

Biodiversity Net Gain Assessment

Kamatan Acres, Durrington, Wiltshire SP4 8BH

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Appendix 1 Pre-development habitat map

Appendix 2 Post-development habitat map

1 Summary

Site	Kamatan Acres, Durrington, Wiltshire SP4 8BH
OS Grid Reference	SU 15222 44029
Development Proposal	The development is for 5 camping pods in the garden of the existing dwelling, and change of use of a garage to a holiday let. All habitats will be retained apart from 30m ² loss of modified grassland beneath the proposed camping pods.
Survey Date	4 December 2025
Results	The development will result in a 12.73% net gain for habitats and a 11.08% net gain for hedgerows.

2 Introduction

2.1 Background

Eclipse Ecology Ltd were commissioned to undertake a Biodiversity Net Gain Assessment for a proposed development at Kamatan Acres, Durrington, SP4 8BH – herein referred to as ‘the site’.

2.2 Site Location & Description

The site is located on the southern edge of Durrington at central OS Grid Reference SU 15222 44029. The site comprises a garden, building, drive-way and a non-native tree-line. Most of the wider area comprises agricultural fields bounded by hedges with Durrington town situated to the northeast of the site.

2.3 Development Proposal

The development is for 5 camping pods on wheels (similar to shepherd huts) in the garden of the existing dwelling, and the change of use of a garage to a holiday let. All habitats will be retained apart from 30m² loss of vegetated garden which will inevitably result in bare ground beneath the proposed camping pods.

2.4 Objective

To conduct a Biodiversity Net Gain (BNG) assessment using the DEFRA statutory metric in order to demonstrate a minimum of 10% net gain of habitats and hedgerows.

2.5 Relevant Planning Policy & Legislation

In England, Biodiversity Net Gain (BNG) is mandatory under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021). All planning permissions granted in England will have to deliver at least 10% Biodiversity Net Gain (BNG) to be maintained for a period of at least 30 years. The concept seeks measurable improvements for biodiversity by creating or enhancing habitats in association with development.

Mandatory BNG came into force on 12 February 2024 for all developments apart from ‘small sites.’ BNG for small sites came into force on 2 April 2024 (residential 1-9 units on a site less than one hectare, or where the number of dwellings is unknown and the site is less than 0.5 hectare; or for non-residential developments with floor space less than 1000m² or sites less than one hectare). Exceptions include developments of less than 25m² of habitat or 5m for linear habitats (hedgerows and watercourses), householder applications and small scale self-build.

The planning authority for the site is Wiltshire Council. The Council have adopted Biodiversity Net Gain Guidance as a statutory basis for planning decisions. The Council’s Biodiversity Net Gain guidance sets out the requirements for new development in Wiltshire to contribute towards biodiversity net gain where practical.

The site will therefore be assessed in accordance with the statutory requirement to provide a minimum 10% biodiversity net gain.

3 Methodology

3.1 Assessing Strategic Significance

Baseline data was collected on ecological sites and habitats within the zone of influence of the application site, following guidelines set out by the Chartered Institute of Environmental and Ecological Management (CIEEM, 2017). The object of this was to obtain any available information relating to statutory nature conservation sites, ecological networks, local plans and priority habitats to help establish the strategic significance of the site. Sources of information used are shown in **Table 3.1**. This information was reviewed and used to assess the strategic significance of the site and/or individual habitats and whether it lies within an ecological network for the area.

Table 3.1 Information sources used to assess the strategic significance of the site

Organisation / Source	Information Sought
MAGIC	Locations and citations for all national statutory wildlife sites, including SSSIs, and all international sites including SAC, SPA or Ramsar sites within 1km of the site. Priority Habitats within 300m.
Wiltshire Council	The Wiltshire Core Strategy and associated Biodiversity Net Gain guidance.
Ordnance Survey and aerial maps	To identify potential priority habitats and ecological networks within 250m of the site.

3.2 Baseline Assessment

A baseline botanical assessment was undertaken by qualified ecologist Cassie Todd on 4th December 2025 in suitable weather conditions. The survey applied techniques based on the UK Habitat Classification System. The botanical information collected was focussed on the dominant and/or key indicator species for each habitat, to enable allocation of habitats to hierarchy levels 3 and/or 4, and where relevant to identify any priority habitats. The conditions of the habitats on the site were assessed in line with the technical sheets supplied alongside the DEFRA Statutory Metric.

The UK Habitat maps were digitised using QGIS. The habitat areas are given in hectares and any linear features such as hedgerows are given in km.

