

EEL1044 The Haven, Minety – Biodiversity Net Gain (BNG) Assessment

Ellendale Environmental Limited was commissioned by Mr. Carl Room (the applicant) to undertake a Biodiversity Net Gain (BNG) assessment for an area of land and an existing property at The Haven, Minety, Wiltshire, SN16 ('the site'). The applicant is seeking to redevelop the site with two new dwellings ('the proposed development').

Using current information on the proposed development, this assessment estimates the BNG anticipated to be achieved through the proposed plans and has been undertaken with reference to the Statutory Biodiversity Metric 4.05 calculation tool¹. This is a biodiversity accounting tool used for the purposes of calculating biodiversity net gain for a site and is based on 'biodiversity units' calculated according to the habitats present and their size, distinctiveness and condition. This enables the quantitative calculation of the predicted change in biodiversity value as a result of the proposed development, with the objective of achieving a net gain in biodiversity.

In England, BNG is mandatory² under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021) and developers must deliver a BNG of 10%. This means a development will result in more or better-quality natural habitat than there was before development.

The site is located in Minety, approximately 9km north-west of the edge of Swindon at OS grid reference SU 02751 90780. The site comprises a former residential property and a series of outbuilding set within a former garden area, much of which has now become overgrown. The site is surrounded by residential properties to the north, west and south with associated gardens and an area of grassland to the immediate east beyond which is an area of woodland. Overall, the site is assessed as providing low to moderate potential for protected species, namely nesting birds and potential for reptiles, amphibians and small mammals to be present.

¹ [Natural England - GOV.UK \(www.gov.uk\)](https://www.gov.uk/natural-england)

² From 12th February 2024.

The post-development site habitat units have been determined using the Biodiversity Metric 4.0 calculation tool and this is summarised in **Table 1**.

Table 1: Site habitat creation (post-development)

BROAD HABITAT	HABITAT TYPE	AREA (HA/M)	CONDITION	TOTAL HABITAT UNITS	COMMENTS
Urban	Developed land; sealed surface	0.015372	N/A - Other	0.00	Driveway and parking
Urban	Developed land; sealed surface	0.021503	N/A - Other	0.00	New residential properties
Urban	Developed land; sealed surface	0.004689	N/A - Other	0.00	patio areas
Urban	Vegetated garden	0.057969	Condition Assessment N/A	0.11	Amenity grassland within the building plots
Heathland and shrub	Bramble scrub	0.0198	Condition Assessment N/A	0.08	An area of bramble scrub will be allowed to develop in the habitat east.
Individual trees	Urban tree	0.0326	Moderate	0.10	Two trees to be added to the eastern site boundary.

In addition an area of the existing habitat will be retained and enhanced from the existing poor semi-improved grassland to an area of neutral grassland through additional seeding and management.

Based on this, the Statutory Biodiversity Metric calculation tool indicates that the proposed development will result in a net gain of **13.63 %** for non-linear habitats.

