

Biodiversity Net Gain Report

LOCATION

19 Red Pit, Dilton Marsh

REPORT REFERENCE

250422-H22-1-2

REVISION

A

DATE

05-08-2025



DISCLAIMER

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If the proposed works differ to those detailed in this report, written confirmation from Avon Ecology Limited is required to confirm the ecological impact assessment remains valid. Further surveys may be required subject to any change in scope of the proposed works.

In accordance with CIEEM's advice note¹ this report is valid for 18 months from the date of issue, further surveys will likely be required after this timeframe.

ISSUE REGISTER

Revision	Date	Author	Description
A	05 August 2025	MH	First Issue

¹ <https://cieem.net/wp-content/uploads/2019/04/Advice-Note.pdf> [Last accessed 28/07/2025]



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SUMMARY

Avon Ecology Limited has been commissioned by the owners of the land at 19 Red Pit, Dilton Marsh, BA13 4BJ to produce a Biodiversity Net Gain (BNG) Report for the proposed development of the land into five residential plots along with the associated access and landscaping.

The proposed works are not exempt from mandatory BNG under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021).

This report seeks to address the deliverables required to favourably conclude the application in the context of mandatory BNG. The statutory biodiversity metric calculation tool (hereafter referred to as the “metric” is submitted separately.

A daytime survey undertaken on 19 May 2025 confirmed the site to have the following habitats; buildings and sealed surfaces, bare ground, individual trees, vegetated garden, non-native and ornamental hedgerow and ornamental pond.

There is no irreplaceable habitat or evidence of habitat degradation on or immediately adjacent to the site.

The metric reports:

- A baseline value of 4.40 habitat units and 0.03 hedgerow units; and
- A proposed habitats value of 2.94 habitat units and 0.06 hedgerow units resulting in a net loss of 1.46 habitat units (-33.24%) and a net gain of 0.03 hedgerow units (83.00%).

The metric’s calculation is based on the outline application’s design which is subject to change at Reserved Matters. When the final design is agreed at Reserved Matters the metric and associated documents will need to be reviewed and updated accordingly to discharge the mandatory BNG condition.

The proposed development satisfies local policies relation to ecology, and it is not viable to achieve the mandatory 10% BNG on site. Consequently, it is considered justified to achieve the 10% Biodiversity Net Gain through the purchase of off-site units or statutory credits.

Section 5 of this report summaries the post-application determination BNG process if this application is approved.

The Biodiversity Gain Plan is a key document required to discharge the mandatory BNG condition. Anyone undertaking this development should be aware that no work can commence prior to Wiltshire Council’s approval of the Biodiversity Gain Plan.

1 INTRODUCTION

1.1 Site Description

For the purposes of this report, the site is the land within the red line boundary shown in drawing Figure 1 and is hereafter referred to as ‘the Site’.

Figure 1: Red line boundary of the Site



Image source: Bluesky_Aerial_Photoshotgraphy_12.5cm_1039030_1311474_27-May-2023-to-3-September-2023

1.2 Proposed Works

The proposed development plans are shown in Appendix C and include the creation of five residential plots along with the associated gardens, vehicle access and a shared amenity areas.



2 METHODOLOGY

2.1 Desk Study

The following sources were consulted to inform the desk-based assessment:

- Multi Agency Geographical Information for the Countryside (MAGIC) website²; and
- Wiltshire Council's Wiltshire Planning Explorer³.

2.2 Daytime Walkover

A daytime walkover was completed on 19 May 2025 by Max Hemmings.

The weather conditions for the survey were optimal and are shown in Table 1 below.

Table 1: Weather conditions for the daytime walkover

Date	Temperature (°C)	Cloud Cover (%)	Wind (Beaufort Scale)	Precipitation
16	90	2	None	16

2.3 Personnel Competency

Max Hemmings MCIEEM has over nine years' experience of working as an ecologist with six years in a large multi-disciplinary consultancy and two with the development management team of a local planning authority. Max holds the following Natural England survey licences; GCN Level 1, hazel dormice Level 1 and bats Level 2.

