



**Crossman  
Ecology**  
Ecological Consultants

Mr J Yerbury

By email

20 February 2026

Our ref: Y1104.002\_BNG

Dear John

Biodiversity Net Gain Assessment: Land at Horseshoe Lodge, Stubbs Lane,  
Beckington

Many thanks for asking Crossman Ecology to complete a Biodiversity Net Gain Assessment for the above address.

The National Planning Policy Framework (2021) states that development should deliver measurable net gains in biodiversity. In addition, many local planning authorities have set requirements for biodiversity net gain within their local plans.

In England, BNG is mandatory under [Schedule 7A of the Town and Country Planning Act 1990 \(as inserted by Schedule 14 of the Environment Act 2021\)](#).

The Defra Statutory Metric, which has been used in this assessment, is the standard method in England for measuring biodiversity change from major development in order to demonstrate that this policy has been met.

The purpose of this assessment is as follows:

1. To compare and quantify the value of the existing habitats with the projected value of habitats post development; and
2. To identify the requirement for additional off-site compensation to achieve net-gain for the proposed development.

## Net gain calculation

The habitat survey for this assessment was undertaken in November 2025 by Fairbrass Knowles MCIEEM.

The BNG assessment has been completed by Alex Crossman MCIEEM.

Details of the pre-development and post-development conditions are detailed in the tables below.

### Unauthorised habitat degradation

Paragraph 6 of the Act clarifies that if any habitat degradation occurred after 15 October 2019 without the necessary planning permission or other consent, the baseline must revert to the pre-degradation condition.

There has not been any unauthorised habitat degradation.

### On-site irreplaceable habitat

There are no irreplaceable habitats within the red-line boundary.

### Site habitats

#### *Pre-development*

The site is currently an existing light industrial unit with parking. The remainder of the site is a well-maintained garden which includes managed grassland and a laurel hedge.

The site also includes a number of trees. Trees that are under 300 mm in diameter are included in the vegetated garden category of the metric. Larger trees are characterised as 'individual trees'. The trees are listed below along with their size.

1. 2 x conifers – 200 mm (vegetated garden)
2. 3 x silver birch 150 mm (vegetated garden)
3. Weeping ash – 200 mm (vegetated garden)
4. Cockspur hawthorn – 200mm (vegetated garden)
5. 2 x cherry – 300 mm (vegetated garden)
6. Cherry – 400 mm (moderate size, retained)
7. White poplar – 600 mm (moderate, retained)

#### *Post development*

The site is proposed for the conversion of the existing building into residential. Externally, the parking and access will be altered to provide an new access, driveway and parking. All other areas will remain as garden.

There will be additional planting including a new hedgerow and additional trees; however, as these will be planted into gardens, so cannot be used within the BNG calculations.

Appended to this report are two figures, which show the distribution of pre- and post-development habitats.

Table 1: Pre- and post-development habitats

Habitat	Area ha (m <sup>2</sup> )	Units
<b>On-site habitat baseline</b>		
Vegetated garden	0.1895	0.38
Developed land; sealed surface	0.0955	0.00
Rural tree	(0.0326)	0.39
Total		0.77
<b>On-site habitat creation/retention/enhancement</b>		
Vegetated garden (retained)	0.086	0.00
Developed land; sealed surface	0.0955	0.33
Rural Tree (retained)	(0.0326)	0.39
Total		0.72

Hedgerow	Length m	Units
<b>On-site hedgerow baseline</b>		
Non-native hedgerow	110	0.11
<b>On-sited hedgerow create/retention</b>		
Non-native hedgerow (retained)	110	0.11

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Summary of units gained/lost

Habitat type	Pre-development value (units)	Post development value (units)	Units required to achieve 10% gain	Unit Deficit
Habitats	0.77	0.72	0.85	0.12
Hedgerows	0.11	0.11	0.12	0.01

## **Recommendations**

The above calculations confirm that the proposed development will result in a net loss in habitat units and hedgerow units. To achieve 10% net gain, 0.12 habitat units and 0.01 hedgerow units will need to be purchased (refer to Headline Results tab of Metric).

