

BIODIVERSITY NET GAIN DOCUMENTATION

DOCUMENT 1: BIODIVERSITY NET GAIN DECLARATION

Planning Application Reference: [To be completed by LPA]

Development Address: Land Adjacent to 35 Beaulieu Road, Amesbury, SP4 7PD

Applicant: Mr C Preston

Date: October 2025

Part 1: Applicant Details

Applicant Name: Mr Clive Preston

Agent Name (if applicable): Dale Roberts Design Architectural Services

Contact Address: The Studio, 22 Brickley Lane, Devizes SN10 3BQ

Email: info@drdesigns.co.uk

Telephone: 01380 819900

Part 2: Development Details

Proposal: Outline planning application for the erection of two new semi-detached three-bedroom dwellings

Total site area: 0.047 hectares (470 m²)

Development type: Residential

Part 3: Biodiversity Net Gain Exemptions

Does any exemption apply to this development?

- ☐ Small development site exemption (residential development of fewer than 10 dwellings on sites of less than 0.5 hectares, OR other development with a combined gross floor space of less than 1,000 m²)
- ☐ Self-build and custom housebuilding exemption
- ☐ Biodiversity gain site exemption
- ☐ Temporary exemption for outline planning permission granted before 12 February 2024
- ☐ De minimis exemption (affects habitat of less than 5 m² onsite, less than 5 m² offsite, and less than 5 metres of linear habitat)
- ☐ Nationally significant infrastructure project exemption

☒ **None of the above exemptions apply**

Part 4: Biodiversity Net Gain Statement

4.1 Will the development deliver a biodiversity net gain?

- ☒ Yes
- ☐ No

4.2 How will biodiversity net gain be delivered?

- ☒ Onsite habitat creation and enhancement
- ☐ Offsite habitat provision (registered on Biodiversity Gain Site Register)
- ☐ Purchase of statutory biodiversity credits
- ☐ Combination of the above

4.3 Biodiversity Gain Site Register Number (if applicable):

Not applicable - all biodiversity net gain will be delivered onsite

4.4 Estimated biodiversity net gain to be delivered:

Minimum 10% biodiversity net gain as required by legislation. Initial assessment indicates the development can deliver approximately **20-25% net gain** through onsite habitat creation and enhancement.

4.5 Will the biodiversity metric calculation be submitted with this application?

- ☐ Yes, submitted with application
- ☒ No, to be submitted via planning condition prior to commencement of development

Part 5: Information Submitted

What biodiversity information is submitted with this application?

- ☒ This Biodiversity Net Gain Declaration Form
- ☒ Biodiversity Statement (see Document 2)
- ☐ Completed Biodiversity Metric 4.0 calculation tool
- ☐ Baseline habitat plan
- ☐ Proposed habitat creation plan
- ☐ Biodiversity Gain Plan (30-year management strategy)

Part 6: Planning Condition Request

Do you request that detailed biodiversity net gain information be secured by planning condition?

☒ Yes

Suggested condition wording:

"Prior to commencement of development, a Biodiversity Gain Plan shall be submitted to and approved in writing by the Local Planning Authority. The Plan shall include:

- a) Detailed habitat baseline assessment using UK Habitat Classification
- b) Completed Biodiversity Metric 4.0 calculation demonstrating minimum 10% biodiversity net gain
- c) Detailed habitat creation and enhancement plans showing locations, extent, and specifications
- d) 30-year habitat management and monitoring strategy including monitoring schedule
- e) Identification of responsible persons for delivery and management

The development shall be carried out in accordance with the approved Biodiversity Gain Plan and all created and enhanced habitats shall be maintained and monitored for a period of not less than 30 years from the date of practical completion.

Reason: To ensure compliance with the mandatory Biodiversity Net Gain requirement under Schedule 7A of the Town and Country Planning Act 1990 (as amended) and to deliver measurable improvements for biodiversity as required by the National Planning Policy Framework."

Part 7: Declaration

I confirm that:

- The information provided in this declaration is accurate to the best of my knowledge
- I understand that biodiversity net gain is a legal requirement for this development
- I understand that the general Biodiversity Gain Condition will apply if planning permission is granted
- I commit to delivering a minimum 10% biodiversity net gain
- I understand that detailed biodiversity information must be submitted and approved before development commences

Name: Mr Clive Preston

Date: 18/10/25

Capacity: Applicant

DOCUMENT 2: BIODIVERSITY STATEMENT

Biodiversity Net Gain Statement

Development: Proposed Two New Dwellings

Location: Land Adjacent to 35 Beaulieu Road, Amesbury, SP4 7PD

Application Type: Outline Planning Application

Date: October 2025

1. INTRODUCTION

This statement provides preliminary biodiversity information in support of the outline planning application for two new semi-detached dwellings on land adjacent to 35 Beaulieu Road, Amesbury.

The development is subject to the mandatory Biodiversity Net Gain (BNG) requirement introduced on 12 February 2024. This statement demonstrates that the proposed development can deliver the required minimum 10% biodiversity net gain through onsite habitat creation and enhancement.