3.3 Biodiversity Net Gain

Biodiversity Net Gain complements and works with the biodiversity mitigation hierarchy set out in the National Planning Policy Framework paragraph 180a. To achieve a net gain in a way that is consistent with the mitigation hierarchy and reflects the 'spatial hierarchy' preference for local enhancements, the following steps should be followed:

1. Aim to avoid or reduce biodiversity impacts through site selection and layout;
2. Enhance and restore biodiversity on-site;
3. Create or enhance off-site habitats, either on their own land or by purchasing biodiversity units on the market; and
4. As a last resort to prevent undue delays, purchase statutory biodiversity credits from the UK Government where they can demonstrate that they are unable to achieve biodiversity net gain through the available on-site and off-site options.

On completion of the fieldwork the habitat information was mapped and areas were imported into the DEFRA Biodiversity statutory metric calculation tool. The metric calculates the baseline biodiversity units for the site based on the following factors:

- Area
- Habitat distinctiveness
- Habitat condition
- Strategic significance

Once inputted the metric provides biodiversity units for the proposed habitats based on the following factors:

- Area
- Habitat distinctiveness
- Habitat condition
- Strategic significance
- Time habitat is created
- Time to the target condition
- Difficulty of creation

The difference between the baseline units and proposed units is then used as a measure of change in order to assess the number of biodiversity units achieved. Habitats, hedgerows and rivers are inputted as separate factors, with each requiring net gains.

3.4 Limitations

Access was available to the entire site and the baseline conditions reported represent those identified at the time of the survey. The survey date falls outside the optimal season for botanical work. However, the habitat descriptions and evaluations are considered to be accurate due to the common and widespread habitats recorded and the vegetation being clearly visible at the time of survey.

This assessment will remain valid for 1.5 years i.e. until June 2027; after which, the assessment should be updated if works have not commenced within this timeframe¹.

¹ In accordance with *Advice Note on the Lifespan of Ecological Reports and Surveys* (CIEEM, 2019).

4 Baseline Conditions

The results of the Ecological Assessment are presented below. Refer to **Appendix 1** for the pre-development habitat map.

4.1 Strategic Significance

The site is not part of or adjacent to any designated site or Priority Habitat, nor is it listed on any local plan, neighbourhood plan or other policy document for ecology. The site is therefore considered to be a 'location that is not in the local strategy'.

4.2 On-Site Habitats

Habitats that were recorded on the site are described below:

- **Building:** a modern garage located in the north of the site.
- **Developed land/ sealed surface:** comprising a tarmac drive-way.
- **Sparsely vegetated land:** comprises areas of bare ground associated with a chicken pen and also by the drive-way.
- **Vegetated garden:** short mown grassland comprising annual meadow grass *Poa annua* (dominant), perennial ryegrass *Lolium perenne* (abundant), common daisy *Bellis perennis* (frequent), dandelion *Taraxacum officinale* agg. (occasional) and occasional sapling trees.
- **Line of tree:** situated on the north, east and west site boundaries comprising tall non-native Leyland cypress trees *Cupressus leylandii*.
- **Built up areas and gardens (introduced shrubs):** comprise non-native areas of planted shrubs.
- **Trees:** native and non-native trees of a mixed age.

The table below summarises the baseline habitats, areas, condition assessment and distinctiveness.

Table 4.1 Summary of baseline habitats

Habitat	Existing Habitat Area m ² , No. (trees) & Hedgerow Length (m)	Condition Assessment	Suggested Action
Developed land/ sealed surface (tarmac drive-way)	541.4m ²	N/A	Compensation not required.
Introduced shrub	15.7m ²	N/A	Same distinctiveness or better habitat required.
Vegetated garden	687.10m ²	N/A	Same distinctiveness or better habitat required.
Bare ground	176.70m ²	Poor	Compensation not required.
Buildings	70.9m ²	N/A	Compensation not required.
Trees	10 no.	Moderate	Same broad habitat or higher distinctiveness habitat required.
Tree-line	103.62m	N/A (non-native/ornamental)	Hedgerow planting required to achieve 10% net gain for hedgerows.

5 Biodiversity Net Gain Metric

The calculation has been run with the following proposals – refer to **Appendix 2** for the post-development habitat map.

Habitats to be retained / lost:

- 541.4m² of developed land/ sealed surface (tarmac drive-way) retained
- 15.7m² of introduced shrub retained
- 422.1m² of vegetated garden retained (**265m² to be lost to bare ground beneath the proposed camping pods and the proposed neutral grassland creation**)
- 176.70m² of bare ground retained.
- 70.9m² building to be retained.
- 10 trees to retained.

Habitats to be created:

- 30m² bare ground to be created (under the proposed camping pods).
- 235m² neutral grassland to be created to compensate the lost of the vegetated garden as a result of the proposed camping pods.

Hedgerows to be retained / lost:

- 103.62m of tree-line retained.

Hedgerows to be created:

- 8m native species-rich hedge to be created.

