

Environmental Statement Appendix 8.3a: Biodiversity Net Gain Report

Gundrys Farm Caravan Park

On behalf of Royale Parks (Dorset) Limited

March 2026



Gundrys Farm - Alleged Unauthorized Development

Biodiversity Net Gain Assessment

794-ENV-ECO-22139
Biodiversity Net Gain
A
March 2026

Document status

Version	Purpose of document	Authored by	Reviewed by	Approved by	Review date
A	Draft, for comment	DLS	HK	HK	March 2026

Approval for issue

Hannah Knight	March 2026
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Prepared by:

Tetra Tech RPS

Prepared for:

AR (New Forest Court) Limited

Executive summary

- Tetra Tech RPS has been commissioned by AR (New Forest Court) Limited to undertake a Biodiversity Net Gain (BNG) Assessment of the land at Gundrys Farm Caravan Park, Wimborne, Dorset.
- The Alleged Unauthorised Development site is approximately 6.81 ha in size and post-development will comprise a large area of retained grassland that will be used for caravan and motorhome stationing and existing donkey paddock along with the creation of a new native hedgerow, mixed scrub and scattered tree planting along the southern site boundary.
- The Alleged Unauthorised Development is subject to an appeal (ref: APP/D1265/C/22/3313965) against the Enforcement Notice (ref: ENF/17/0094). The Alleged Unauthorised Development was made in 2017, prior to the implementation of the statutory regime under the Environment Act 2021, and therefore it is not necessary for the proposals to achieve the statutory 10% biodiversity net gain enhancements. The current appeal site will seek to achieve an overall net gain in biodiversity as per the EIA Scoping Report (Pea Green Ltd, November 2025).
- The scheme currently will deliver a net loss of **-66.73%** for habitats. Therefore, off-site compensation will be required to achieve an overall gain in BNG enhancement.
- The development proposals for the site will deliver an overall gain of 0.50 units for hedgerows.

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1 Introduction

1.1 Purpose and Scope of this Report

- 1.1.1 Tetra Tech RPS were commissioned by AR (New Forest Court) Limited to undertake a Biodiversity Net Gain (BNG) Assessment of the land at Gundrys Farm Caravan Park, School Lane, Three-Legged Cross, Wimborne, Dorset, BH21 6RU (henceforth referred to as the 'Alleged Unauthorised Development').
- 1.1.2 The Alleged Unauthorised Development at Gundrys Farm is subject to an appeal (ref: APP/D1265/C/22/3313965) against the Enforcement Notice (ref: ENF/17/0094) issued by Dorset Council in October 2022. The unauthorised development was made in 2017, prior to the implementation of the statutory regime under the Environment Act 2021, and therefore it is not necessary for the proposals to achieve the statutory 10% biodiversity net gain enhancements. The current 'appeal site' will seek to achieve an overall net gain in biodiversity as per the EIA Scoping Report (Pea Green Ltd, November 2025).
- 1.1.3 The baseline conditions for the habitats onsite were not known at the time of the unauthorised development and so, for the purpose of this exercise the baseline conditions for the habitats onsite are based on a UK Habitat Survey undertaken by RPS in May 2025.
- 1.1.4 This BNG assessment report aims to:
- calculate and assess the baseline ecological status and condition of current habitats identified onsite;
 - calculate the biodiversity value of the site post-development; and
 - provide a summary of the habitat enhancements and creation proposals designed to ensure net gain is achieved.
- 1.1.5 The recommendations included within this report are the professional opinion of an experienced ecologist and therefore the view of RPS.

1.2 Biodiversity Net Gain and Methods

- 1.2.1 Biodiversity Net Gain is defined in Baker et al (2019) as:
- 1.2.2 *"Development that leaves biodiversity in a better state than before"*
- 1.2.3 The requirement for developments to seek to achieve BNG arises from the National Planning Policy Framework (NPPF, 2025), which states in Para. 187 (d) that:
- 1.2.4 *"Planning policies and decisions should contribute to and enhance the natural and local environment by ... minimising impacts on and providing net gains for biodiversity."*
- 1.2.5 There is no single set method for quantifying the assessment of BNG, but one method is the use of biodiversity calculators to assess the biodiversity value of habitats pre- and post-development based on habitat type, distinctiveness and condition.
- 1.2.6 A biodiversity index is derived for the baseline and for the proposed development, and BNG is considered to be achieved where an increase in value is delivered (onsite or offsite), and where habitats of a higher value are not replaced exclusively with habitats of a lower value.
- 1.2.7 GOV.UK publicised the Statutory Biodiversity Metric in February 2024 which is a mandatory requirement for BNG. tool has been used for the assessment in this report. The tool and associated documents were downloaded from:
- 1.2.8 <https://www.gov.uk/government/publications/statutory-biodiversity-metric-tools-and-guides>