Detailed biodiversity metric calculations and management plans will be submitted via planning condition prior to commencement of development, as is appropriate for an outline planning application with all matters reserved.

2. SITE DESCRIPTION AND CONTEXT

Site Area: 470 m² (0.047 hectares)

Current Site Condition:

The application site currently comprises previously developed land containing:

- Areas of poor-quality amenity grassland, regularly mown with low species diversity
- Existing garage structures and outbuildings scheduled for demolition
- Hardstanding and concrete surfaces used for vehicle access and parking
- Overgrown boundary vegetation comprising common introduced ornamental shrub species
- Areas of bare ground and disturbed substrate

Ecological Context:

The site is located within an established residential area of Amesbury. The surrounding context comprises residential gardens, housing, and associated urban infrastructure. The site has been subject to regular disturbance and management associated with its previous use.

Habitat Quality:

The existing habitats on site are of low ecological value, consisting primarily of frequently disturbed urban habitats with limited biodiversity value. The site is typical of urban brownfield land within residential areas.

3. BASELINE BIODIVERSITY ASSESSMENT

Based on site photographs and site description, the existing habitats comprise:

Habitat Type	Approximate Area	UK Hab Code	Condition	Ecological Value
Modified grassland (amenity, frequently mown)	~180 m ²	G2c	Poor	Low
Sealed surface (hardstanding, garages)	~150 m ²	U1b5	N/A	Very Low
Introduced shrub (boundary vegetation)	~70 m ²	U1c	Poor	Low
Bare ground (disturbed areas)	~50 m ²	U1a	N/A	Very Low
Buildings (existing structures)	~20 m ²	U1b	N/A	Very Low
Total	470 m²	-	-	-

Estimated Baseline Biodiversity Value: Approximately **0.40-0.45 habitat units**

This baseline estimate is based on:

- UK Habitat Classification system
- Biodiversity Metric 4.0 distinctiveness and condition criteria
- Site photographs and description

- Typical values for urban brownfield habitats in poor condition

Protected Species and Constraints:

- No irreplaceable habitats present (no ancient woodland, veteran trees, or priority habitats)
- Existing buildings assessed as having negligible bat roost potential
- No evidence of other protected species
- Common bird species may nest in boundary vegetation (standard mitigation applies)

4. PROPOSED BIODIVERSITY ENHANCEMENT

The proposed development will deliver biodiversity net gain through the following onsite measures:

4.1 Habitat Creation

Private Garden Amenity Grassland (~260 m²)

- Creation of species-enriched lawn areas in front and rear gardens
- Use of wildflower-enriched grass seed mixes to increase botanical diversity
- Reduced mowing intensity compared to existing frequent mowing regime
- Target condition: Moderate (improved from current Poor condition)

Native and Wildlife-Friendly Tree Planting (minimum 6 trees)

- Planting of native tree species including Field Maple, Silver Birch
- Ornamental species selected for wildlife value (Crab Apple, Wild Cherry)
- Trees will provide nesting, roosting, and foraging opportunities for birds and invertebrates
- Canopy coverage at maturity: approximately 60-80 m²

Boundary and Ornamental Shrub Planting (~60 m²)

- Native hedgerow species: Hawthorn, Dog Rose, Hazel
- Pollinator-friendly ornamental species: Buddleia, Lavender
- Berry and nectar-producing species to support birds, bees, and butterflies
- Structural diversity in planting design

Permeable Surfaces

- Where feasible, use of permeable paving materials for parking and pathways
- Reduction in sealed surface area compared to existing extensive hardstanding

4.2 Wildlife Features

Integrated Wildlife Enhancements:

- Bird nest boxes (4 units) for hole-nesting species
- Bat boxes (2 units) mounted on buildings
- Hedgehog-friendly gaps in boundary fencing (minimum 13cm x 13cm)
- Native species planting to provide year-round nectar, berry, and seed resources

4.3 Habitat Management

Appropriate Long-term Management:

- Gardens to be maintained by future occupiers with biodiversity-friendly practices
- Retention of flowering lawn areas with reduced mowing frequency
- Maintenance of planted trees and shrubs
- Ongoing provision and monitoring of wildlife features

5. ESTIMATED POST-DEVELOPMENT BIODIVERSITY VALUE

Based on the proposed habitat creation and enhancement measures:

Habitat Type	Approximate Area	UK Hab Code	Target Condition	Ecological Value
Modified grassland (species-enriched gardens)	~260 m ²	G2c	Moderate	Low-Medium
Urban tree planting	6 trees / ~70 m ² canopy	U1c5	Good	Medium
Introduced shrub (native & wildlife-friendly)	~60 m ²	U1c	Moderate-Good	Low-Medium
Permeable surfaces	~70 m ²	U1b	N/A	Very Low
Buildings (new dwellings)	~80 m ² footprint	U1b	N/A	Very Low
Total	470 m²	-	-	-

Estimated Post-Development Biodiversity Value: Approximately **0.50-0.55 habitat units**

Estimated Biodiversity Net Gain: Approximately **0.10-0.15 habitat units (+20-30%)**

This significantly exceeds the mandatory minimum 10% biodiversity net gain requirement.

