

4.2 Design Evolution

Concept Design Framework

The initial concept design has been developed to respond positively to the key opportunities presented by the site, translating them into a clear and legible development framework. The layout establishes a coherent network of potential vehicular links, shown by black dotted lines, which subdivide the developable areas into smaller, well-defined parcels. This approach promotes permeability, legibility, and flexibility, while ensuring that movement through the site remains secondary to landscape and ecological considerations.

Built form is arranged to create active frontages along key internal routes, illustrated by the blue solid lines. These frontages help to define streets, provide natural surveillance, and create a strong sense of place, whilst maintaining appropriate setbacks where development interfaces with existing landscape features and neighbouring properties.

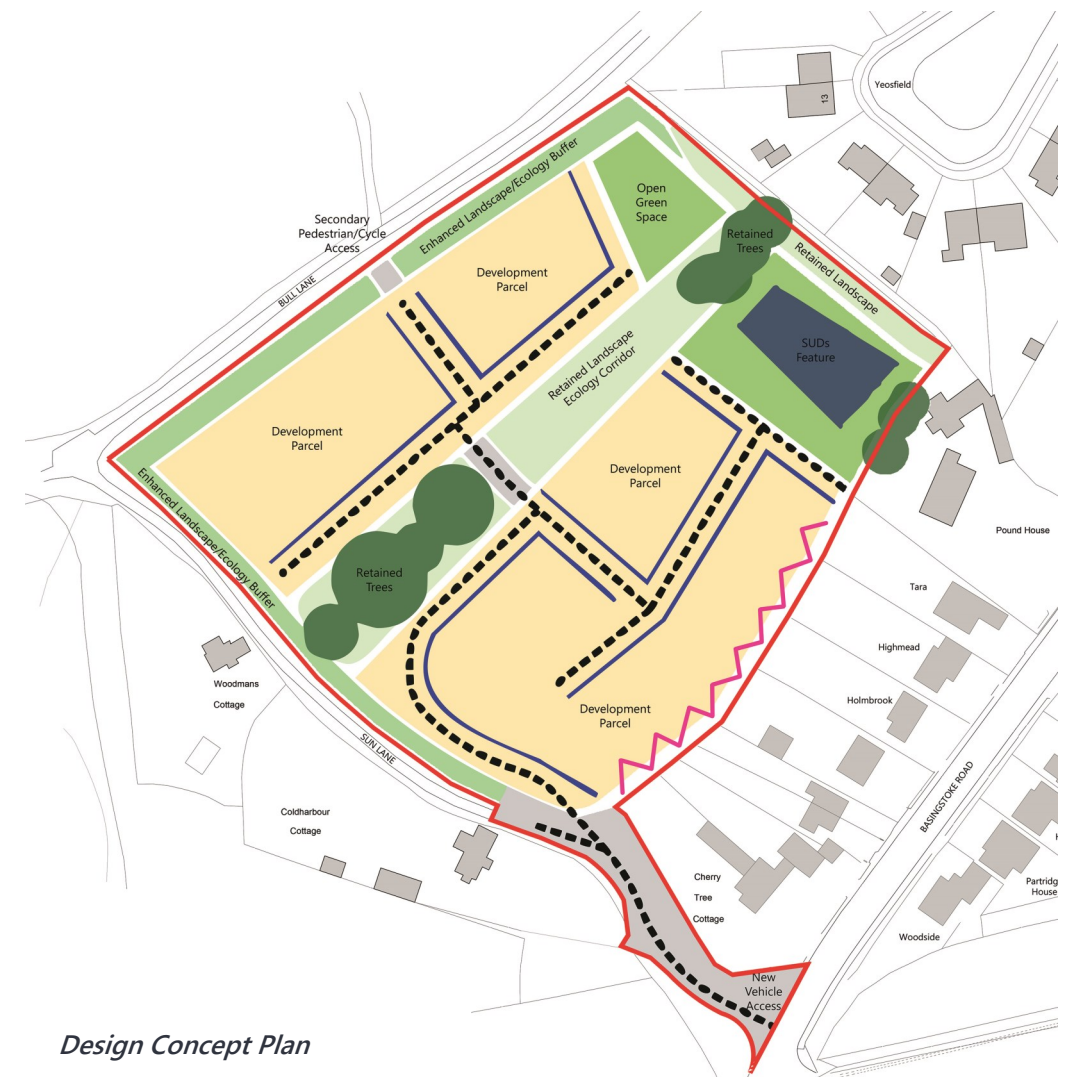
The distribution of parcels allows development to be sensitively positioned around retained trees, ensuring that existing high-quality vegetation shown in dark green is protected and becomes an integral part of the public realm.