² [Magic Map Application](#) [last accessed 13/05/2025]

³ [Planning Experience App](#) [last accessed 13/05/2025]



3 LIMITATIONS

Limitation	Assessment	Significance
A site visit can only provide an insight into the ecological function of the Site within a limited timeframe and cannot provide a holistic overview across all seasons.	Given the type of habitats present and the historic use, a survey within the optimal botanical survey season is not considered to be required.	Negligible
	The daytime visit was completed in suitable weather conditions.	
Ecological information obtained from third parties and presented in the desk study does not represent a full and complete species & habitat list for the area. They are mostly given by individuals on an ad hoc basis, often meaning there are areas of deficiency in the data.	The site survey alleviates any deficiency in the desk study data. The precautionary principle is applied, and potential presence is assumed where the Site has reasonable habitat to support protected / notable species or habitats.	Negligible



4 RESULTS & ASSESSMENT

4.1 BNG Baseline

The habitats on Site include:

- Sealed surfaces;
- Artificial unvegetated & unsealed surface;
- Individual trees;
- Vegetated garden;
- Non-native and ornamental hedgerow; and
- Ornamental pond.

The hedgerow was assigned as “non-native and ornamental” since over 20% of the canopy cover was UK non-native woody species. The woody species list includes:

- Hazel;
- Sycamore
- Snowberry;
- Box (garden variety);
- Privet; and
- Cotoneaster.

In accordance with The Statutory Biodiversity Metric User Guide (3 July 2025), only medium sized (diameter at breast height greater than 30cm) individual trees are recorded in the baseline of private gardens. Table 2 summarises the size and condition of the Site’s individual trees.

Table 2: Base line individual tree size and condition

Tree Size	Condition	Number of Trees
Very Large	Moderate	One
Large	Good	Three
Large	Moderate	Three
Medium	Good	Two
Medium	Moderate	Two

The condition assessment sheets for all of the relevant habitats are shown in Appendix D of this report.

Figure 2 to Figure 15 show images of the Site’s habitats. The metric details the size of each habitat’s area as shown in drawing *BNG Baseline Habitats, 250422-H22-1-4, Rev: A, Date: 05/08/2025* (Appendix A of this report).

The metric reports the Site to have a baseline score of 4.40 habitat units and 0.03 hedgerow units.



Figure 2: View facing south-west of the Artificial unvegetated & unsealed surface and garage at the property's entrance



Figure 3: A view facing north-west of the path from the parking area to the house



Figure 4: An allotment area within the vegetated garden



Figure 5: A view facing north-east from the garden path



Figure 6: A view facing north from the garden path



Figure 7: A view looking north-west showing the conservatory from the garden path





Figure 8: The residential building's eastern elevation and ornamental pond



Figure 9: The ornamental pond



Figure 10: The residential building's southern elevation from the east side along with the non-native and ornamental hedgerow



Figure 11: The residential building's northern elevation



Figure 12: The residential building's western and southern elevation



Figure 13: The residential building's western and northern elevation





Figure 14: The residential building's eastern and northern elevation



Figure 15: A view facing east of the Site's northern boundary



4.2 Proposed Habitats & BNG Results

The proposed development will retain the existing hedgerow, some individual trees and create the following habitats:

- Developed land; sealed surface;
- Ornamental Pond;
- Native hedgerow;
- Vegetated garden; and
- Modified grassland;

The biodiversity metric calculation tool details the size of each proposed habitat's area as shown in drawing *BNG Proposed Habitats, 250422-H22-1-4, Rev: A, Date: 08/08/2025* (Appendix B of this report).

The metric reports a proposed habitat score of 2.94 habitat units and 0.06 hedgerow units resulting in a net loss of 1.46 habitat units (-33.24%) and a net gain of 0.03 hedgerow units (83.00%).

The proposed development intends to achieve the mandatory 10% Biodiversity Net Gain through the purchase of off-site units or statutory credits.

4.3 Mitigation Hierarchy / Biodiversity Gain Hierarchy

Impacts to the habitats from the proposed works are unavoidable given the spatial constraints and the nature of the proposed works.

The highest distinctiveness/score from the habitats on Site is Medium/4 being the individual trees. The proposed development has been designed to avoid impact on the majority of the more established trees. The very large tree that is proposed to be removed is suspected to have corineum canker infection and so its long-term viability is not guaranteed regardless of the development.



Whilst the garden is currently favourably managed for biodiversity, the favorable management cannot be legally secured since it is within a private garden. The inclusion of multiple amenity areas in the proposed landscaping will ensure the areas of existing high value for biodiversity are retained and favourably managed for the duration of the proposed development

Due to spatial constraints, it is not possible to retain all of the trees and the same area of vegetated garden as part of the proposed development. The habitats to be lost are common and widespread. It is anticipated a third party off-site BNG unit supplier will readily be able to provide the habitat units required to achieve the mandatory 10% whilst abiding by the trading rules.

The proposed impact to habitats is considered to be suitably justified in accordance with the NPPF's Mitigation Hierarchy and the Biodiversity Gain Hierarchy.

