



15 Callows Cross, Brinkworth, Chippenham, SN15
5DY

Biodiversity Net Gain Design Stage Report



February 2026

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Notice to Readers:

The results of the survey and assessment work undertaken by All Ecology are representative at the time of surveying.

Every endeavour has been made to identify the presence of protected species on site, where this falls within the agreed scope of works.

The flora and fauna detailed within this report are those noted during the field survey and from anecdotal evidence. It should not be viewed as a complete list of flora and fauna species that may frequent or exist on site at other times of the year.

Up to date standard methodologies have been used, which are accepted by Natural England and other statutory conservation bodies. No responsibility will be accepted where these methodologies fail to identify all species on-site.

All Ecology cannot take responsibility where Government, national bodies or industry subsequently modify standards.

All Ecology cannot accept responsibility for data collected from third parties.

Reference to sections or particular paragraphs of this document taken out of context may lead to misrepresentation.

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1.0 Introduction

Background

- 1.1 All Ecology was commissioned to produce a Biodiversity Net Gain Preliminary Design Stage Report relating to a proposed development at 15 Callows Cross, Brinkworth, Chippenham, SN15 5DY. The site consists a bungalow dwelling surrounding by typical residential garden.
- 1.2 The site is the subject of a planning application to permit the demolition of the existing bungalow to enable the erection of a new dwelling and partial re-landscaping of the existing garden.
- 1.3 The Biodiversity Metric Calculation Tool is used to calculate the biodiversity value of a site before and after development and then calculates if the development is likely to cause a loss or gain to biodiversity. It will also calculate the amount of compensation the site may need in the form of Biodiversity Offsetting.

Aerial Photograph



Figure 1. Aerial photo (site boundaries indicated).

2.0 Methodology

- 2.1 The Biodiversity Impact Assessment Calculator was provided by Defra. The Statutory Biodiversity Metric, first published in November 2023, provides developers, planners, land managers and others with a robust but simple tool to account for the value of nature and better understand how development and land management change will impact on its value over time.
- 2.2 The DEFRA Metric uses UKHab habitat definitions translated from JNCC Phase 1 habitat definitions where required, and the Natural England Hedgerow Impact Assessment Guide to calculate the overall scores for habitats and linear features on site and determine net gain/net loss. The User Guide to Defra's Statutory Biodiversity Metric and the supporting Technical Supplements were followed for accurate data entry into the calculator.
- 2.3 The habitats and linear features were originally identified on site during a Walkover Survey carried out in February 2026. Areas and lengths of the current habitats and linear features were determined using Google Earth. The proposed site plan was used and measured to determine retained and new habitats for the site and to look for opportunities for enhancement.

Limitations

- 2.4 The survey was carried out in February which is outside of the optimum period for undertaking botanical surveys; however, in this case, the habitats were clearly distinguishable, condition assessments could be carried out accurately and there was no impact to survey data recorded.

3.0 Mitigation Hierarchy

3.1 In line with the Defra Biodiversity Net Gain (BNG) principles, the CIEEM guidance on ecological impact assessment, and the National Planning Policy Framework, the proposed development will follow the mitigation hierarchy to ensure biodiversity is protected and enhanced. This sequential approach requires that impacts are first avoided, then minimised, before seeking restoration and enhancement on-site, with off-site compensation only considered as a last resort. By applying this process at each stage of design, construction, and operation, the scheme ensures that biodiversity considerations are fully embedded and that a measurable net gain will be achieved.

3.2 The application of the mitigation hierarchy to the proposed scheme is set out below:

3.3 Avoid

- Retain habitats of highest ecological value (e.g. priority habitats, mature trees, hedgerows).
- Integrate ecological constraints at the masterplanning stage to prevent avoidable habitat losses.
- Protect retained habitats during construction through buffer zones, exclusion fencing, and careful site layout.

3.4 Minimise

- Implement best practice construction methods, including pollution prevention, soil handling protocols, and dust suppression.
- Time works to avoid sensitive periods for breeding birds, hibernating amphibians, or other protected species.
- Employ ecological supervision where required to safeguard fauna during high-risk activities.
- Design and position lighting to minimise disturbance to bats, invertebrates, and other nocturnal species.

3.5 Restore and Enhance

- Improve the condition of retained habitats through active management (e.g. wildflower seeding, native woodland underplanting, enhancement of grassland structure).
- Create new habitats within the site such as ponds, hedgerows, species-rich grasslands, and native planting to diversify ecological niches.
- Apply long-term management to ensure these habitats mature successfully and continue to provide measurable biodiversity value.

3.6 Compensate (Off-site)

- Where residual impacts remain, secure delivery of biodiversity units through off-site habitat creation or enhancement.
- Establish legally binding agreements (e.g. conservation covenants or planning obligations) to guarantee the delivery of habitat improvements.
- Ensure management and monitoring of off-site habitats is secured for at least 30 years, in line with statutory BNG requirements.