Condition Assessment

- 1.2.9 Using the data collected from the UK Habitat Survey, a habitat condition assessment was undertaken for the habitats present within the project boundary. The appropriate 'condition sheet' was first selected via the Table TS1-1a in the technical supplement provided in the Biodiversity Metric 4.0 -Technical Annex 1: Condition Assessment Sheets and Methodology (Panks, et al., 2023).
- 1.2.10 The condition sheet was then used to assess the individual habitats by comparing how they scored against pre-set condition assessment criteria. The criteria describe what components are needed for the habitat to be of good, moderate or poor value.
- 1.2.11 Each habitat was scored the following:
- 1 – Poor;
 - 2 – Moderate; and
 - 3 – Good.
- 1.2.12 The calculator allows these to be further divided and provides categories for fairly good and fairly poor. The ecologist undertaking the assessment used their professional judgement, considering the habitat condition assessment criteria, to decide when it was suitable to use these categories.

Habitat Degradation

- 1.2 There are special provisions for the calculation of the pre-development biodiversity value of onsite habitat when loss or impact to habitats (or 'degradation') has occurred prior to the submission of a planning application and Biodiversity Gain Plan in order to discourage the deliberate degradation of existing onsite habitats to reduce the pre-development biodiversity value.
- 1.3 For the Biodiversity Plan, Paragraph 6 of Schedule 7 A of the Town and Country Planning Act 1990 makes provision relating to unauthorised degradation takes place, and Paragraph 6A of the 1990 Act makes provision relating to degradation taking place which is in accordance with a planning permission:
- Where unauthorised degradation of the onsite habitat has taken place on the land between 30 January 2020 and the date of relevant date, the biodiversity pre-development value of the onsite habitat should be calculated as the biodiversity value of the habitat on the date immediately before the carrying out of these degradation activities. The relevant date should therefore be set as a date immediately before these activities. Unauthorised degradation of onsite habitat is any degradation which is not in accordance with a previous planning permission.*
- 1.4 If there has been degradation and there is insufficient evidence about the biodiversity value of the onsite habitat immediately before the degradation, the pre-development biodiversity value of the onsite habitat must be taken to be the highest biodiversity value of the habitat which is reasonably supported by any available evidence relating to it. This requirement must be applied to the calculation of pre-development biodiversity value in the metric tool.