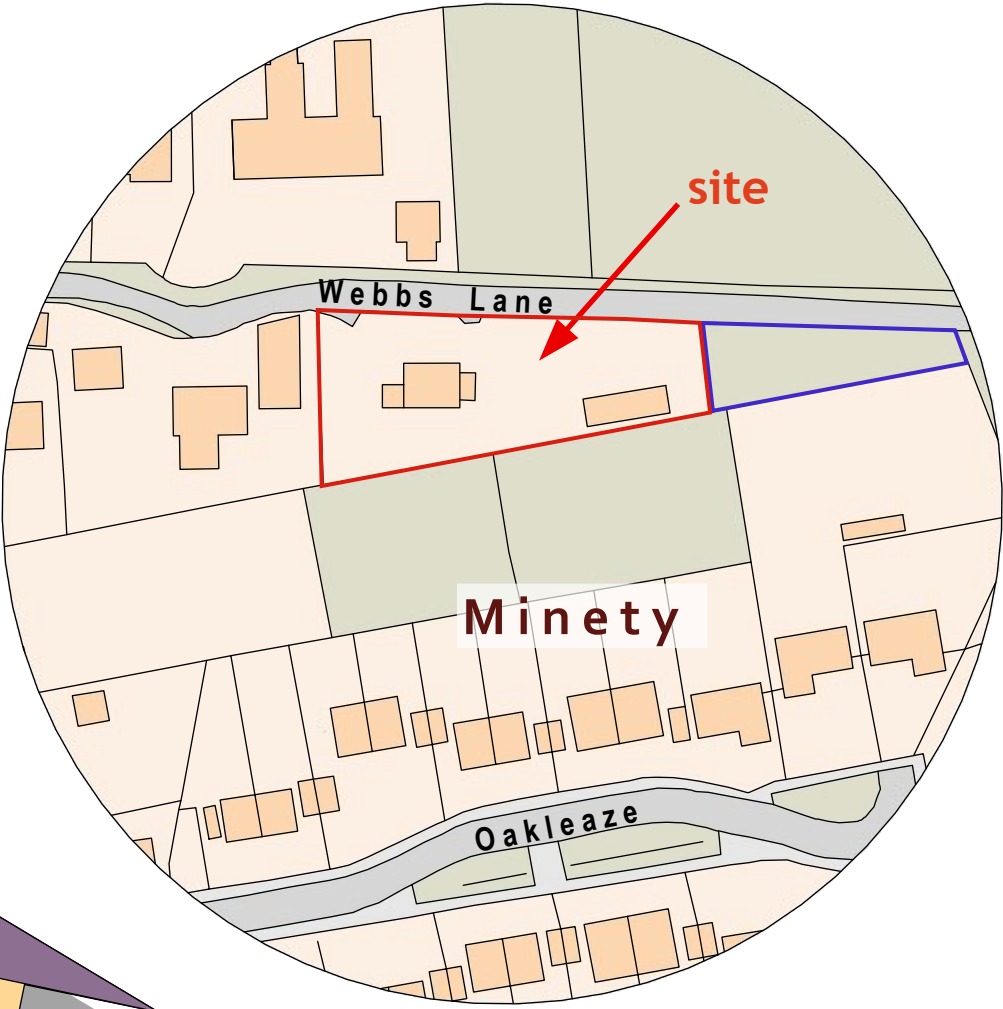
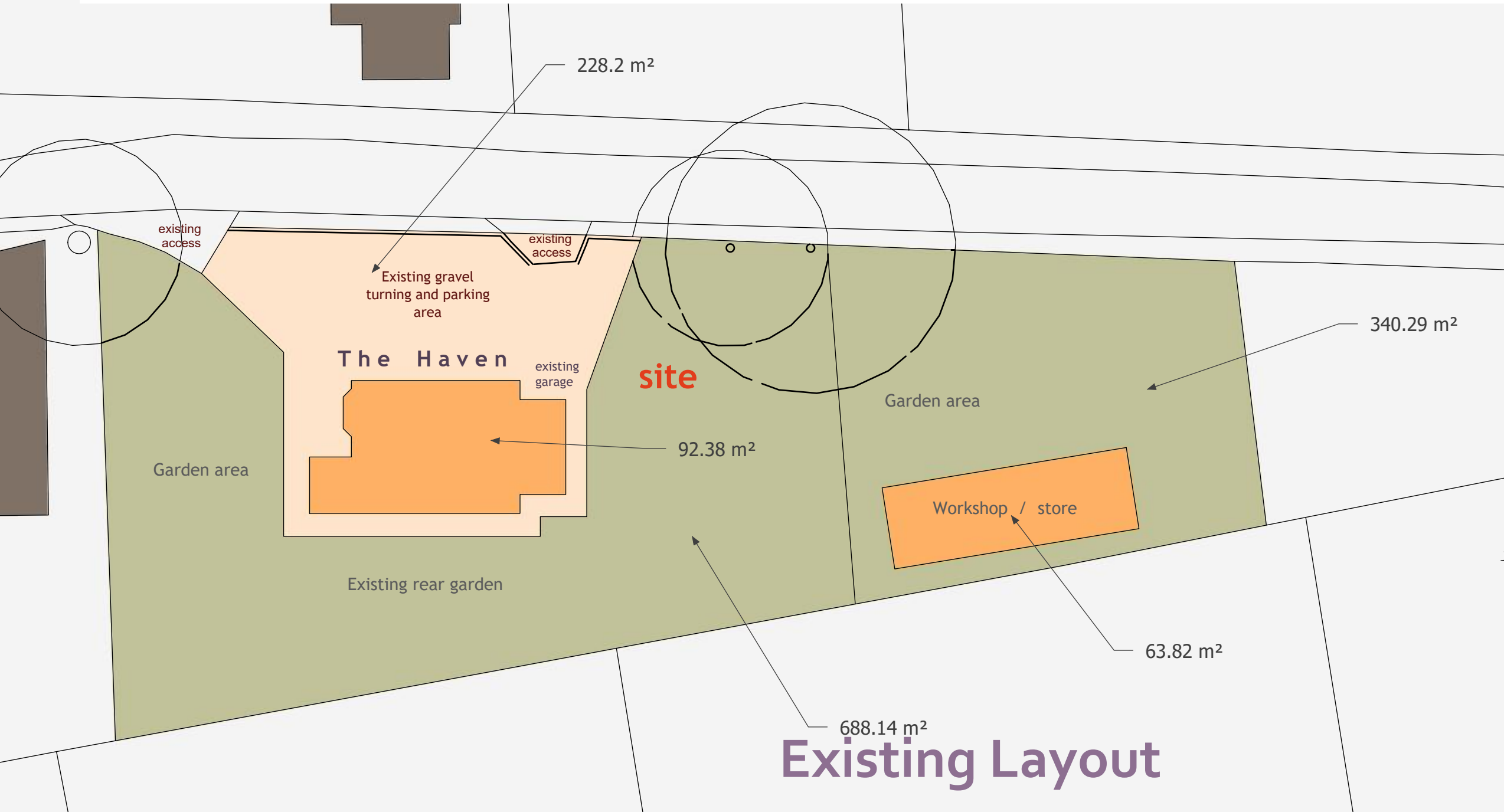
The defunct hedgerow on the boundary of the site is being retained, and it is understood that this is under the management of the adjacent residential properties to the south and Wiltshire Council to the north. Therefore these hedgerows have not been included within the metric.

