD.21.045	1:5000	A1	1

Drawing Number
BMD.21.045.DR.002

OPEN SPACE TYPOLOGY	1,000 population	7,680 population*	PROPOSED DEVELOPMENT
Outdoor Sports Facilities (NHC SPD) Grass & 3G pitches, sports pavilion, buffer planting	1.60 ha	12.29 ha	11.67 ha
Allotments (NHC SPD) Allotments, orchards, community gardens	0.30 ha	2.30 ha	2.30 ha
Provision for Children & Young People (FIT)			
Equipped play	0.25 ha	1.92 ha	1.92 ha
Informal play	0.30 ha	2.30 ha	2.30 ha
Parks & Gardens (FIT)	0.80 ha	6.14 ha	39.23 ha
Amenity Green Space (FIT)	0.60 ha	4.61 ha	4.61 ha
Natural & Semi-Natural Greenspace (FIT)	1.80 ha	13.82 ha	46.19 ha
TOTAL	5.65 ha	43.38 ha	108.22 ha

* Based on 3,200 units (as per development spec) with population based on 2.4 multiplier



- Outline Application Site Boundary
- Existing Features**
 - Bygrave Road Local Wildlife Site (Onsite)
 - Walls Field Scheduled Monument
 - Existing Agricultural and Residential Buildings
 - Retained Habitat
- Land Use**
 - Development Area (Residential)
 - Development Area (Employment)
 - Development Area (Flexible Land Use - Residential/Education)
- Approximate Location of Key Facilities**
 - Local Centre
 - Health Hub
 - Health Hub - Potential Alternative Location
 - Primary School
 - Secondary School Option
 - SEND School
 - Renewable Energy Infrastructure
 - Waste Facilities (Including Waste Transfer Station with a stack up to 15m)
- Access and Movement**
 - Primary Site Accesses - All Modes
 - Public Transport Only Site Accesses
 - Key Pedestrian and Cycle Accesses
 - Modal Filter
 - Primary Street Indicative Alignment
 - Public Transport Only Route (Connecting to Primary Street)
 - All Modes Bridge
 - Active Travel Crossing
 - Retained Public Rights of Way
 - Existing PROW Proposed to be Diverted
 - Proposed PROW Diversion Alignment
 - Proposed PROW Diversion Alignment (if secondary school is delivered on the flexible land use parcel)
 - Active Travel Spine
 - Bygrave Road
 - Green Link
- Landscape/Green/Blue Infrastructure**
 - Strategic Green Infrastructure
 - Formal Outdoor Sport
 - Baldock Greenway
 - Baldock Greenway - if a secondary school is delivered on the flexible land use parcel
 - Baldock Greenway - if no secondary school delivered on the flexible land use parcel
 - Sustainable Drainage Corridor
 - Primary SUDS Features

Rev	Description	Date

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Client:

Urban&Civic

Growing Baldock - Outline Planning Application

Parameter Plan

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Drawn:
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Designed:
SJP/AC

Approved:
HA

250 Meters

Drawing Number:
UAC092-002

Revision:
0

Date:
10/09/2025

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