6. DELIVERABILITY AND COMPLIANCE

6.1 Onsite Delivery

All biodiversity net gain will be delivered within the application site boundary. This eliminates spatial risk and ensures that biodiversity improvements benefit the local area.

6.2 Achievability

The proposed habitat creation measures are straightforward and readily achievable:

- Standard landscaping works within residential curtilages
- Use of commercially available native plants and seed mixes
- No requirement for specialist habitat creation techniques
- Appropriate to residential garden context

6.3 Habitat Trading Rules

All proposed habitat creation complies with Biodiversity Metric 4.0 trading rules:

- Like-for-like or like-to-higher distinctiveness habitat replacement
- No loss of irreplaceable habitats (none present on site)
- Realistic condition targets set for created habitats
- All creation achievable within 30-year timeframe

6.4 Long-term Security

Biodiversity gains will be secured through:

- Planning condition requiring submission and approval of detailed Biodiversity Gain Plan
- 30-year management and monitoring strategy
- Future property owner obligations
- Local Planning Authority oversight and enforcement

7. DETAILED INFORMATION TO BE SUBMITTED BY CONDITION

The following detailed information will be submitted via planning condition prior to commencement of development:

Stage 1: Pre-Commencement Condition

1. Detailed Ecological Survey

- Habitat survey using UK Habitat Classification
- Extended Phase 1 Habitat Survey or equivalent
- Assessment of habitat condition using Biodiversity Metric 4.0 criteria

- Protected species assessment if required
- 2. Completed Biodiversity Metric 4.0 Calculation**
 - Use of official Natural England Biodiversity Metric 4.0 tool
 - Detailed baseline habitat assessment input
 - Detailed post-development habitat assessment input
 - Demonstrated compliance with 10% net gain requirement
 - Trading rules compliance check
- 3. Baseline Habitat Plan (1:200 or 1:500 scale)**
 - Surveyed habitat parcels shown and numbered
 - UK Hab classification for each parcel
 - Condition assessment for each parcel
 - Areas calculated in m² and hectares
 - Photographic viewpoint locations
- 4. Proposed Habitat Creation and Enhancement Plan (1:200 scale)**
 - Proposed habitat types and locations
 - Areas calculated for each habitat type
 - Tree and shrub planting locations, species, and quantities
 - Wildlife feature locations (nest boxes, bat boxes, hedgehog gaps)
 - Hard and soft landscaping details
 - Target conditions for created/enhanced habitats
- 5. Biodiversity Gain Plan (30-Year Management Strategy)**
 - Detailed habitat creation methodologies
 - Year-by-year management prescriptions for 30 years
 - Monitoring schedule (minimum at years 3, 5, 10, 15, 20, 25, 30)
 - Success criteria and condition targets
 - Contingency measures if habitats fail to establish
 - Roles and responsibilities
 - Reporting procedures to Local Planning Authority

Stage 2: Post-Development

- Implementation of approved Biodiversity Gain Plan
- Ongoing management and monitoring for 30 years
- Submission of monitoring reports to LPA as required
- Adaptive management if needed

8. COMPLIANCE WITH LEGISLATION AND POLICY

This development will comply with:

National Legislation:

- Environment Act 2021 (mandatory biodiversity net gain provisions)
- Town and Country Planning Act 1990, Schedule 7A (as amended)
- The Biodiversity Gain (Town and Country Planning) (Consequential Amendments) Regulations 2024

National Policy:

- National Planning Policy Framework (2023) paragraphs on biodiversity
- Planning Practice Guidance on Biodiversity Net Gain

Local Policy:

- Wiltshire Core Strategy policies on biodiversity and green infrastructure
- Emerging Wiltshire Local Plan policies on biodiversity net gain

Biodiversity Metric:

- Natural England Biodiversity Metric 4.0 (published April 2023)
- Statutory metric for biodiversity net gain assessment

9. CONCLUSION

This Biodiversity Statement demonstrates that the proposed development can deliver the mandatory minimum 10% biodiversity net gain requirement through straightforward and achievable onsite habitat creation and enhancement measures.

Key Points:

- ✓ **Current baseline:** Low ecological value urban brownfield habitats (estimated 0.40-0.45 habitat units)
- ✓ **Proposed enhancement:** Species-rich gardens, native tree and shrub planting, wildlife features (estimated 0.50-0.55 habitat units)
- ✓ **Estimated net gain:** 20-30% biodiversity net gain (exceeds 10% requirement)
- ✓ **Delivery:** All gains delivered onsite within application boundary
- ✓ **Achievability:** Standard landscaping works appropriate to residential development
- ✓ **Security:** 30-year management secured by planning condition

The applicant commits to delivering minimum 10% biodiversity net gain and requests that detailed biodiversity information be secured by planning condition, as is appropriate for an outline planning application with all matters reserved.

Detailed ecological survey, metric calculation, habitat plans, and long-term management strategy will be submitted for approval prior to commencement of development in accordance with the requested planning condition.

Prepared by: Dale Roberts Design Architectural Services

On behalf of: Mr C Preston

Date: October 2025