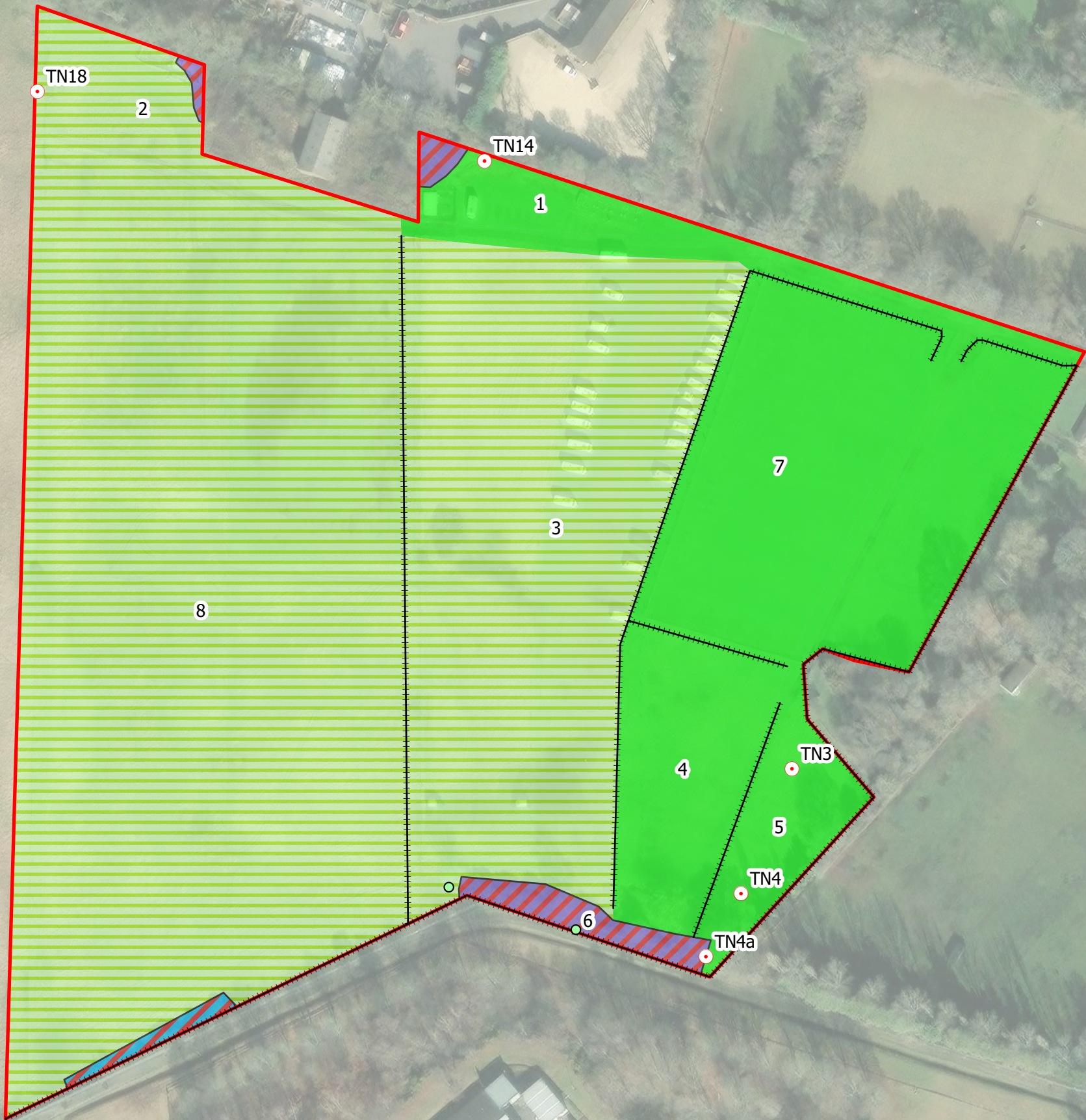
2 Baseline Description

- 2.1.1 The baseline description for the habitats onsite were not known prior to the Alleged Unauthorised Development that occurred in 2017 and so, for the purpose of this exercise the baseline descriptions have been taken from the habitat assessment conducted during the UK Habitat Survey undertaken by RPS in May 2025.
- 2.1.2 Historic aerial photography / mapping (Google Earth, 2026) of the Alleged Unauthorised Development site provided imaging from September 2017 (**Appendix A**), which showed that the site comprised mostly managed grassland. Although it was not considered to provide sufficient detail to determine the baseline habitat description or conditions of the unauthorised development and so, the pre-development value of the onsite habitat is taken to be the highest biodiversity value for the habitats identified in the 2025 site visit.
- 2.1.3 The following habitat types that were identified onsite during the May 2025 survey period are associated with the Alleged Unauthorised Development:
- *U1f: Sparely Vegetated Urban Land - gravel tracks;*
 - *U1b: Other Developed Land - Facilities blocks (and Sceptic Tanks); and*
 - *U1b: Other Developed Land - Animal shelter and concrete base*
- 2.1.4 Therefore, for the purpose of this exercise the above habitats have been excluded from the Statutory Metric, and it has been assumed that the existing baseline habitat and conditions is the same as the current surrounding habitats (i.e., neutral and modified grassland).

2.2 UK Habitat Survey – Overview

- 2.2.1 The UK Habitat Survey identified that the site comprised mixture of grassland, scrub, internal tracks, facilities block, fencing and individual trees, bordered by an offsite mature line of trees that ran along the northern boundary of the appeal site. Although for the purpose of this assessment, the internal tracks and facilities block associated with the unauthorised development have been excluded from the habitat baseline.
- 2.2.2 A full list of the onsite habitats identified in the UK Habitat Survey on the Site is provided below, with the associated habitat represented in the BNG assessment:
- G3c: Other Neutral Grassland;
 - G4: Modified Grassland;
 - H3e: Gorse Scrub;
 - G32: Scattered Trees;
 - *U1e.612: Fence; and*
 - *H3d: Bramble Scrub.*
- 2.2.3 The habitats in italics were considered to be of no ecological value and therefore are not considered further in terms of the BNG assessment.
- 2.2.4 The UK Habitat Mapping is shown on **Figure 2.1**, below.

Figure 2.1: UK Habitat Plan prior to Alleged Unauthorised Development



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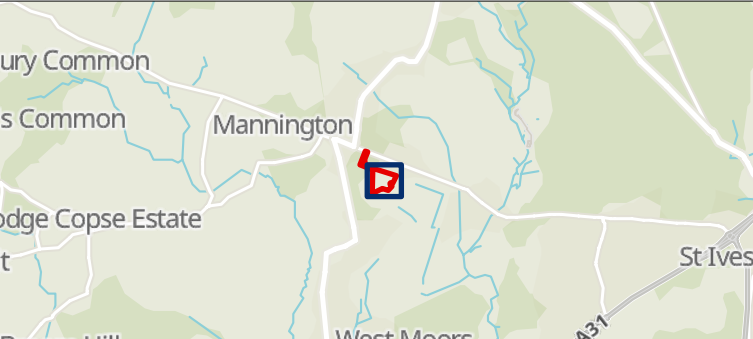
LEGEND