4.4 Strategic Significance

The Local Nature Recovery Strategy (LNRS) for Wiltshire Council has yet to be published.

In accordance with Table 8 of The Statutory Biodiversity Metric User Guide (3 July 2025) the Site is not ecologically important within a specific location, and it does not provide linkage to other strategically significant locations.

Therefore, the Site's strategic significance is designated as Low "Area / compensation not in local strategy".



5 POST-APPLICATION DETERMINATION BNG DELIVERABLES

Following the granting of planning permission a **Biodiversity Gain Plan** is required to discharge the mandatory BNG condition.

No work can commence prior to the approval of the biodiversity gain plan by Wiltshire Council.

The Biodiversity Gain Plan should be:

- Submitted to Wiltshire Council, following planning permission being granted; and
- Completed and submitted alongside all the supporting information as referenced within the plan.

The supporting documents and data, such as BNG report, Metric, Mapping and Habitat Management and Monitoring Plan (HMMP), should be the final versions and reflect the final design and the information within the submitted Biodiversity Gain Plan.

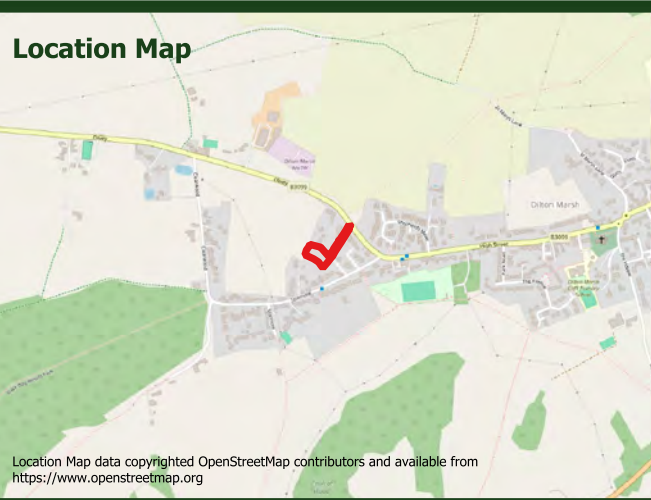
These documents will be used to support the delivery and monitoring of biodiversity for a minimum of 30 years.

Wiltshire Council will decide if a separate legal agreement such as but not limited to a S106 will be required to secure the creation, management and monitoring of the proposed habitats.



APPENDIX A BNG BASELINE MAP

Drawing: *BNG Baseline Habitats, 250422-H22-1-4, Rev: A, Date: 05/08/2025 by Avon Ecology Limited*



Legend

- Red Line Boundary
- Artificial unvegetated, unsealed surface
- Developed land; sealed surface
- Ornamental lake or pond
- Vegetated garden

Habitat Condition

- Moderate
- N/A - Other
- Condition Assessment N/A
- Non-native and ornamental hedgerow, poor condition
- Very Large Rural Tree
- Large Rural Tree
- Medium Rural Tree

Baseline Individual tree Condition

- Moderate
- Good

Project Title:

19 Red Pit, Dilton Marsh

Drawing Title:

BNG Baseline Habitats

Drawing No:

250422-H22-1-4

Revision & Date

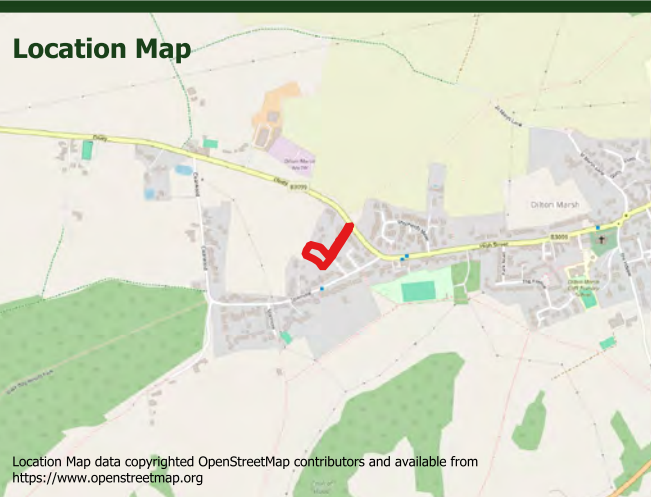
A | 05/08/2025

avon ECOLOGY



APPENDIX B BNG PROPOSED HABITATS MAP

Drawing: *BNG Proposed Habitats, 250422-H22-1-4, Rev: A, Date: 05/08/2025 by Avon Ecology Limited*