A central landscape and ecology corridor is retained and enhanced, reinforced by lighter green areas of open space and planting. Only minimal connections are introduced across this corridor, ensuring continuity for biodiversity while still allowing pedestrian and cycle permeability through the site.

Additional green infrastructure along the site boundaries strengthens landscape buffers, softens the visual impact of development, and reinforces the transition to surrounding residential areas and countryside.

Surface water management is integrated into the design from the outset, with a dedicated SuDS feature located at the lowest point of the site in the north-east corner. This area is conceived as part of a wider green space network, delivering both functional drainage and visual amenity benefits.

Overall, the concept establishes a balanced framework where access, built form, landscape, and movement are carefully coordinated to create a well-structured, landscape led development that responds directly to the site's opportunities and constraints.



Design Concept Plan

Built Form and Spatial Structure

This stage of the design progression builds upon the previously established movement framework and active frontage strategy, using these elements to inform the arrangement and orientation of built form across the site.



Spatial Concept Plan

The defined active frontages, now expressed as continuous building lines, provide a clear structure to the street network and help establish legible public routes with well-overlooked spaces, supporting both safety and a strong sense of place.

The emerging built form is arranged within the developable parcels to respond sensitively to site boundaries, retained landscape features, and neighbouring residential properties.

Building footprints are positioned to maintain appropriate separation distances, protect residential amenity, and create clearly defined private garden spaces, while also allowing for meaningful green buffers along the site edges.

This approach ensures a balanced relationship between built development and surrounding landscape, helping the scheme integrate with its wider context.

The layout also begins to identify key visual vistas through the site, with framed views along streets and towards areas of retained landscaping and open space.

These visual connections enhance legibility, reinforce the hierarchy of routes, and contribute to a high-quality residential environment.

This design iteration demonstrates how built form, landscape, and movement have been carefully coordinated to create a coherent, well-structured layout that responds positively to context, privacy considerations, and long-term placemaking objectives.

4.2 Design Evolution

Indicative Layout

This stage of the design progression further refines the initial concept by breaking down the previously identified built form areas into smaller, more defined blocks, representing individual dwellings or pairs of houses.

The layout is now indicative of a development of up to 44 dwellings, whilst remaining sufficiently flexible and proportionate for an outline planning application. The black solid lines continue to define the primary active frontages, ensuring that buildings are consistently orientated towards streets, shared spaces, and key routes to promote natural surveillance, legibility, and a strong sense of place.

The refined layout begins to establish clearer relationships between built form and its surroundings, with dwellings positioned to respect site boundaries, retained trees, and landscape buffers. Garden spaces are more clearly defined, providing appropriate private amenity areas that respond to neighbouring properties and help safeguard residential privacy.

Associated parking spaces are incorporated in close proximity to dwellings, integrated into the street layout to minimise visual dominance and support a coherent streetscape.

The road network is more clearly articulated at this stage, building on the earlier vehicular movement strategy. Streets are designed to create a permeable yet legible hierarchy, with pedestrian pathways provided alongside carriageways to encourage walkability and safe movement throughout the site. Key routes continue to respect the central landscape and ecology corridor, with connections carefully managed to maintain its function while allowing necessary permeability.

This level of design development provides a more detailed understanding of how the site can accommodate residential development while responding positively to the identified constraints and opportunities.

It demonstrates how the principles of access, landscape retention, active frontages, and high-quality residential environments can be brought together in a coherent layout, while retaining sufficient flexibility to allow further detailed design to be addressed at reserved matters stage.



Illustrative Block Plan

4.3 Proposed Development Overview

This outline planning application seeks approval for up to 44no. dwellings & access, with all other matters reserved relating to use, layout, scale, appearance and landscaping. The scheme provides a high quality, sustainable and deliverable development that responds positively to its setting.



It indicates a development capable of supporting a range of dwelling types and occupancies, all with associated car parking, private gardens and open green space.

The key design principles and planning benefits are cited below;

- The scheme is **landscape-led**, providing a high quality soft and hard landscaping strategy with varied tree and shrub planting, varied surface treatments and several other features helping to provide a high quality environment to live and one that compliments and enhances the surrounding area.
- **Maintains the central green corridor** which possesses landscape and ecological value.
- Areas of open space to the north east of the site to provide retainment and **enhancement of drainage, ecological and landscaping features** of the site.
- New vehicular access taken from Basingstoke Road, and improving the initial section of Sun Lane.
- Dwellings fronting Sun Lane are set behind the existing mature hedgerow boundary retaining and **enhancing the green boundary buffer** with additional planting, open green space and ecology enhancement.
- An on-site allocation of **40% affordable homes**, delivering a mix of size and tenure types to meet the identified needs of the local area.
- The provision of a range of unit sizes that will help cater for a wide range of potential buyers, from first time buyers looking to get onto the property ladder to larger families needing to upsize their current accommodation.
- New dwellings that will comprise of **high quality traditional architectural design**, which takes cue from the surrounding and wider built form and character.
- On-site ecology and landscaping enhancements alongside off-site initiatives to meet the required **10% uplift in terms of Biodiversity Net Gain**.