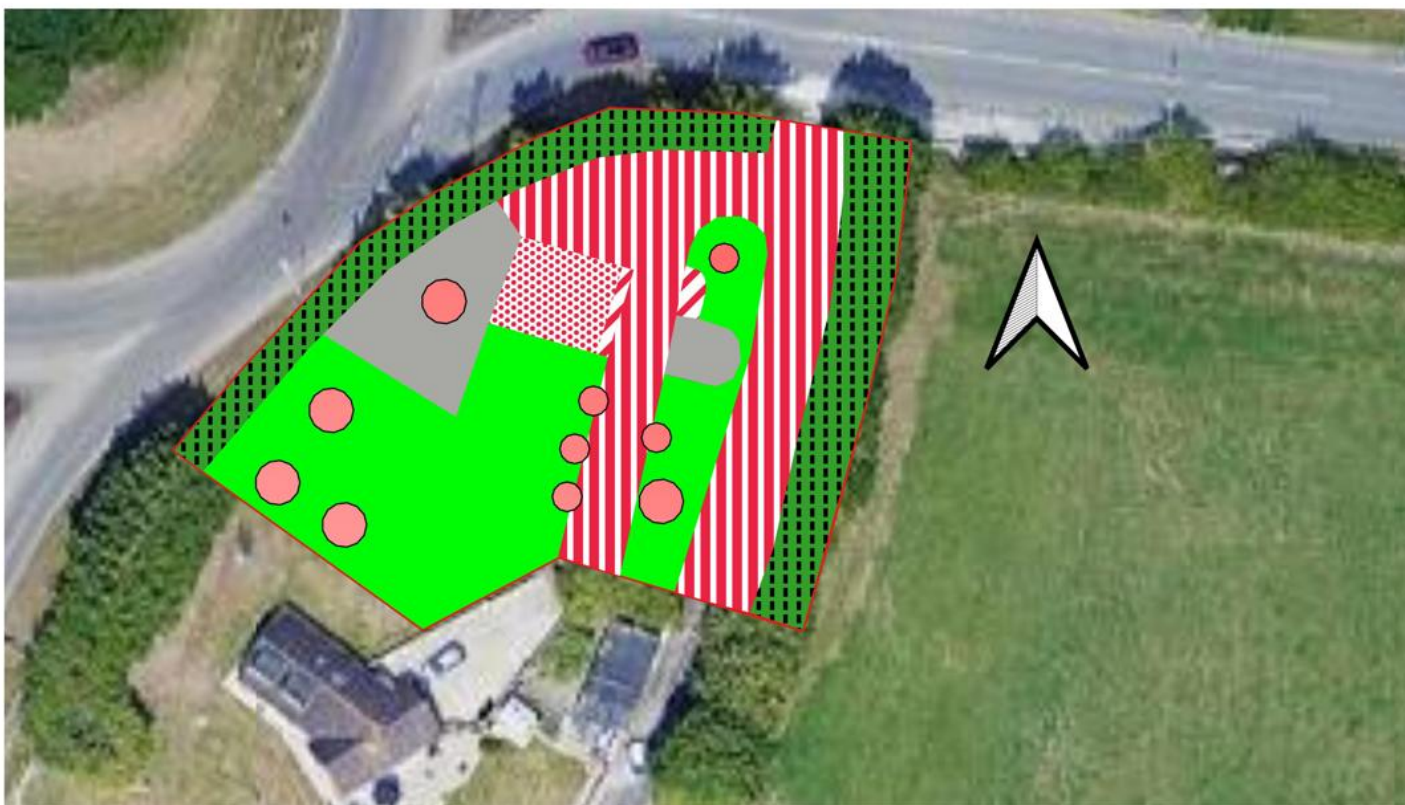
Calculation

The baseline map for the site was compared to the proposed map. The Statutory Biodiversity Metric calculated a net change of 12.73% for habitat units and 11.08% for hedgerows. The full metric spreadsheet has been provided alongside this report for the planning authority's review. **Table 5.1** summarises the biodiversity metric results for the site.

Table 5.1 DEFRA Biodiversity statutory metric results

On-site Baseline	Habitat units	0.99
	Hedgerow units	0.62
On-site post intervention	Habitat units	1.11
	Hedgerow units	0.69
Total net change (%)	Habitat units	12.73%
	Hedgerow units	11.08%
Trading rules satisfied	Yes/No	Yes

Appendix 1 Pre-Development Habitat Map



Habitats

- 828 - Vegetated Garden
- W1G6 - Line Of Trees
- U1 - Built-Up Areas and Gardens
- U1B - Developed Land, Sealed Surface
- U1B5 - buildings
- S - Sparsely Vegetated Land
- Trees
- Site Boundary

Appendix 2 Post-Development Habitat Map