Legend	
	Artificial unvegetated, unsealed surface
	Developed land; sealed surface
	Modified grassland
	Ornamental lake or pond
	Vegetated garden
Habitat Condition	
	Moderate
	Poor
	N/A - Other
	Condition Assessment N/A
	Non-native and ornamental hedgerow, poor condition
	Native hedgerow, good condition
	Large Rural Tree
	Medium Rural Tree
Individual tree Condition	
	Moderate
	Good
Project Title: 19 Red Pit, Dilton Marsh	
Drawing Title: BNG Proposed Habitats	
Drawing No: 250422-H22-1-5	
Revision & Date A 05/08/2025	



APPENDIX C PROPOSED SITE PLAN

Drawing: *Indicative Proposed Site Plan, No: 120, Rev: A, Date: 01/08/2025 by Funlab*

NOTE: This plan is indicative only to demonstrate the principle of development and is therefore not for material consideration. The final site layout is to be resolved under Reserved Matters

NOTES:

All dimensions to be verified on site by Main Contractor before the start of any shop drawings or work whatsoever either on their own behalf or that of sub-contractors.

Report any discrepancies to the Contract Administrator at once.

This drawing is to be read with all relevant Architect's and Engineer's drawings and other relevant information.

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Ecology Note:
Five integrated bat boxes and six swift bricks will be included in the proposed buildings. Two tree mounted bat boxes will be installed in a retained tree and three brush piles will be created from the vegetations clearance arisings. The exact locations and specifications of these features will be confirmed by a suitably qualified ecologist and detailed at Reserved Matters.

- Any additional external artificial light will adhere to the following specifications:
- Located in areas for safe access only;
 - Avoid light spill onto the amenity areas and wider landscape;
 - Only include downlighting;
 - Have the lowest viable low lux value; and
 - Have a K value of less than 2700K

Hedgehog Highways will be installed in the boundary features across the site were appropriate

DRAWING LEGEND

Dwelling

Garage

Private Amenity

Shared Access

Main Access

Replacement Water Feature +10% larger than existing

Private Parking

Shared Amenity

Indicative Boundary Line

Vista From Dwelling

Site Area = 2515m2 | 0.25Ha

Indicative Accommodation Schedule

PLOT 1:

3 Bed-5 Person

PLOT 2:

3 Bed-5 Person

PLOT 3:

5 Bed-7 Person

PLOT 4:

5 Bed-7 Person

PLOT 5:

4 Bed-6 Person

Indicative Proposed Site Plan
Scale 1:200



A	Site plan revised and updated following Design Team coordination	LH	01/08/25
Rev	Description	By	Date

STAGE:

PLANNING

Fun:lab.

space.place.make

a: 17 Foundry Barton, Frome, Somerset, BA11 3HX
e: hi@funlabdesign.co.uk
i: www.funlabdesign.co.uk

CLIENT:

Mr R Norwood

SITE:

19 Red Pit Lane, Dilton Marsh
Wiltshire

DRAWING:

Indicative Proposed Site Plan

SCALE:	DATE:	BY:	CHECKED:
1:200 at A1	Jun '25	LH	xx
PROJECT REF:	DRAWING No.:	REVISION:	
25-1067	120	A	



APPENDIX D CONDITION ASSESSMENT SHEETS

The following habitats have an automatic habitat condition assessment score of N/A:

- Buildings and sealed surfaces,
- Artificial unvegetated & unsealed surface;
- Non-native and ornamental hedgerow; and
- Vegetated garden.

Baseline

Ornamental Pond

Condition Assessment Criteria		Criterion Passed
A	The pond is of good water quality, with clear water indicating no obvious signs of pollution.	Yes
B	There is semi-natural habitat (moderate distinctiveness or above) completely surrounding the pond, for at least 10 m from the pond edge for its entire perimeter.	No
C	Less than 10% of the water surface is covered with duckweed <i>Lemna</i> spp. or filamentous algae.	Yes
D	The pond is not artificially connected to other waterbodies, such as agricultural ditches or artificial pipework.	Yes
E	Pond water levels can fluctuate naturally throughout the year. No obvious artificial dams, pumps or pipework.	Yes
F	There is an absence of listed non-native plant and animal species.	Yes
G	The pond is not artificially stocked with fish. If the pond naturally contains fish, it is a native fish assemblage at low densities.	Yes
H	Emergent, submerged or floating plants (excluding duckweed) cover at least 50% of the pond area which is less than 3 m deep.	Yes
I	The pond surface is no more than 50% shaded by adjacent trees and scrub.	Yes
Number of criteria passed		8 = Moderate