Appeal Boundary (RLB)

Habitat

- g4 Modified Grassland
- g3c Other Neutral Grassland
- h3d Bramble Scrub
- h3e Gorse Scrub

- Fence
- Scattered Tree
- Target Note



Client **AR (New Forest) Limited**

Project **Gundrys Farm, Dorset**

Project No. **22139**

Title **UK Habitat Map prior to Alleged Unauthorised Development (2017)**

Drawing No. ECO22139-0013-01	Figure No. 3.3	Revision 01	Status FINAL
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Date MAR 2026	Drawn By GNL	Checked By DLS	Revision By AM
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Scale @ A3 1:1,500	Datum OSGB 1936
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3 Habitat Condition Assessment

- 3.1.1 The assessments below relate to the habitats present onsite at the time of the UK Habitat survey undertaken in 2025 and the assumed layout of the site prior to 2017 (shown on Error! Reference source not found.). Given that the biodiversity value was not known prior to the Alleged Unauthorised Development, the condition assessments have been assumed to be the highest value of the habitat (i.e., good condition) where reasonably possible.
- 3.1.2 Numbers in the tables in this section are copied from those generated by the Statutory Metric. Note that the spreadsheet rounds the figures of credits to two decimal places which occasionally generates apparent minor discrepancies due to rounding errors when numbers are placed into tables.
- 3.1.3 A summary of the baseline habitat areas, habitat units, area retained, and habitat units lost is provided in the BNG metric submitted with this report.

G4: Modified Grassland

Area 1

- 3.1.4 Area 1 comprised modified grassland, frequently mown and sward heights ranging from 3 cm to 15 cm. Adjacent to the compacted gravel track, there was some ruderal vegetation present with rare patches of bare soil. The vegetation under the tree line was dominated by bramble, ivy *Hedera helix*, nettle *Urtica* and cleavers *Galium aparine*, with occasional gorse *Ulex europaeus*. Along the south-facing slope there was a section of decaying vegetation (TN14).
- 3.1.5 Area 1 satisfied five out of the seven criteria failing essential criterion A and criterion D. Therefore, following the Natural England condition assessment, it would be categorised as '**poor**' condition.

Area 4

- 3.1.6 An area of modified grassland that appeared less frequently mown than Areas 1 and 7, with a sward height that varied between 0 to 20 cm and fewer than five species per m².

Area 5

- 3.1.7 Area 5 comprised a small area of modified grassland adjacent to Area 4, separated by a fence line. The sward height varied between 0 to 20 cm with flower heads extending up to 25 cm, and an average of five species per m². There was an area of grassland with rougher appearance and longer sward and depressed grass (TN3). Additionally, there were small, localised areas of bare ground present (TN4).

Area 7

- 3.1.8 Area 7 was a large area of modified grassland with a strip of sparsely vegetated land running across the centre, likely used as a vehicle access route. The grassland was closely mown and currently being used for storage of static caravans. Sward height ranged from 0 to 5 cm, but up to 20 cm around the areas of fencing.
- 3.1.9 It has been assumed that prior to the Alleged Unauthorised Development in 2017 that all five areas of grassland would be categorised as '**good**' condition; despite failing essential criterion A in the May 2025 survey (having less than 6 to 8 vascular species present per m² including at least two forbs).

G3c: Other Neutral Grassland

Area 2

- 3.1.10 Area 2 was located to the north of the Alleged Unauthorised Development site and extended to the southwestern boundary of the wider application site. It comprised a section of neutral grassland with a small area of dense bramble scrub. Ruderal vegetation was present along the southern edge of this section. Species composition was similar to that of Area 1, with a longer sward height that varied 30 to 40 cm.

Area 3

- 3.1.11 Area 3 comprised a section of neutral grassland. Sward height varied between 0 to 20 cm, with occasional areas reaching 25 to 30 cm. The plant assemblage was similar to the modified grassland adjacent and to the east of this habitat with mostly five to six species per m².

Area 8

- 3.1.12 Area 8 was a large area of neutral grassland, separated from Area 3 by a barbed wire fence. It was similar to Area 3 but contained more tussocky grassland with heavy thatch in some areas. There was evidence of waterlogging in the past although it was very dry at time of survey. Soil in the wet areas may have been compacted, leaving some bare areas. Sward height varied between 30 to 40 cm.
- 3.1.13 Given that the condition of all three areas of neutral grassland onsite was not known prior to the Alleged Unauthorised Development in 2017, following the Natural England condition assessment for non-acid grassland types, it is assumed that the grassland passed at least five or six criteria, including essential criterion A and additional criterion F. It therefore would automatically be categorised as **‘good’** condition.