4.4 Access

As access is the only matter for determination at this stage, the proposals focus on delivering a safe and suitable vehicular, pedestrian and cycle access arrangement.

The detailed access and highway works fall mainly within Hart District and require their approval, while the outline matters and remaining highway works are to be determined by Wokingham Borough Council.

The development will be accessed via improvements to the existing Sun Lane / B3349 junction, including the realignment of Sun Lane to form a new site access road.

The access is designed in accordance with Manual for Streets and Hampshire County Council guidance and is informed by recorded vehicle speeds on Basingstoke Road.

Appropriate visibility splays can be fully achieved within the adopted highway or site boundary. The access geometry is designed to accommodate service and refuse vehicles, which can enter and leave the site in forward gear.

A new 2m wide footway is proposed along the access road, linking directly into the existing footway on Basingstoke Road. An informal pedestrian crossing with dropped kerbs and tactile paving is proposed to improve pedestrian safety and permeability.

The existing gated access onto Bull Lane will be retained to provide a secondary pedestrian and cycle connection, enhancing connectivity and choice of routes.

This access strategy reflects the semi-rural context of the site and is proportionate to the scale of development, ensuring safe and convenient movement for all users without urbanising the surrounding lanes.

The site benefits from a reasonable level of accessibility by sustainable modes, appropriate to its semi-rural location.

Bus stops are located approximately 130–140m from the site on Basingstoke Road and are served by an hourly service providing connections to Reading, Mere oak Park & Ride and surrounding settlements, including access to rail services at Reading Station.

A number of local facilities within Riseley, including employment uses, a public house, memorial hall, tennis club and local retail, are accessible on foot.

A wider range of services, including schools, healthcare, supermarkets and additional employment areas, are accessible within suitable cycling distances, supported by quiet rural roads and access to National Cycle Network Route 23.

A Travel Plan is submitted in support of the application. The Travel Plan sets out measures to encourage sustainable travel choices by future residents, including walking, cycling, bus use and multi-modal journeys.

This includes the provision of travel information for residents, promotion of local facilities and public transport options, and measures to reduce reliance on the private car where practical.

The Travel Plan is proportionate to the scale of the development and the rural context, in line with national policy.

Servicing the Development

Although the application is submitted in outline with all matters reserved except access, the Transport Statement establishes clear principles to ensure the development can be safely and effectively serviced.

The internal road layout will be based around a 5.5m wide main spine road extending from the site access. This road will be designed to accommodate service vehicles, including refuse vehicles and emergency services, while maintaining a residential character.

