

BIODIVERSITY NET GAIN STATEMENT

Rev –

MELKSHAM DEVELOPMENT COMPANY

LAND ADJACENT 83 BATH ROAD, MELKSHAM

Biodiversity Net Gain Statement

Proposed Erection of 4 Dwellings on Former Car Park Land

Introduction

This statement has been prepared to address the requirements of mandatory Biodiversity Net Gain (BNG) under Schedule 7A of the Town and Country Planning Act 1990 (as amended), in support of a Full Planning Application for the erection of four dwellings on land formerly used as a car park between 83 and 91 Bath Road Melksham.

Site Description and Existing Baseline

The application site comprises a vacant former car park which is:

- Fully hard-landscaped and sealed with tarmacadam
- Devoid of vegetation
- Absent of trees, hedgerows, scrub, grassland, or other habitat features
- Of no material ecological value

Under the Statutory Biodiversity Metric, the site is classified as Urban – sealed surface, which carries zero biodiversity units and zero distinctiveness.

There are no priority habitats, no linear habitats, and no trees within the site boundary.

Applicability of Biodiversity Net Gain

The development is classified as a small site development and is therefore within the scope of mandatory BNG.

However, given that the proposal affects only sealed hard standing and does not impact any habitat of biodiversity value, the development meets the criteria for the de minimis exemption, as it results in:

- No loss of priority habitat
- No loss of non-priority habitat exceeding 25sqm
- No loss of linear habitat

As such, a full Statutory Biodiversity Metric calculation is not required to demonstrate baseline impacts.

Proposed Development and Biodiversity Enhancement

Notwithstanding the above, the proposed development will deliver a net improvement in biodiversity value through:

- The creation of private turfed gardens associated with each dwelling
- Incidental soft landscaping across the site
- The planting of new trees, subject to final landscaping design

These measures will introduce new green infrastructure where none currently exists, resulting in a clear biodiversity uplift compared to the existing baseline of zero units.

Conclusion

The site currently has no measurable biodiversity value, and the proposed development will introduce vegetated areas and tree planting, representing a positive contribution to local biodiversity.

In light of the above:

- The development meets the criteria for the BNG de minimis exemption, and
- The proposals are fully compliant with the objectives of mandatory Biodiversity Net Gain.

