

5th December 2025

Version 5

Statutory Metric Fives Court Mere v5 04.12.25

Technical Note: Biodiversity Net Gain Assessment at Fives Court, Mere, Wiltshire

1. Introduction

- 1.1 Ethos Environmental Planning (Ethos) were commissioned to undertake a biodiversity net gain assessment of an area of land at Fives Court, Mere, Wiltshire. The proposed works included the creation of 20 residential dwellings with associated gardens, access road and greenspace.
- 1.2 Whilst the proposed development qualifies for the Statutory Small Sites Metric, the calculation has been undertaken using the Statutory Metric to account for the creation of habitats which are likely to be in a poor condition due to the limited space available and likely management measures.

2. Surveys undertaken

- 2.1 Ethos carried out a UK Habitat Classification Survey at the site to inform this assessment. The survey was completed 13th March 2024 and was used to determine the existing pre-development baseline for the site. The baseline habitats comprised a combination of vegetated garden and developed land, equating to a projected baseline value of 0.35 area biodiversity units and 0.05 hedgerow units. No irreplaceable habitats were identified on site.

3. Proposals and results

- 3.1 The development proposes the extension and refurbishment of the former Fives Court care home in Mere, Wiltshire to provide a housing scheme for 20 independent living apartments and associated facilities. The development proposals comprise the partial demolition of the existing building, which will involve the removal of the roof structure across the single storey parts of the building and the first floor walls in the central volume. The proposed plans currently project an overall biodiversity net gain for area habitats, with a proposed area unit value 0.68 units, resulting in an overall gain of 0.33 area habitat units (88.66%). Linear units project an overall net gain of 0.15 units (287.45%).



Photo 1 Vegetated garden with introduced shrubs



Photo 2 Vegetated garden with managed lawn



Photo 3 Yew tree



Photo 4 Ornamental Beech hedgerow

3. Conclusion

3.1 Based on the current proposals, the site achieves an overall net gain for biodiversity.

Yours sincerely,

Becky Morris,
Senior Ecologist,
Ethos Environmental Planning
becky.morris@ethosep.co.uk





Figure 3 Post-development habitats



Figure 4 Post-development hedgerows