Gorse Scrub

- 3.1.14 Parcels of gorse scrub were present within Area 6, and to the northern and southern boundaries of Area 8.
- 3.1.15 It has been assumed that prior to the Alleged Unauthorised Development in 2017 that the gorse scrub would be categorised as **‘good’** condition; despite failing criterion A in the May 2025 survey. Following the Natural England condition assessment for scrub, it is assumed that the gorse scrub passed all five criteria.

Scattered Trees

- 3.1.16 Three trees were recorded along the southern edge of Area 6, including a mature ash *Fraxinus excelsior*, mature silver birch, and a semi-mature pedunculate oak. The ash and oak trees were considered to be a medium size (>30cm and <60 cm diameter at breast height) and the silver birch was considered small.
- 3.1.17 The ash and silver birch trees satisfied five of the six criteria during the May 2025 survey, failing criterion E and therefore following the Natural England condition assessment, would be categorised as **‘good’** condition. As these trees are currently in good condition this is therefore taken as the assumed condition prior to the Alleged Unauthorised Development.
- 3.1.18 The oak tree satisfied four of the six criteria during the May 2025 survey, failing criterion C (the tree is mature) and E (natural ecological niches are present). Given that criterion C is based off the age of the tree and the oak tree is currently still classed as immature, it is reasonable to assume criterion C would have been failed in 2017.

- 3.1.19 Given the age and diameter of the tree in 2017 it can also be assumed that ecological niches such as deadwood, cavities or loss bark would not have been present, therefore also failing criterion E. Therefore, following the Natural England condition assessment, it would be categorised as '**moderate**' condition.

4 Post Development Habitat Assessment

- 4.1.1 This section of the report looks at the habitats which are to be created during the construction phase of the development and provides reasoning as to their habitat classification and condition category, as was completed for the pre-development habitats.
- 4.1.2 The habitats described below are labelled as they are on the Landscape Masterplan (Stephenson Halliday, 2025) as shown in **Figure 4.1**, for ease of understanding; their subsequent UK / BNG classification is given within the text.

4.2 Habitats

- 4.2.1 Of the 6.7 ha covered by the Alleged Unauthorised Development site, it is anticipated that, post-development, 0.25 ha will comprise new grassland, native hedgerow, mixed scrub planting, with an additional 15 new native trees. The majority of the existing habitats identified onsite during the 2025 survey will be retained and protected throughout development.
- 4.2.2 It has been assumed that the proposed caravan plots have degraded the condition of the grassland on site (from the assumed good condition), to the current poor condition, (as per the UKHab in May 2025).

Wildflower Meadow Grassland

- 4.2.3 Areas of shade tolerant wildflower meadow are to be created along the southern site boundary. The wildflower meadow mix used will be the Emorsgate Hedgerow Mixture EH1 (or something similar). This mix has a large number of meadow grass and herb species, and it based on the composition, would most reasonably fall into the habitat condition category 'other neutral grassland'.
- 4.2.4 The condition, when assessing against the condition criteria, would most likely fit into the 'moderate' condition category, as it meets the following:
- A good example of its habitat type, with a consistently high proportion of characteristic indicator species present relevant to the specific habitat type.
 - Sward height is varied (it is expected that this will occur naturally through the diversity of species);
 - Cover of bare ground between 1%-5%;
 - Cover of bracken less than 20% and scrub less than 5%; and
 - The absence of non-native, invasive species.

Mixed scrub

- 4.2.5 Areas of mixed scrub are to be created along southern site boundary. The proposed scrub used comprise a selection of native woody species including the following: maple *Acer campestre*, dogwood *Cornus sanguinea*, hornbeam *Carpinus betulus*, hazel *Corylus avellana*, hawthorn *Crataegus monogyna*, blackthorn *Prunus spinosa*, white willow *Salix caprea* and elder *Sambucus nigra*. This proposed scrub mix comprises a mixture of species without a single species domain and therefore, would most reasonably fall into the habitat condition category 'Mixed scrub'.
- 4.2.6 The condition, when assessing against the condition criteria, would most likely fit into the 'moderate' condition category, as it meets the following:
- A good example of its habitat type, with at least 80% of the scrub being native, and no single species comprises more than 75% cover;

- The scrub has a well-developed edge with scattered scrub and tall forbs between scrub and adjacent land; and
- The absence of non-native, invasive species.