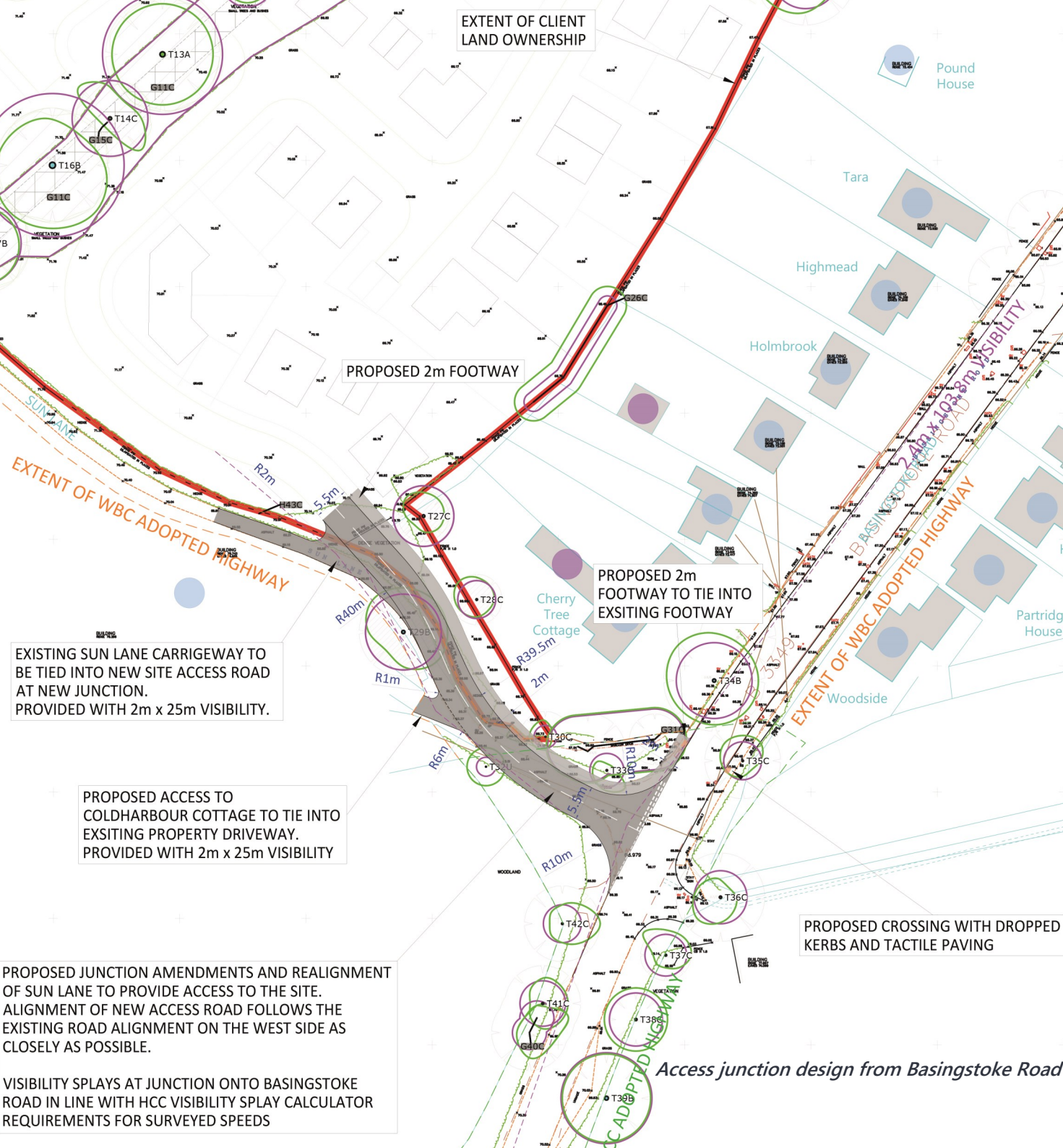
Vehicle speeds within the site will be managed through road geometry and layout, with the aim of achieving speeds of 20mph or below.

The internal layout will also be designed to ensure appropriate access for emergency vehicles. Fire tenders will be able to access the site and reach all dwellings within the required distance thresholds, with suitable turning facilities provided where necessary.

The road network will therefore allow emergency vehicles to operate safely and efficiently within the development.

Refuse collection will be undertaken internally within the site. Swept path analysis demonstrates that a standard refuse vehicle can enter and exit the site from Basingstoke Road in forward gear, without conflict.

A full Transport Assessment and Travel Plan are provided as part of the supplementary documents.



Parking and Refuse Strategy

As this is an outline application, detailed parking arrangements will be confirmed at reserved matters stage. However, the development will be designed to comply with the Wokingham Borough Council Parking Standards applicable to village locations. Indicatively, this will include:

- Two allocated car parking spaces per dwelling.
- Visitor parking at a ratio of 0.2 spaces per dwelling.
- Secure on-plot cycle parking provision for each dwelling.

This approach reflects local car ownership levels while ensuring that parking is appropriately managed and integrated into the site layout.

Generally, cycle storage for houses will be within garden sheds or garages. and the houses will each be provided with individual bin stores located within the curtilages of all dwellings and areas will be made available for the collection of bins to the front of each property.

At reserved matters stage, the detailed layout will confirm that refuse vehicles can safely manoeuvre within the site and reach all collection points in accordance with Building Regulations and Manual for Streets guidance.

This will ensure that bin storage locations are within acceptable carrying distances for residents and collection crews.

4.5 Layout (Reserved Matter)

Whilst only an outline application, an illustrative proposal accompanies this application indicating a layout fully considerate of its context and surroundings and the importance of not only retaining valued landscaped features, but instead enhancing the landscape value of the site and creating more robust verdant buffers to the spaces beyond.

The ethos of the proposal is to emphasise the contained nature of the site, whilst providing much needed housing to the local area, on what is considered to be a suitable infill site on the village edge.

Analysis of the site and its immediate surroundings highlight that it:

- is bounded to the south east by linearly arranged detached dwellings fronting Basingstoke Road.
- is bounded to the north east by a cul-de-sac of semi-detached dwellings, encompassing Yeosfield.
- is bounded to the north west by Bulls Lane and St Ledger Copse (Ancient Woodland) beyond.
- is bounded to south west by Bulls Lane and existing residential dwellings.