Positive effects for biodiversity are encouraged in new developments by contributing to the enhancement of biodiversity, restoring degraded habitats and building and strengthening nature networks. Examples of additional biodiversity improvements for the proposed development could include:

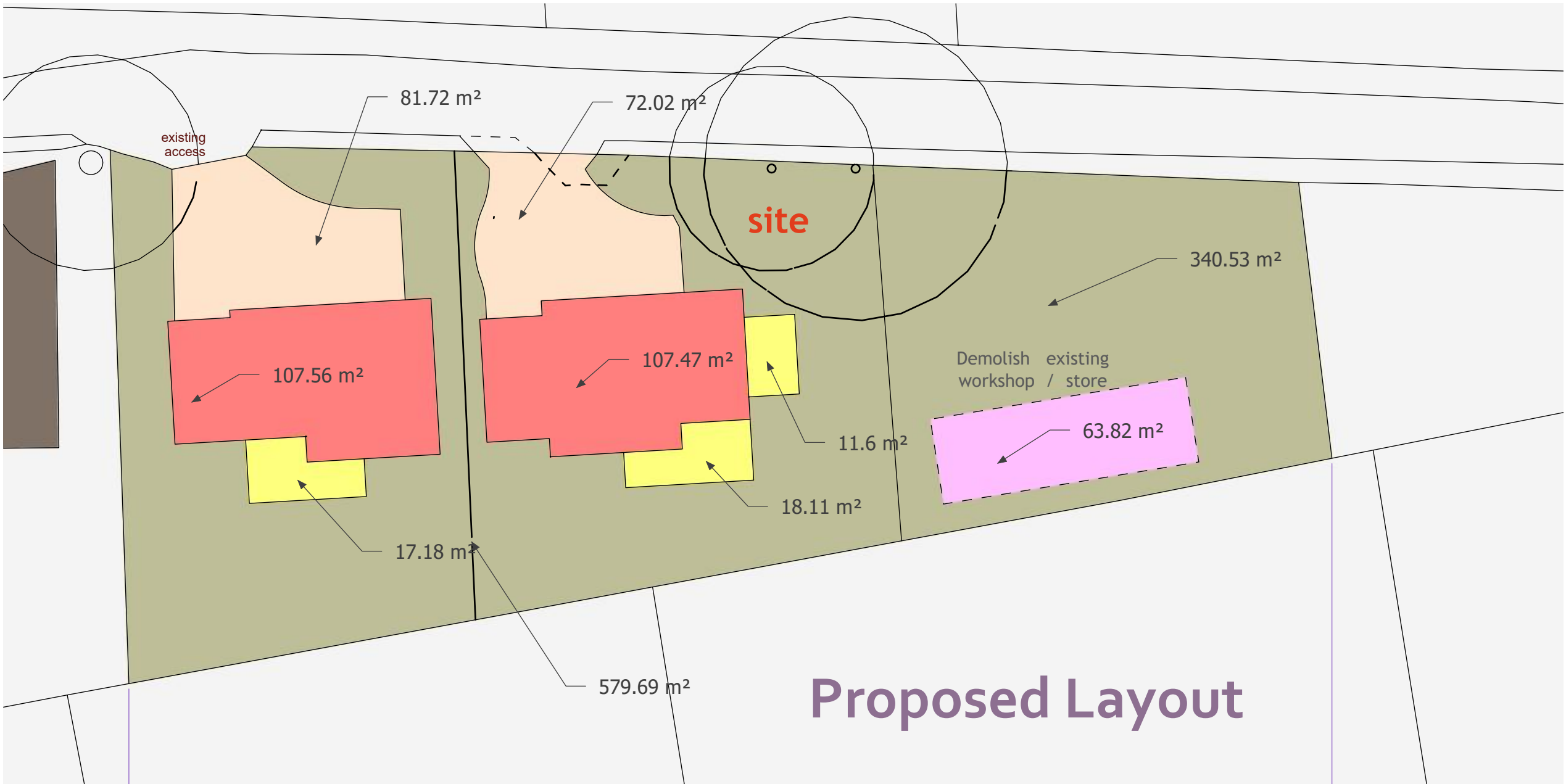
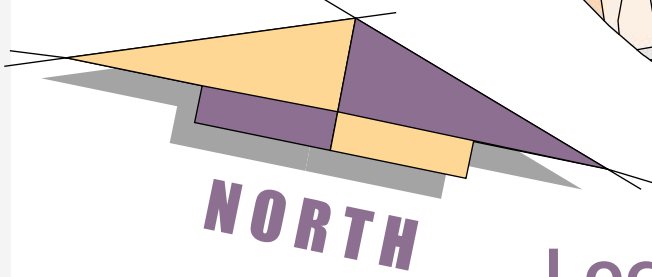
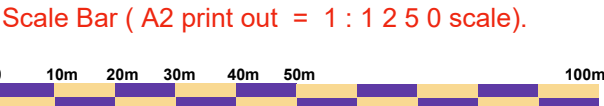
- The installation of bird and bat boxes to provide suitable nesting and roosting habitat;
- The plantation of native trees, shrubs and fruit trees to provide important resources, especially for early season pollinators, other insects and birds;
- The plantation of wildflower areas to benefit a large number of species including pollinators, small mammals, birds and other invertebrates; and
- The use of wildlife-friendly lighting to reduce the light disturbance for the local wildlife, including bats.

Appendix A – Proposed Site Layout

PROPOSED REDEVELOPMENT 2 INFILL HOUSES TO REPLACE BUNGALOW: THE HAVEN, WEBBS HILL, MINETY, WILTS.



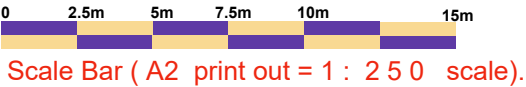
Location Plan 1:1250



KEY:

- existing garden and grass areas
- existing dwelling & outbuilding to be demolished
- proposed new dwellings & garages
- existing outbuilding to be demolished & land returned to grass
- existing & proposed gravel drives and parking areas
- patio areas

Block Plans 1:250



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DRAWING No:- 400 / RJM / 2025/ 3
DATE :- NOV. 2025
BLOCK PLANS 1:250
SCALES :- LOCATION PLAN 1:1250

PROJECT: REDEVELOPMENT 2 INFILL HOUSES TO REPLACE BUNGALOW: THE HAVEN, WEBBS HILL, MINETY, WILTS.

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