



BIODIVERSITY NET GAIN STATEMENT (BNG)

Land adjacent 2 Old Sarum Cottages, Portway, Old Sarum SP4 6BY

February 2026

1. Introduction

- 1.1 This BNG Statement has been prepared on behalf of Assisi Travel and is submitted in support of a planning application for container storage to include the siting of 23 containers, installation of a perimeter fence, landscaping and parking (resubmission).
- 1.2 This Biodiversity Net Gain Statement outlines how the proposed development is de minimis exempt from statutory BNG. In terms of meeting local requirements and Core Policy 50, the use of the small sites metric also confirms that the proposals will achieve a net gain in biodiversity. The site is a small development, qualifying for use of the Small Sites Metric (SSM) under Natural England guidance. The completed SSM calculation and is supported by Habitat Plans illustrating pre- and post-development habitats. These documents demonstrate how the development will deliver at least a 10% increase in on-site biodiversity value.
- 1.3 A baseline habitat survey of the site was conducted by Spruce Town Planning (appointed as a suitably competent person as permitted under current SSM guidance) in October 2025, a second walkover was completed on 4th February 2026 to check for any changes in existing habitat since October 2025. The small sites metric (SSM) was completed in February 2026. The application site is an open parcel of land and the habitat comprises artificial unvegetated/unsealed surface (compacted gravel), developed land (concrete and tarmac), a single laurel plant (introduced shrub), other neutral grassland and sparsely vegetated land. The baseline units for area habitat is 0.0807 and for linear (hedgerow) units is 0, based on the site walkover survey in October 2025 and February 2026 where no changes were noted.

2. BNG Assessment

- 2.1 The proposed development is a resubmission with the proposal retaining a 1m landscaped strip to the east boundary, as such a significant amount of existing habitat will be retained rather than lost. The proposed container units will be sited on existing areas of gravel and developed land.

The mitigation hierarchy has been followed to avoid, minimise and/or compensate

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for any loss of habitat. A 1m strip of other neutral grassland to the east boundary will be retained. This land will either be planted with small trees or a native hedgerow to provide natural screening. A small section of the sparsely vegetated land to the southeast corner of the site will be lost to provide a footpath and help shape the proposed vehicle access. The retained vegetation in this area will be enhanced with new plants and shrubs to improve the visual amenity of the front entrance. Other habitat to be lost are areas of gravel, concrete and tarmac to be replaced by shrub planting to the west boundary and the front of the site. The proposal will not result in the loss of irreplaceable or priority habitat. The habitat of value to be lost equates to 23.86sqm (other grassland & sparsely vegetated land).

- 2.2 As the proposal will impact less than 25sqm of area habitat, the proposed development is de minimis exempt from Statutory BNG.
- 2.3 Despite being exempt from the statutory 10% BNG requirement, the SSM demonstrates that the proposed development will result in an onsite net gain of area habitat 15.91%. The post development area habitat units is 0.0128. There is no change to linear habitat.
- 2.4 The BNG Metric Principles and Good Practice Principles have been followed by using small sites metric user guide and completing the Defra Small Sites Metric to quantify biodiversity changes, as required. The metric output provides a transparent, evidence-based calculation of baseline and post-development biodiversity units. We have followed the metric “rules” and guidelines closely – for example, the trading rules have been respected so that no “trading down” of habitat value occurs (losses of any higher distinctiveness habitat would be compensated with like-for-like or better habitat units). The metric confirms the development is de minimis exempt, however the proposal achieves a genuine net gain leaving biodiversity in a better state than before, no irreplaceable habitat will be lost and the creation of new habitat has been selected that is realistic and deliverable, that will complement the proposed use as a storage site and will enhance the visual amenity of the site. The proposed development therefore accords with core policy 50 by protecting and enhancing existing habitats and creating new habitats to improve the ecological value of the site.

3. Conclusion

- 3.1 For statutory BNG the proposed development is de minimis exempt, with regards to local requirements core policy 50, the SSM demonstrates the proposal will achieve a biodiversity net gain on site. This will be achieved via enhancement of existing habitat and creation of new habitat within the application site, specific details of plant species is to be confirmed.

Appendix A – Baseline and post development habitat plan extracts