Purchasing units does not have to happen prior to approval under the current legislation. If the application was to be granted consent, proof of units purchased would need to be provided at the time you are about to discharge the biodiversity gain plan condition. Please refer to: <https://www.gov.uk/guidance/biodiversity-net-gain>.

Please do not hesitate to contact me if you require any additional information.

Yours sincerely



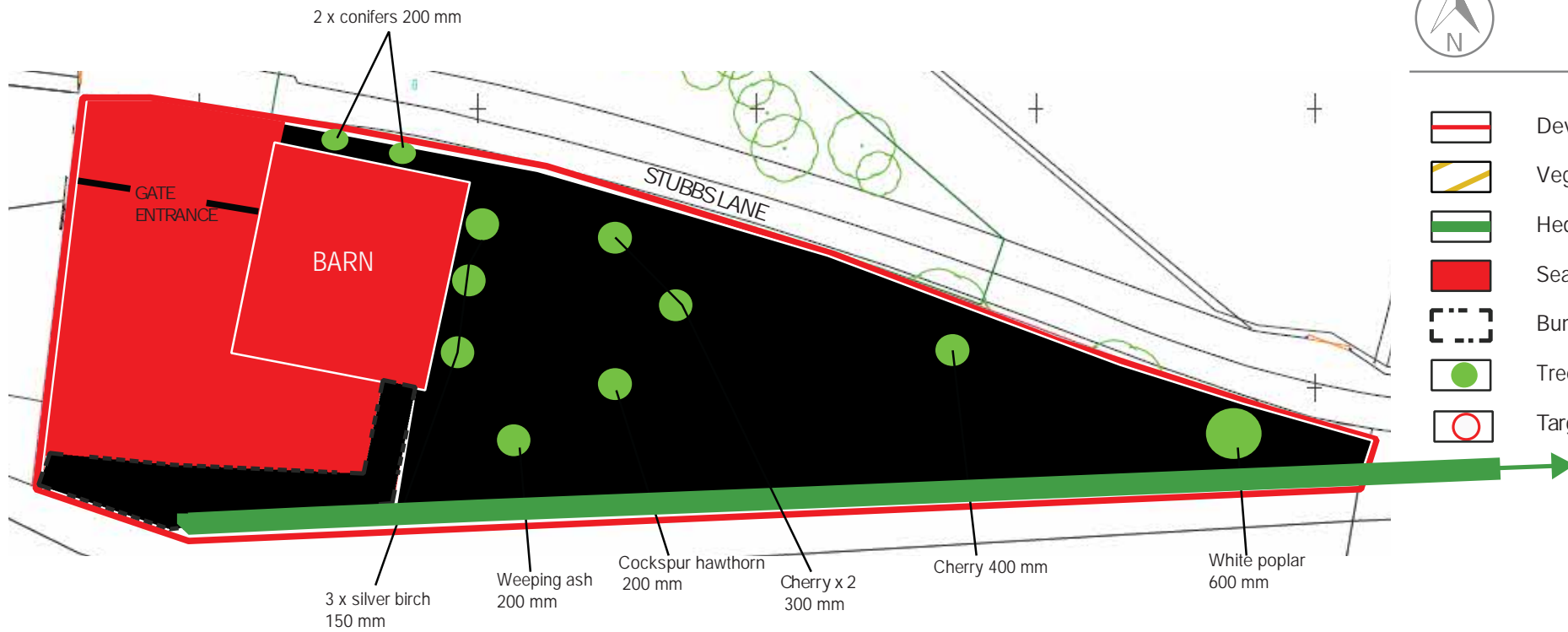
Alex Crossman BSC (Hons) MCIEEM  
*Managing Director*