The layout shows a commitment to creating landscaped open spaces and buffers, particularly to the north east and west boundaries that assist in maintaining sensitivity to important green edges to the southern extent of the village.

The green spaces equate to an area of around 0.72ha, representing around 36% of the overall site.

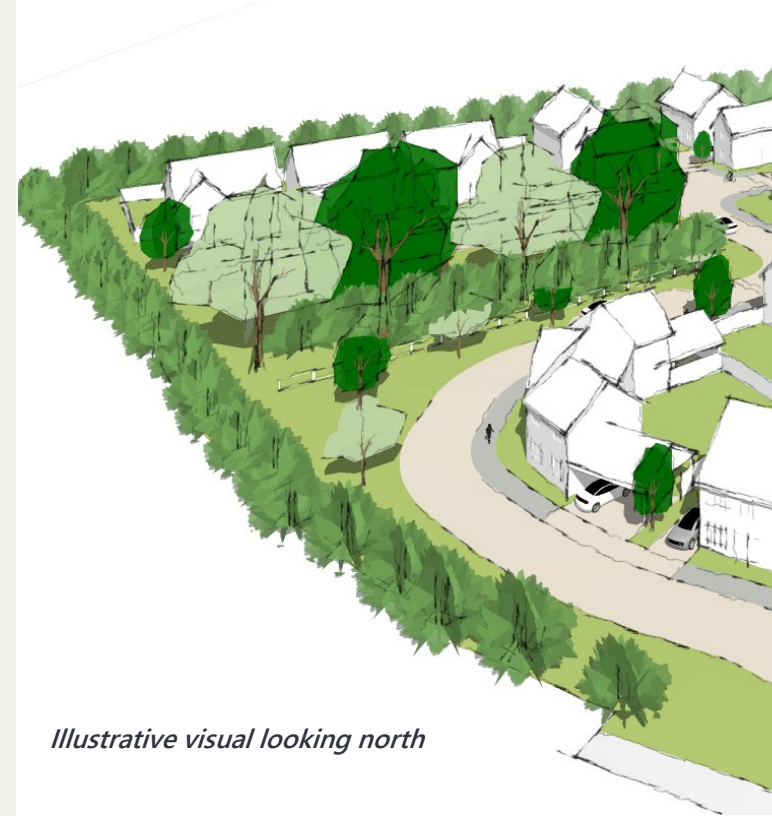
The proposed development is intended to be low in density, circa 22 dwellings per hectare. House types are mixed to promote a varied and appropriate street scene.

Long, straight incongruous roads are avoided with the vehicular infrastructure adopting a fluid approach. The vast majority of parking is located alongside the dwellings to avoid excessive car presence within the public realm.

The development area utilises existing landscape features and retains key trees within the site. Vistas are fully acknowledged with all key views around the site positively terminated with a key building or feature.

Further landscaping, tree planting and ecological enhancements (discussed in later sections) provide further benefits to the scheme and contribute positively to the developments softened presence within the landscape.

The new access from Basingstoke Road, and configuration of Sun Lane has been carefully positioned and designed to minimise impact on existing landscape features and has been fully considered relative to highway design and safety.



Illustrative visual looking north



Illustrative visual from new access road



4.6 Use and Amount (Reserved Matter)

This application is in outline and therefore, the final detail of the housing number, size and mix will be a matter determined through future Reserved Matters however, the application is presented as policy compliant with 40% affordable housing.

The final number of affordable homes, size and mix will be determined at Reserved Matters stage but can be secured through a Section 106 legal agreement as part of this outline application.

Further, the Council's preferred tenure split for affordable housing is based upon a 70:30 split between social rent and shared ownership.

Policy CP5 of the Local Plan requires all new 'major' residential development to deliver 40% affordable housing where the site is located 'outside of development location' (as defined by policy CP9 of the Local Plan).

CP5 is positively phrased, such that planning permission will be granted where development provides:

"a mix and balance of densities, dwelling types, tenures and sizes. Affordable housing must reflect the sizes and types that meet the proven needs of people who are not able to compete in the general housing market".

Types	2016 SHMA Mix	Proposed Mix
1 Bed Maisonette	30-35%	8 (18.2%)
2 Bedroom House	30-35%	17 (38.6%)
3 Bedroom House	25-30%	15 (34.1%)
4 Bedroom House	5-10%	4 (9.1%)
Total		44

4.7 Scale & Appearance (Reserved Matter)

The design vision for the application site is to reflect the local vernacular with a traditional style of architecture that is consistent with the existing built form.

It is felt the continuation of this would respond much more successfully to the site and its surroundings than a modern/contemporary approach.

