



Land off Biddestone Lane, Yatton Keynell,
Chippenham, SN14 7BA

Biodiversity Net Gain Design Stage Report



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Document Control

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Notice to Readers:

The results of the survey and assessment work undertaken by All Ecology are representative at the time of surveying.

Every endeavour has been made to identify the presence of protected species on site, where this falls within the agreed scope of works.

The flora and fauna detailed within this report are those noted during the field survey and from anecdotal evidence. It should not be viewed as a complete list of flora and fauna species that may frequent or exist on site at other times of the year.

Up to date standard methodologies have been used, which are accepted by Natural England and other statutory conservation bodies. No responsibility will be accepted where these methodologies fail to identify all species on-site.

All Ecology cannot take responsibility where Government, national bodies or industry subsequently modify standards.

All Ecology cannot accept responsibility for data collected from third parties.

Reference to sections or particular paragraphs of this document taken out of context may lead to misrepresentation.

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1.0 Introduction

Background

- 1.1 In April 2025, All Ecology was commissioned to produce a Biodiversity Net Gain Design Stage Report for a site known as Land off Biddestone Lane, Yatton Keynell, Chippenham, SN14 7BA. The site consists of an arable field containing a pond with surrounding vegetation and the field is bound by hedgerows and trees.
- 1.2 The proposals for the site are for a new housing development comprising 55 new dwellings with associated infrastructure and greenspace as well as attenuation basin and swale. A new access will be created off Biddestone Road. Landscape buffers to the boundary hedges will be retained around the development.
- 1.3 The Biodiversity Metric Calculation Tool is used to calculate the biodiversity value of a site before and after development and then calculates if the development is likely to cause a loss or gain to biodiversity. It will also calculate the amount of compensation the site may need in the form of Biodiversity Offsetting.

Site Location



Figure 1: Aerial view of the site.

2.0 Methodology

- 2.1 The Biodiversity Impact Assessment Calculator was provided by Defra. The Statutory Biodiversity Metric, published in November 2023, provides developers, planners, land managers and others with a robust but simple tool to account for the value of nature and better understand how development and land management change will impact on its value over time.
- 2.2 The DEFRA Metric uses UKHab habitat definitions translated from JNCC Phase 1 habitat definitions where required, and the Natural England Hedgerow Impact Assessment Guide to calculate the overall scores for habitats and linear features on site and determine net gain/net loss. The User Guide to Defra's Statutory Biodiversity Metric and the supporting Technical Supplements were followed for accurate data entry into the calculator.
- 2.3 The habitats and linear features were originally identified on site during a Preliminary Ecological Appraisal of the site carried out in April 2024 with an update survey in February 2025. The Ecological Appraisal included full habitat descriptions and photographs. Areas and lengths of the current habitats and linear features were determined using Google Earth and topographical surveys. The proposed site plans were used and measured to determine retained and new habitats for the site and to look for opportunities for enhancement.

3.0 Results

Habitats to be retained, enhanced, created or lost

- 3.1 The site will be generally cleared for the development resulting in the loss of arable field habitat (Cereal crops) which currently cover 4.2462 ha. An existing pond (0.0104 ha) with surrounding blackthorn scrub (0.0194 ha) and three trees will be retained near the centre of the site.
- 3.2 The proposed development will see the creation of 1.4211 ha of developed; sealed surfaces consisting of houses with associated garages, patios, footpaths with access roads and parking bays. Gardens associated with the new dwellings will cover 0.8939 ha. The area surrounding the development will be landscaped comprising of modified grassland (0.8768 ha), mixed native scrub (0.168 ha) and a sustainable drainage system (0.256 ha) with surrounding meadow grass/other neutral grassland (0.6157 ha). Small ornamental shrub borders (0.0147 ha) will be created outside of private gardens and a total of 98 individual trees will be planted throughout the site.
- 3.3 The creation, enhancement and maintenance of habitats will be detailed in a Landscape and Ecology Management Plan to be secured by appropriate planning condition.