2,760 m<sup>2</sup>

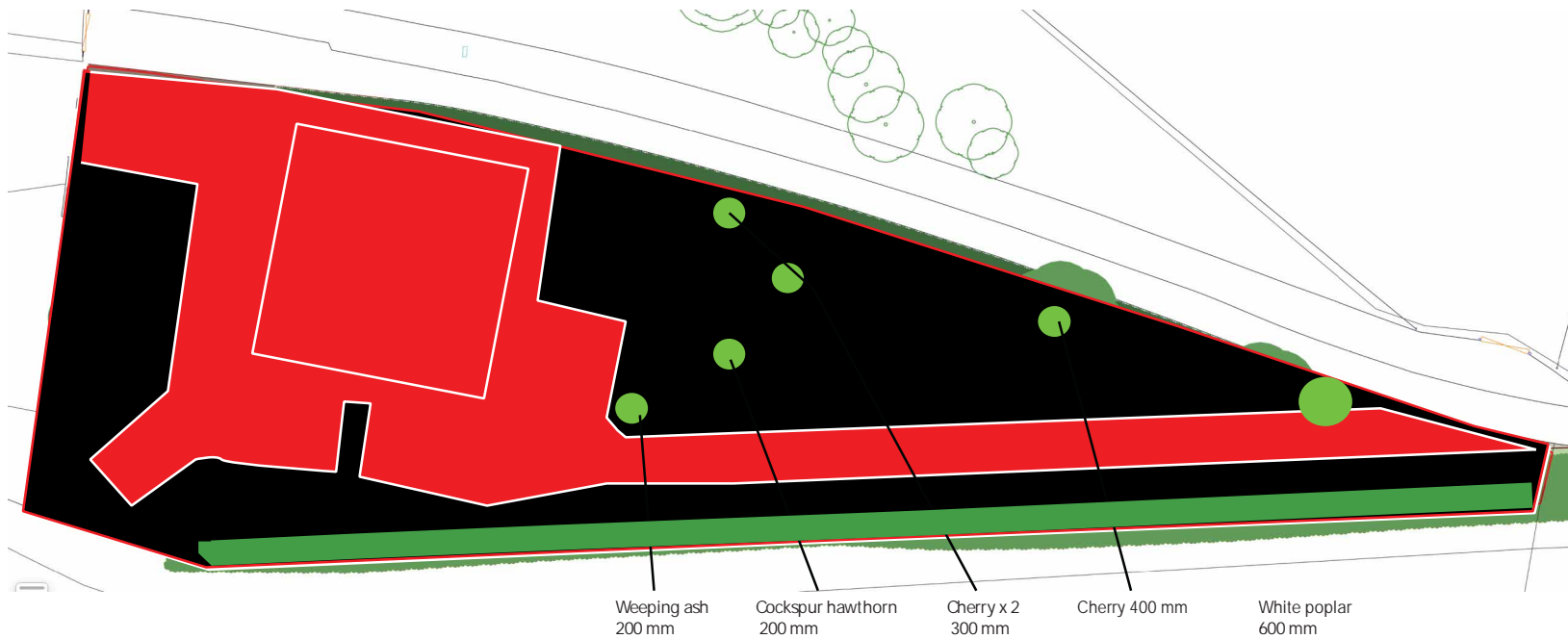








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- Development boundary
- Vegetated garden
- Hedgerow (cherry laurel)
- Sealed surfaces
- Bund
- Trees
- Target Note

Client John Yerbury  
Title Pre-development plan  
Site Horseshoe Lodge, Beckington  
Figure 1  
Date 19 February 2026  
Scale 1:500



-  Development boundary
-  Vegetated garden
-  Non-native hedgerow
-  Sealed surfaces
-  Trees
-  Target Note

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Client John Yerbury  
Title Post-development plan  
Site Horseshoe Lodge, Beckington  
Figure 2  
Date 19 February 2026  
Scale 1:500