Native Hedgerow

- 4.2.7 A total length of approximately 0.15 km of native hedgerow is included in the proposed development along the southern site boundary.
- 4.2.8 Appropriate management practices and placement to establish undisturbed ground buffers and minimise the effects of nutrient enrichment will help plantings will allow them to achieve a '**moderate**' condition.
- 4.2.9 The target condition of '**moderate**' has been used to allow for the inclusion of management practice to achieve condition assessment criteria for this habitat. This would deliver a total of 0.55 hedgerow units.
- 4.2.10 Targeted condition assessment criteria that will be achieved through management regime include:
- Gap between ground and base of canopy <0.5 m for >90% of length;
 - Gaps make up <10% of total length; and No canopy gaps >5 m;
 - >1 m width of undisturbed ground with perennial herbaceous vegetation for >90% of length; and
 - <20% of plant cover dominated by species indicative of nutrient enrichment.

Scattered Tree Planting

- 4.2.11 In total, 15 small-sized rural trees are included in the proposed development. Proposed species include maple, hawthorn, beech *Fagus sylvatica* and common oak *Quercus robur*.
- 4.2.12 The target condition of '**moderate**' has been used to allow for the inclusion of management practices to achieve condition assessment criteria for this habitat.
- 4.2.13 Targeted condition assessment criteria that will be achieved through management regime include:
- The tree is a native species (or at least 70% within the block are native species);
 - The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area (individual trees automatically pass this criterion);
 - There is little or no evidence of an adverse impact on tree health by human activities; and
 - More than 20% of the tree canopy area is oversailing vegetation beneath.

Other Neutral Grassland (reduced condition)

- 4.2.14 The majority of the neutral grassland onsite has been retained since the Alleged Unauthorised Development and therefore the condition assessments from the May 2025 survey have been applied to the post-development biodiversity value.
- 4.2.15 All three areas of neutral grassland (Areas 2, 3 and 8) present onsite satisfied three out of the six criteria failing essential criterion A, criterion E and additional criterion F. Therefore, following the Natural England condition assessment for non-acid grassland types, these would be categorised as '**poor**' condition.

Modified Grassland

- 4.2.16 The majority of the modified grassland onsite has been retained and managed since the Alleged Unauthorised Development and therefore the condition assessments from the May 2025 survey have been applied to the post-development biodiversity value.
- 4.2.17 Area 1 satisfied five out of the seven criteria failing essential criterion A and criterion D. Therefore, following the Natural England condition assessment, it would be categorised as '**poor**' condition.
- 4.2.18 Area 4 satisfied five out of the seven criteria failing essential criterion A and criterion E. Therefore, following the Natural England condition assessment, it would be categorised as '**poor**' condition.
- 4.2.19 Area 5 satisfied six out of the seven criteria failing essential criterion A. Therefore, following the Natural England condition assessment, it would be categorised as '**poor**' condition.
- 4.2.20 Area 7 satisfied three out of the seven criteria failing essential criterion A and criterion B, D, and G. Therefore, following the Natural England condition assessment, it would be categorised as '**poor**' condition.
- 4.2.21 In summary, all five of the areas of modified grassland in the appeal site failed essential criterion A, having less than 6 to 8 vascular species present per m2 (including at least two forbs), and therefore following the Natural England condition assessment, they would be categorised as '**poor**' condition.