Individual Trees

The tree numbers and size align with the Arboricultural Report by Jack Pine Ltd. In summary there are:

1 = Leyland Cypress, large

8 = Silver Birch, large

11 = Silver Birch, large



18 = Arizona Cypress, medium

20 = Leyland Cypress, large

21 = Leyland Cypress, medium

26 = Crack Willow, large

37 = Lawson Cypress, medium

39 = Hawthorn, medium

53 = Leyland Cypress, medium

55 = Leyland Cypress, very large

		Tree										
Condition Assessment Criteria		1	8	11	18	20	21	26	37	39	53	55
		Criterion Passed										
A	The tree is a native species (or at least 70% within the block are native species).		Y	Y				Y		Y		
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
C	The tree is mature (or more than 50% within the block are mature).	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.		Y		Y		Y			Y		Y
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.			Y	Y	Y		Y	Y	Y		
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Number of criteria passed		3	5	5	5	4	3	5	4	6	3	4
Condition Assessment M = Moderate, G = Good		M	G	G	G	M	M	G	M	G	M	M
Size, M = Medium, L = Large, vL =Very Large		L	L	L	M	L	M	L	M	M	M	vL



Proposed Habitats

The proposed ornamental pond condition assessment scoring is the same as the baseline.

Individual Trees

The trees that will be retained are considered likely to have the same condition scoring.

		Tree							
Condition Assessment Criteria		1	8	11	18	20	21	26	53
		Criterion Passed							
A	The tree is a native species (or at least 70% within the block are native species).	Y	Y					Y	
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	Y	Y	Y	Y	Y	Y	Y	Y
C	The tree is mature (or more than 50% within the block are mature).	Y	Y	Y	Y	Y		Y	Y
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.		Y		Y		Y		
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.			Y	Y	Y		Y	
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Y	Y	Y	Y	Y	Y	Y	Y
Number of criteria passed		3	5	5	5	4	3	5	3
Condition Assessment M = Moderate, G = Good		M	G	G	G	M	M	G	M
Size, M = Medium, L = Large, vL = Very Large		L	L	L	M	L	M	L	M



Modified Grassland

Condition Assessment Criteria		Criterion Passed (Y or N)
A	There are 6-8 vascular plant species per m ² present, including at least two forbs (Note - this criterion is essential for achieving Moderate or Good condition.)	N
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for vertebrates and invertebrates to live and breed.	Y
C	Any scrub present accounts for less than 20% of the total grassland area. (Some scattered scrub such as bramble <i>Rubus fruticosus</i> agg. may be present). Note - patches of scrub with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.	Y
D	Physical damage is evident in less than 5% of total grassland area. Examples of physical damage include excessive poaching, damage from machinery use or storage, erosion caused by high levels of access, or any other damaging management activities.	N
E	Cover of bare ground is between 1% and 10%, including localised areas.	Y
F	Cover of bracken <i>Pteridium aquilinum</i> is less than 20%.	Y
G	There is an absence of invasive non-native plant species (as listed on Schedule 9 of WCA).	Y
Essential criterion achieved		N
Number of criteria passed		5
"Passes 3 or fewer criteria; OR Passes 4 - 6 criteria (excluding criterion A)"		<u>POOR</u>



Native Hedgerow

Attributes and functional groupings (A, B, C, D and E)		Criteria - the minimum requirements for 'favourable condition'	<u>Criterion Passed (Y or N)</u>
A1.	Height	>1.5 m average along length	Y
A2.	Width	>1.5 m average along length	Y
B1.	Gap - hedge base	Gap between ground and base of canopy <0.5 m for >90% of length	Y
B2.	Gap - hedge canopy continuity	Gaps make up <10% of total length; and No canopy gaps >5 m	Y
C1.	Undisturbed ground and perennial vegetation	>1 m width of undisturbed ground with perennial herbaceous vegetation for >90% of length: · Measured from outer edge of hedgerow; and · Is present on one side of the hedgerow (at least).	Y
C2.	Nutrient-enriched perennial vegetation	Plant species indicative of nutrient enrichment of soils dominate <20% cover of the area of undisturbed ground.	Y
D1.	Invasive and neophyte species	>90% of the hedgerow and undisturbed ground is free of invasive non-native plant species (including those listed on Schedule 9 of WCA ³) and recently introduced species.	Y
D2.	Current damage	>90% of the hedgerow or undisturbed ground is free of damage caused by human activities.	N
"No more than 2 failures in total; AND No more than 1 failure in any functional group."			<u>Good</u>