Nearby properties have a mixture of red brick, render and tile hanging to their external facades, along with traditional roof forms, with various gable and hip details. The proposed scheme would respond sensitively and positively to these characteristics.

Typically, given the size of the dwellings proposed, no more than two wall materials will be used on any one dwelling. As a result, it is felt that the façade options available can offer a number of variations in style while retaining the traditional design intent for the overall site.

Where desired, readily available products of similar tone may be used, however, under the circumstances, illustrative drawings and samples will need to be submitted for approval as part of the compliance process under a Reserved Matters application.

As far as reasonably possible, materials utilised in the construction of the development should be locally sourced.

The proposed dwellings would be a mix of two-storey detached and semi-detached housing, and would provide architectural interest and articulation along street scenes as well complimenting the topography of the site.



Illustrative visual from secondary access (Bull Lane)

Scale also takes on a horizontal form and it is considered that the dwellings would also be consistent with those within the local area, in terms of general plot size, and would be afforded good levels of private amenity space within individual plot curtilages.

The overall scale and density of the development, considering the areas of green/public spaces that are purposely designed into the proposal as integral elements, ensure that the development is not overbearing on the landscaped and verdant nature of the site.

4.8 Landscaping (Reserved Matter)

Landscape Strategy

The landscape strategy for the proposed development has been carefully designed to reflect the local character and provide a high quality environment that compliments its built and natural setting.

It seeks to integrate seamlessly with the existing vegetation boundaries, including areas of ancient woodland, while reinforcing the site's green infrastructure with additional native planting.

The proposals aim to create a cohesive, sustainable landscape that enhances ecological value, supports biodiversity, and provides amenity and recreational opportunities for residents.

Key components include the retention and enhancement of existing vegetation, the introduction of new street trees and open spaces, and the creation of informal play areas.

Overall, the strategy adopts a landscape-led approach to design, ensuring that the development is sensitive to its surroundings, promotes wellbeing, and contributes positively to the local landscape character.



Illustrative visual from green space

4.8 Landscaping (Reserved Matter) (Cont.)

Existing vegetation along the Eastern, Northern, and Western boundaries will be retained and enhanced wherever feasible, with additional native trees, hedges, shrubs, and scrub planting.

This approach reinforces the green infrastructure, strengthens ecological connectivity, and provides a mature, verdant backdrop for the development.

Planting within open spaces will predominantly consist of species of local provenance, reflecting the wider landscape character and supporting biodiversity enhancements.

A key element of the sustainable landscape strategy is the inclusion of an attenuation basin as part of the Sustainable Urban Drainage System (SUDs).

The basin slopes will be seeded with a wet wildflower grass mix and surrounded by native shrub planting, creating habitats that encourage wildlife and enhance ecological diversity.

A mown footpath through the wildflower area will provide a circular walk, encouraging recreation and interaction with nature.

Informal play areas incorporating natural play features will offer safe, engaging recreational opportunities for younger residents.

Proposed hard landscaping finishes have been carefully considered to provide visual interest, define character areas, and clearly delineate private driveways and parking courts, while complementing the overall landscape design.

Through these combined measures, the landscape proposals provide structure, ecological value, and recreational amenity.

They ensure the development is well-integrated with its surroundings, supports sustainability, and delivers a high-quality environment that promotes health, wellbeing, and enjoyment for all residents.





Key Landscape Conclusions

- Comprehensive **high quality landscape scheme** which includes key visual connectivity and reflection to the surrounding external setting.
- **Inclusion and retention of landscape buffers** to the site boundaries to maintain green boundaries to the development and ecological connectivity.
- **Enhanced ecological features** with the inclusion of attenuation basin surrounded by wildflower meadow to enhance biodiversity across the development.
- **Inclusion of natural play** within an informal play area to provide recreational opportunities for younger residents.

Connected and accessible public open space with paths to encourage physical activity and social interaction:

- Well-overlooked public open spaces with **good levels of natural surveillance**.
- Each landscaped area offers public, private and/or biodiversity value with the provision of amenity destination points, private designation with evergreen landscape structure and a **diverse range of planting species** to promote pollinators and minibeast habitat opportunities.

Opportunities to interact with nature on a day-to-day basis:

- Recreational interaction around the attenuation basin with a mown circular route to **encourage interaction with nature**.

Creative surface water management:

- Capturing water as close as possible to where it falls.
- **Opportunities for rainwater harvesting** with water butts to assist with landscape irrigations by residents.
- Inclusion of attenuation basins to manage water effectively.