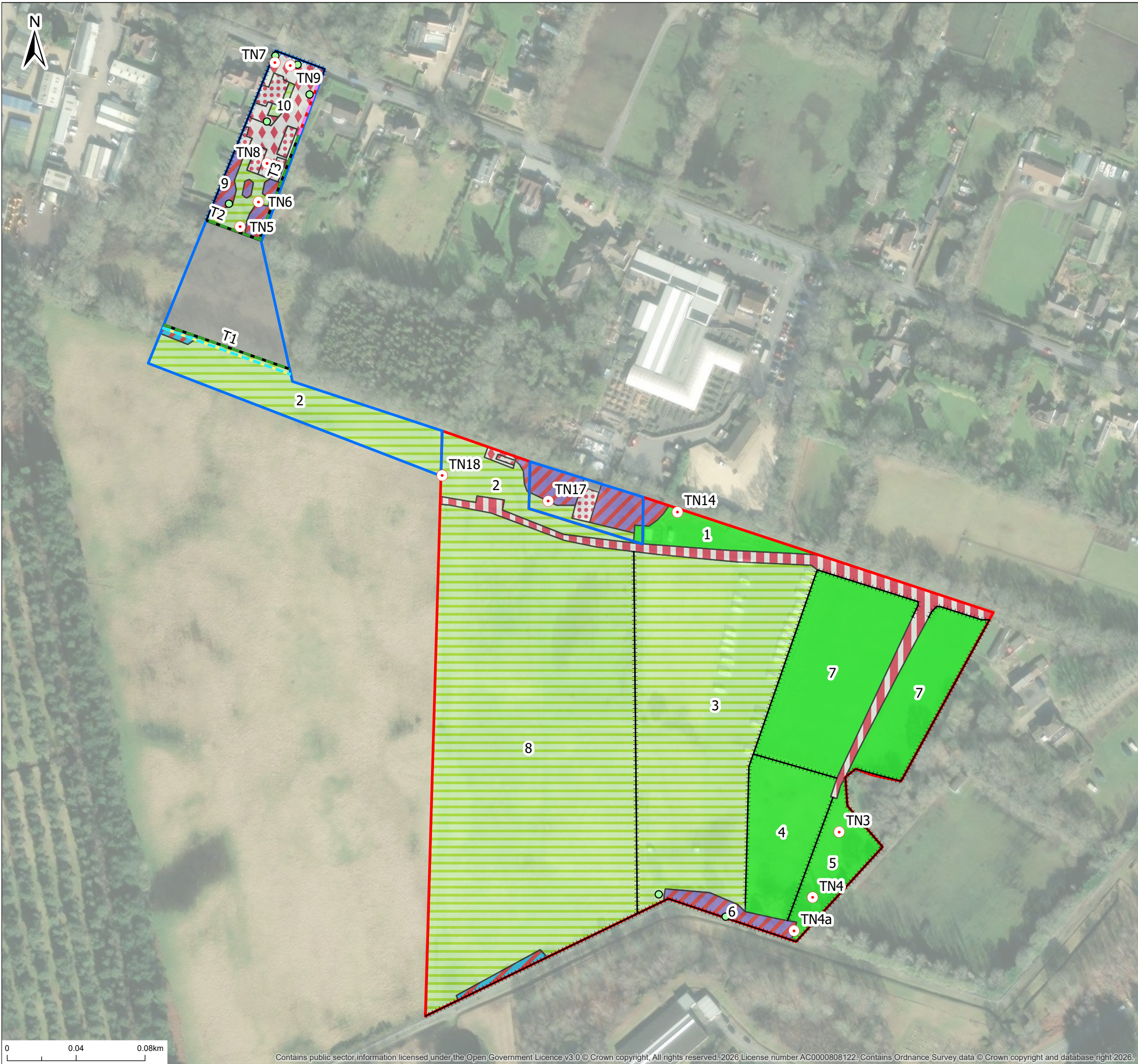
Sparsely Vegetated Urban Land

- 4.2.22 The gravel track identified in the May 2025 survey is associated with the Alleged Unauthorised Development and therefore the current habitat descriptions and conditions have been applied to this section. It comprised mostly a mixture of either perennial rye-grass *Lolium perenne* or Yorkshire-fog *Holcus lanatus* throughout the main site across Area 3, 7 and 8, with evidence of use for vehicle access.
- 4.2.23 Given that the sparsely vegetated urban land satisfied two out of the four criteria, failing criterion A and D following the Natural England condition assessment, it would be categorised as '**poor**' condition.

Other Developed Land

- 4.2.24 The Alleged unauthorised Development included the addition of a facilities block (and septic tank) and an animal shelter with a concrete base.
- 4.2.25 These do not have a condition assessment, being of no value by default.

Figure 4.1: Post-development Habitat Plan (Stephenson Halliday, 2025)



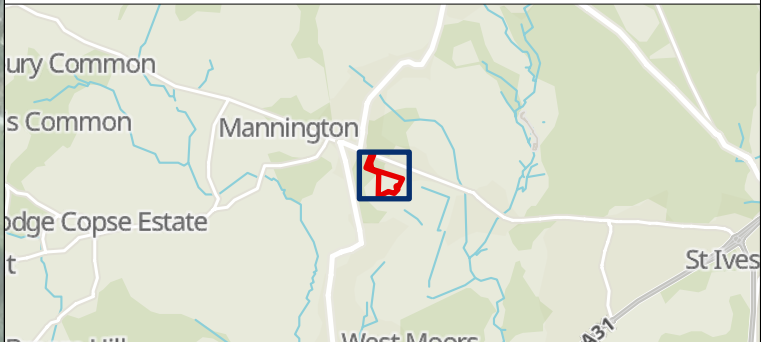
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LEGEND

- Appeal Boundary (RLB)
- Highway Access Boundary (BLB)
- Habitat**
 - g4 Modified Grassland
 - g3c Other Neutral Grassland
 - h3d Bramble Scrub
 - h3e Gorse Scrub
 - u1f Sparsely Vegetated Urban Land
 - u1b5 Buildings
 - u1 Built-up Areas and Gardens
 - Inaccessible Area
 - h2b Non-Native and Ornamental Hedgerow
 - 33 Line of Trees
 - Ditch
 - Fence
 - Scattered Tree
 - Target Note