Hedgerows to be retained and created

- 3.4 Hedgerows, some with associated ditches, on the existing field boundaries will be largely retained; however, a new site access (0.017 km) will be created through the northwest species-rich native hedgerow with trees.
- 3.5 New native species-rich hedgerows totalling 0.159 km will be planted within public open space as well as 0.064 km of hornbeam hedge and a short section (0.033 km) of species-rich native hedgerow with trees.

Biodiversity Net Gain – Habitats

- 3.6 The site development, based on current and proposed habitat conditions, distinctiveness and areas, would result in a net unit change of +2.70 units; this is a net percentage change of +28.56%.

Table 1: Habitat biodiversity net gain results (further detail in Appendix 1)

	Habitat Biodiversity Value
Baseline Units	9.45
Post-intervention Units	12.15
Net Unit Change	+ 2.70
Net Percentage Change	+ 28.56%

Biodiversity Net Gain – Hedgerows

- 3.7 The site development, based on current and proposed habitat conditions, distinctiveness and areas, would result in a net unit change of **+1.82** units; this is a net percentage change of **+12.20%**.

Table 2: Hedgerow biodiversity net gain results (further detail in Appendix 1)

	Habitat Biodiversity Value
Baseline Units	14.91
Post-intervention Units	16.73
Net Unit Change	+ 1.82
Net Percentage Change	+ 12.20%

4.0 Conclusion

Biodiversity Offsetting

- 4.1 The proposed development and proposed landscape will result in a habitat net percentage change of + 28.56% (+ 2.70 units) and a hedgerow net percentage change of + 12.20% (+ 1.82 units).
- 4.2 As a gain has been demonstrated and trading rules satisfied, Biodiversity Offsetting will not be required. Recommendations within the ecology reports produced to date should be followed.
- 4.3 A full specification of habitats and hedgerows including relevant management to be produced within a Landscape and Ecological Management Plan (LEMP), or similar, secured by an appropriately worded planning condition.

5.0 References

Department for Environment, Food and Rural Affairs (DEFRA) (2025), *Statutory Biodiversity Metric Calculation Tool*. [Online]. Available at:
<https://www.gov.uk/government/publications/statutory-biodiversity-metric-tools-and-guides>
[accessed on 9th April 2025].