Reinforcing and reintroducing habitats and species:

- Mixture of on-site and off-site biodiversity net gain opportunities to be considered through the detailed landscape design through habitat creation and species selection to **maximise opportunities for biodiversity enhancements**.
- **Habitat creation** woven throughout the development with the inclusion of native hedge planting and pockets of wildflower planting.
- **Movement corridors for wildlife** through tree canopy structures and creation of hedgerow corridors.
- Species rich grasslands with flowering species rich amenity lawns as well as areas allowed to develop into **wildflower fringes**.

Management and long-term stewardship:

- Robust well-considered management arrangements are to be considered to **ensure a mature and well-established landscape structure** can be maintained.

4.8 Landscaping (Reserved Matter) (Cont.)

Arboriculture

The proposed development has been designed to retain the vast majority of existing tree cover. No Category A (high quality) or Category B (moderate quality) trees are proposed for removal.

Limited removals to accommodate access and connectivity are restricted to one individual Category C tree (T12 – Field Maple) and small sections of Group G11, which comprises scrub, coppiced hazel and immature trees below BS5837 assessment thresholds.

These trees are of low arboricultural and landscape value, and their removal is considered acceptable in BS5837 terms. The works will not result in a material loss of arboricultural amenity nor compromise the integrity or long-term sustainability of retained trees.

The limited loss of low-value trees will be mitigated through replacement and additional tree planting as part of a comprehensive landscape scheme to be secured at reserved matters stage.

New planting will focus on appropriate native species reflecting local character, strengthening landscape structure and visual amenity, and contributing positively to biodiversity net gain.

Species selection, size and positioning will be informed by soil conditions, retained tree relationships and long-term management considerations, ensuring compatibility with built form and infrastructure.

The layout has been informed by the tree constraints to maintain appropriate stand-off distances between retained trees and proposed buildings. This ensures retained trees are not placed in conflict with future occupiers, minimising risks of shading, pressure for pruning or future removal.





The proposals therefore support the long-term retention of the site's most valuable trees and establish a balanced relationship between development and existing arboricultural features.

The principal arboricultural impact arises from the construction of a new adoptable highway within the Root Protection Area of Tree T29 (Category B oak). Due to highway adoption requirements, excavation within part of the RPA is unavoidable, resulting in a partial loss of functional rooting area and a moderate residual impact.

However, T29 retains substantial undisturbed rooting volume to the south and west, and part of its RPA already extends beneath an existing highway, reducing the significance of the incursion in BS5837 terms.

All retained trees will be protected during construction in accordance with BS5837:2012. Measures will include protective fencing, ground protection, controlled working practices within RPAs and arboricultural supervision, particularly where works occur near T29.

Detailed Arboricultural Method Statements and Tree Protection Plans will be provided at reserved matters stage. Subject to these measures, the development is considered arboriculturally acceptable in principle, with generally low overall impact and robust long-term tree retention. In summary, the proposals are acceptable in arboricultural terms.

The development will safeguard higher value trees, introduce new planting of long-term amenity and biodiversity value, and manage construction works in line with best practice to avoid undue harm.

On this basis, the scheme is considered appropriate and should be supported in relation to tree and landscape matters.

4.8 Landscaping (Reserved Matter) (Cont.)

Ecology & BNG

Existing Ecological Context

The application site comprises two fields of other neutral grassland, bounded by species-rich hedgerows, areas of scrub, and a central line of mature trees that provides an important ecological corridor. The site is bordered by residential development on three sides, with ancient and priority woodland immediately adjacent to the north and south-west, increasing its local ecological connectivity.

Within the wider landscape, the site lies approximately 2.3km from the Thames Basin Heaths Special Protection Area (SPA) and within the 5km zone of influence. Several statutory and non-statutory designated sites are present within 2km; however, the site is hydrologically and functionally unconnected to these designations.

A Habitats Regulations Assessment (HRA) screening concluded that, subject to appropriate mitigation, the proposal would not result in likely significant effects on the Thames Basin Heaths SPA. Mitigation in line with adopted local authority policy (including Suitable Alternative Natural Greenspace and/or Strategic Access Management and Monitoring measures) will be secured as part of the planning process.

No adverse effects are anticipated on nearby SSSIs, Local Nature Reserves or Local Wildlife Sites due to the absence of direct land-take, hydrological links or functional ecological pathways.