Client	AR (New Forest) Limited		
Project	Gundrys Farm, Dorset		
Project No.	22139		
Title	UKHab Habitat Map		
Drawing No.	Figure No.	Revision	Status
ECO22139-0011-02	3.2	01	FINAL
Date	Drawn By	Checked By	Revision By
JAN 2026	OW	DL	-
Scale @ A3		Datum	
1:2,200		OSGB 1936	

5 Summary

- 5.1.1 The site prior to the Alleged Unauthorised Development in 2017 was considered to comprise a mixture of grassland, scrub, fencing and individual trees, bordered by an offsite mature line of trees that ran along the northern boundary of the Alleged Unauthorised Development.
- 5.1.2 The Alleged Unauthorised Development included the addition of several habitats comprising a facilities block (and septic tank), internal tracks and animal shelter which were identified onsite during the May 2025 survey. Although for the purpose of this assessment, these have been excluded from the habitat baseline, and it has been assumed that the existing baseline habitat for these areas is the same as the current surrounding habitats (i.e., neutral and modified grassland).
- 5.1.3 The majority of the grassland, scrub and scattered trees has/will be retained throughout the development. The baseline position of this site was calculated to be 68.92 habitat units, with no hedgerow and watercourse units.
- 5.1.4 The post-development plans for the Alleged Unauthorised Development site include the planting of higher quality habitat (i.e. – wildflower grassland, mixed scrub and tree planting), which accounts for the majority of the post development score.
- 5.1.5 The development proposals for the site will deliver an **overall gain of 0.50 units for hedgerows**.
- 5.1.6 The assessment above indicates that the Alleged Unauthorised Development will deliver a **net loss of - 66.73% for habitats**. The change in units onsite within the proposals result in an overall loss of **- 45.99** habitat units and therefore Trading Rules have not been satisfied.
- 5.1.7 A summary screenshot from the calculator tool is provided in **Appendix B**.
- 5.1.8 The overall loss in habitat units is based off the assumption that the baseline conditions of the habitats onsite had to be taken to be the highest biodiversity value to account for the habitat degradation that may have taken place during the Alleged Unauthorised Development. Therefore, although the majority of the habitats onsite (scattered trees, modified and neutral grassland) have been mostly retained since 2017, the most recent condition assessments from the May 2025 survey have been used for the post-development habitat value.
- 5.1.9 Given that the Alleged Unauthorised Development took place prior to the implementation of the statutory regime under the Environment Act, it is not considered a requirement for the development to achieve a 10% net gain, but an overall net gain is still required as per the EIA Scoping Report (Pea Green Ltd, November 2025). Therefore, off-site compensation totalling a minimum of 46 units will be required to achieve an overall BNG enhancement.
- 5.1.10 Proposed habitats include targeted conditions, and the score provided is based on the delivery of habitats that meet the criteria for these conditions. To ensure the targeted condition criteria for created habitats are met, a Habitat Management and Monitoring Plan (HMMP) will be required. This would detail the requirements for habitat management during the construction and operational phase of the proposed development and include details of monitoring to ensure that the habitat units and conditions are being delivered as intended. Alongside the HMMP, a Biodiversity Gain Plan will be required, to include details of the offsite enhancements.

6 References

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Appendices

Appendix A

Historic Aerial Mapping of Alleged Unauthorised Development (2017)



Image 1: Northern site boundary (Sept 2017)



Image 2: View from western site boundary facing east (Sept 2017)

The Statutory Biodiversity Net Gain Metric - Headline Results

On-site baseline	Habitat units	68.92		
	Hedgerow units	0.00		
	Watercourse units	0.00		
On-site post-intervention (Including habitat retention, creation & enhancement)	Habitat units	22.93		
	Hedgerow units	0.50		
	Watercourse units	0.00		
On-site net change (units & percentage)	Habitat units	-45.99	-66.73%	On-site net gain is less than target set ▲ Zero baseline units - % cannot be calculated
	Hedgerow units	0.50	N/A	
	Watercourse units	0.00	0.00%	
Off-site baseline	Habitat units	0.00		
	Hedgerow units	0.00		
	Watercourse units	0.00		
Off-site post-intervention (Including habitat retention, creation & enhancement)	Habitat units	0.00		
	Hedgerow units	0.00		
	Watercourse units	0.00		
Off-site net change (units & percentage)	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)	Habitat units	-45.99		
	Hedgerow units	0.50		
	Watercourse units	0.00		
Spatial risk multiplier (SRM) deductions	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)	Habitat units	-45.99		
	Hedgerow units	0.50		
	Watercourse units	0.00		
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	-66.73%	Total net gain achieved is less than target set ▲	
	Hedgerow units	N/A	0 baseline units - % cannot be calculated	
	Watercourse units	0.00%		
Trading rules satisfied?	No - Check Trading Summaries ▲			