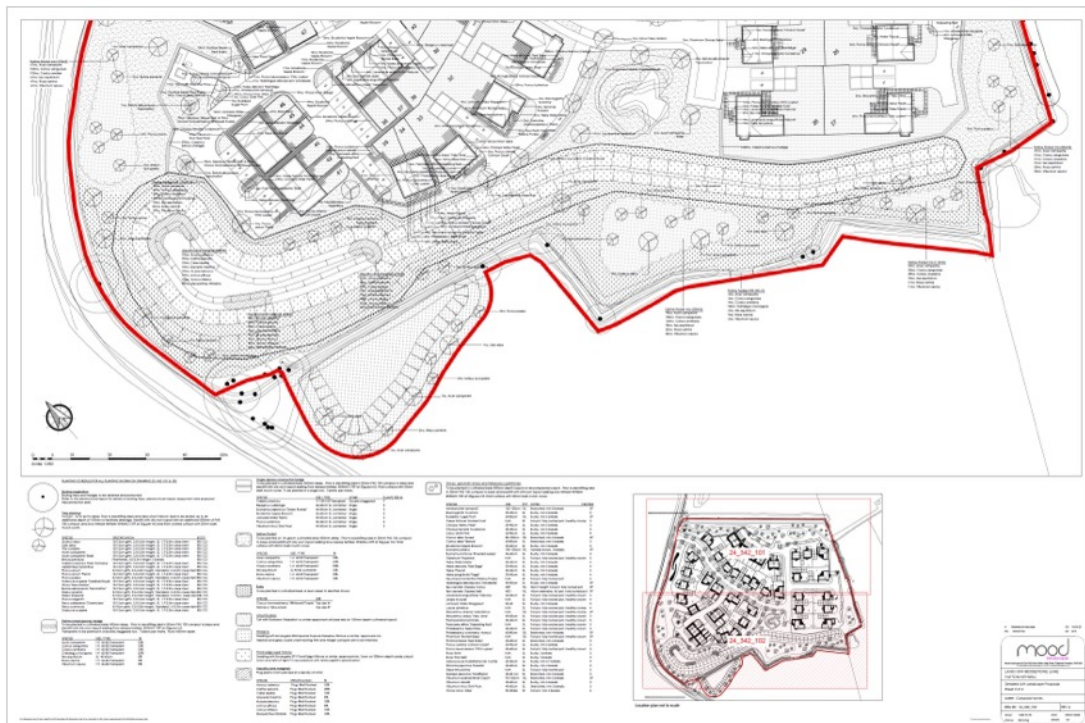
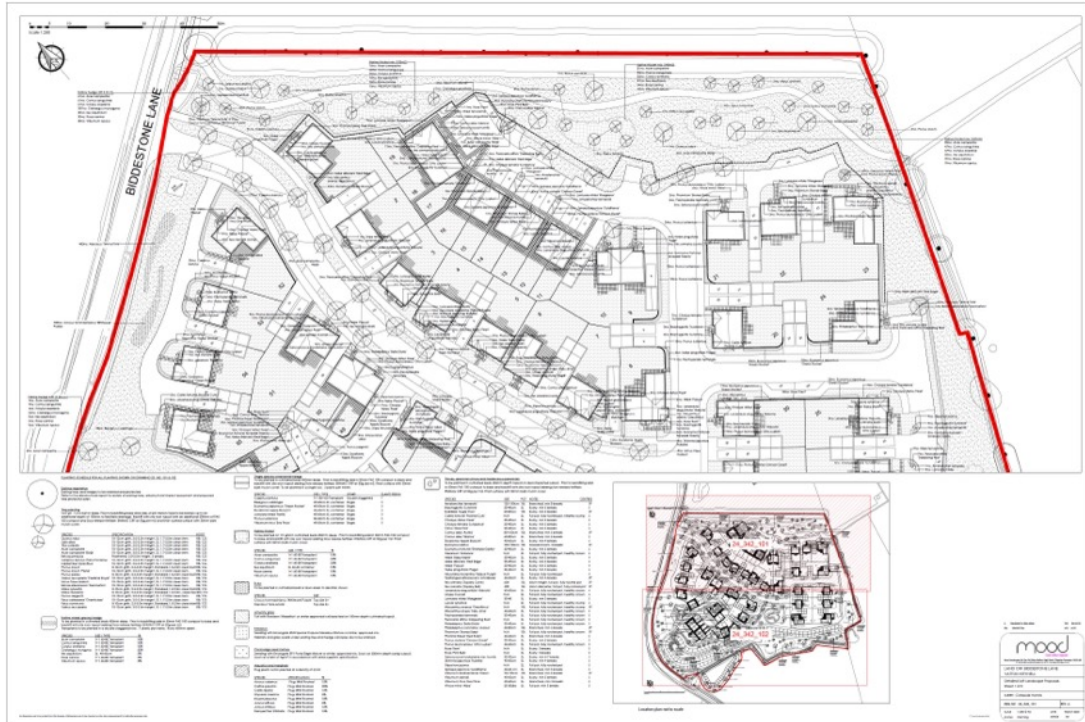
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[accessed on 9th April 2025].

6.0 Plans

Detailed Soft Landscape Plans

Full resolution plans provided separately.



7.0 Appendices

Appendix 1 – Statutory Biodiversity Metric Calculation Tool

See attached Excel spreadsheet

Appendix 2 – Statutory Biodiversity Metric Condition Assessments

See attached Excel spreadsheet

Appendix 3 – Baseline Habitat Plan

See attached plan.