Protected and Notable Species

- **Bats:** Activity surveys recorded a diverse assemblage of bat species, including barbastelle and serotine, both of which are species of higher conservation concern. The site's hedgerows and central tree line are used primarily for commuting and foraging. No roosts were confirmed, although two trees contain potential roost features.
- **Dormouse:** Nest-tube surveys confirmed the presence of common dormouse within boundary hedgerows. The population is considered of local importance, reflecting the extent of suitable habitat and connectivity within the surrounding landscape.
- **Badger:** No setts were recorded, although the site may be used occasionally for foraging and commuting.
- **Reptiles:** Surveys recorded a low population of common reptile species associated with grassland and boundary habitats.
- **Great Crested Newt:** Although ponds exist within 500m, dispersal to the site is constrained by surrounding development and infrastructure. The species is considered unlikely to be present.
- **Breeding Birds:** Boundary vegetation and scrub provide nesting opportunities for common species. Further survey work is ongoing, but no constraints to development are anticipated subject to standard seasonal controls.



Mitigation and Enhancement Measures

The scheme will follow the mitigation hierarchy, with key measures including:

- **Retention and protection of boundary hedgerows and woodland buffers**, maintaining connectivity with adjacent ancient woodland.
- **Sensitive design of lighting** to avoid light spill onto bat corridors, in accordance with current best practice.
- Dormouse mitigation, including **habitat retention**, phased vegetation clearance, and **provision of replacement habitat and connectivity**, to be delivered under an appropriate European Protected Species licence if required.
- Timing of vegetation clearance to avoid the bird breeding season, or preceded by checks by a suitably qualified ecologist.
- Replacement tree and hedgerow planting, using native species, to **strengthen green infrastructure**.
- Installation of bat and bird boxes, and **habitat enhancements within public open space** to deliver measurable biodiversity net gain.

With the implementation of the proposed mitigation and enhancement measures, the development is not expected to result in significant adverse ecological effects.

The scheme offers opportunities to retain key ecological features, enhance habitat connectivity, and deliver biodiversity gains in accordance with national and local planning policy.

4.8 Landscaping (Reserved Matter) (Cont.)

Ecology & BNG

Existing Baseline Biodiversity Value

The Biodiversity Impact Calculation has been undertaken using the Statutory Biodiversity Metric, based on detailed habitat condition assessments carried out in June 2025 and informed by the Preliminary Ecological Appraisal and subsequent Phase 2 survey work.

The site supports a baseline value of approximately 15.08 habitat units and 3.97 hedgerow units. The baseline is dominated by other neutral grassland of moderate condition, with smaller areas of mixed scrub, native hedgerows, native hedgerows with trees, and a central line of trees. These habitats are of low to medium distinctiveness, with hedgerows and trees providing important linear connectivity within the local landscape.

Proposed On-Site Biodiversity Strategy

The proposed development would result in the loss of the majority of the existing neutral grassland, along with small sections of scrub, hedgerow and the central tree line where required to facilitate access and development.

Key retained features include substantial lengths of boundary hedgerows, sections of the central tree line, retained scrub, and individual trees, helping to maintain landscape structure and ecological connectivity.

The scheme incorporates a range of on-site habitat creation and enhancement measures, including:

- **Creation of areas of other neutral grassland** in good condition within public open space;
- New areas of mixed scrub planting;
- Introduction of **urban trees** within the development;
- **Retention and minor enhancement** of existing native hedgerows;
- Provision of vegetated private gardens and landscaped areas, **contributing to overall habitat diversity.**

These measures reflect the application of the mitigation hierarchy and provide meaningful on-site biodiversity benefits, particularly in relation to landscape structure, habitat diversity and green infrastructure.

Biodiversity Metric Outcome

Despite the proposed on-site retention, creation and enhancement measures, the Biodiversity Impact Calculation identifies that the development would result in:

- A net loss of approximately 8.98 habitat units (around 59.5% reduction); and
- A net loss of approximately 0.18 hedgerow units (around 4.5% reduction).

The calculation also identifies that the scheme does not currently satisfy the Statutory Biodiversity Metric trading rules, with a deficit relating primarily to medium distinctiveness other neutral grassland, as well as a small deficit in low distinctiveness hedgerow units. As a result, the on-site measures alone are insufficient to achieve the mandatory 10% Biodiversity Net Gain required under the Environment Act 2021.

Overall Conclusion and Next Steps

The Biodiversity Impact Calculation demonstrates that, while the proposed development delivers meaningful on-site biodiversity retention and enhancement, it is not capable of achieving the required 10% Biodiversity Net Gain on-site due to the unavoidable loss of existing grassland habitat and trading rule constraints.

It is therefore concluded that the biodiversity shortfall will need to be addressed either through land availability elsewhere through potential opportunities, or the purchase of off-site biodiversity units, specifically targeting other neutral grassland and hedgerow habitats, to ensure compliance with the Statutory Biodiversity Metric and delivery of an overall minimum 10% net gain.

These off-site units would be secured in accordance with national and local policy requirements and delivered through appropriately registered biodiversity offsetting arrangements.



Illustrative visual looking South