3.7 This approach provides a clear and auditable pathway to achieving at least 10% biodiversity net gain, while ensuring compliance with emerging statutory requirements and demonstrating a commitment to delivering positive outcomes for nature.

4.0 Results

Strategic Significance

- 4.1 The Local Nature Recovery Strategy for Wiltshire and Swindon was adopted in late 2025. Baseline and proposed habitats, which have low biodiversity value, are not mapped as ecologically important and therefore have been assigned low strategic significance. Condition assessments of habitats are provided as Appendix 2.

Habitats to be retained, created or lost

- 4.2 The sites main feature is a bungalow surrounded by driveway and patio hard standing which amounts to 0.0369 ha of developed; sealed surface. The front and rear gardens are primarily lawn (0.0222 ha – modified grassland) with a shrub border at the front of the property (0.0015 ha – introduced shrub) and gravel borders to each side of the rear garden (0.0061 ha – artificial unvegetated, unsealed surface). There is a 'medium' Horse Chestnut tree in the rear garden of the property. A small tree within garden at the front of the property is not included within this assessment as per user guidelines and in any case will be retained.
- 4.3 The proposals will see the demolition of the existing building; clearance of artificial and sealed surfaces and partial clearance of lawn grassland associated with re-landscaping of the gardens and creation of new patio and lawn areas. 0.0147 ha of existing lawn will be retained in the west portion of the rear garden with the shrub border (0.0015 ha) around the front also retained. The property owner has indicated that the tree within the rear garden will be retained.
- 4.4 Habitat creation through erection of the new dwelling and re-landscaping of garden will result in the creation of 0.0415 ha of developed land; sealed surface and 0.009 ha of vegetated garden.

Biodiversity Net Gain – Habitats

- 4.5 The site development, based on current and proposed habitat conditions, distinctiveness and areas, would result in a net percentage change of **+ 1.33%**.

Table 1: Habitat biodiversity net gain results (further detail in Appendix 1)

	Habitat Biodiversity Value
On-site Baseline Units	0.18
On-site Post-intervention Units	0.18
On-site Net Unit Change	0.00
Net Percentage Change	+ 1.33%
Trading Rules Satisfied?	Yes

5.0 Conclusion

Biodiversity Offsetting

- 5.1 The proposed development and proposed landscape will result in a habitat net percentage change of +1.33% which is a habitat **deficit to 10% net gain of 0.02 units**.
- 5.2 As a loss or insufficient gain has been demonstrated, Biodiversity Offsetting will be required. Recommendations within the ecology reports produced to date should be followed. The full details of the proposed landscape scheme will be provided by Clark and Maslin Ltd.
- 5.3 The developer would either need to find additional land to use for off-site offsetting or use an offsetting provider, who would use the results of the metric to understand how many units and habitats required to offset the net loss on site. In order to buy off-site units, the gain site must create and enhance habitat to meet the needs of the specific BNG requirements from the metric results or a site that has already started creating and enhancing habitat that meets the specific BNG requirements. The developer can buy off-site biodiversity units from:
- Directly from a landowner
 - From a habitat bank operator
 - Through a broker
 - From a Trading platform
 - From the LPA (If they provide this service)
- 5.4 Additional off-site land used by the developer or provided by an offsetting provider will need to be registered on the national biodiversity gain sites register before, or at the same time as, or after units are bought. A legal agreement will be required to secure a site for BNG and set out who will undertake the BNG creation, enhancement and management for 30 years. This applies to habitats on-site used for BNG which provide significant net gains on site and also off-site offsetting. Developers can choose off-site habitats which are already legally secured and registered, in which case these off-site habitats for not need to be legally secured again. If off-site habitats do not already have a legal agreement, the developer must enter a section 106 agreement before planning permission is granted.
- 5.5 As a last resort only, statutory biodiversity credits can be purchased from the credit sales service provided by Natural England which is a financial contribution which counts towards 10% BNG which is used to fund biodiversity enhancements across England. Prices are based on the cost to create, maintain and monitor different habitat types and there is a mark-up to prevent statutory credit prices undercutting the off-site market.

6.0 References

Department for Environment, Food and Rural Affairs (DEFRA) (2024), *Statutory Biodiversity Metric Calculation Tool*. [Online]. Available at: <https://www.gov.uk/government/publications/statutory-biodiversity-metric-tools-and-guides> [accessed on 20th February 2026].

Department for Environment, Food and Rural Affairs (DEFRA) (2024), *Statutory Biodiversity Metric Condition Assessments*. [Online]. Available at: <https://www.gov.uk/government/publications/statutory-biodiversity-metric-tools-and-guides> [accessed on 20th February 2026].

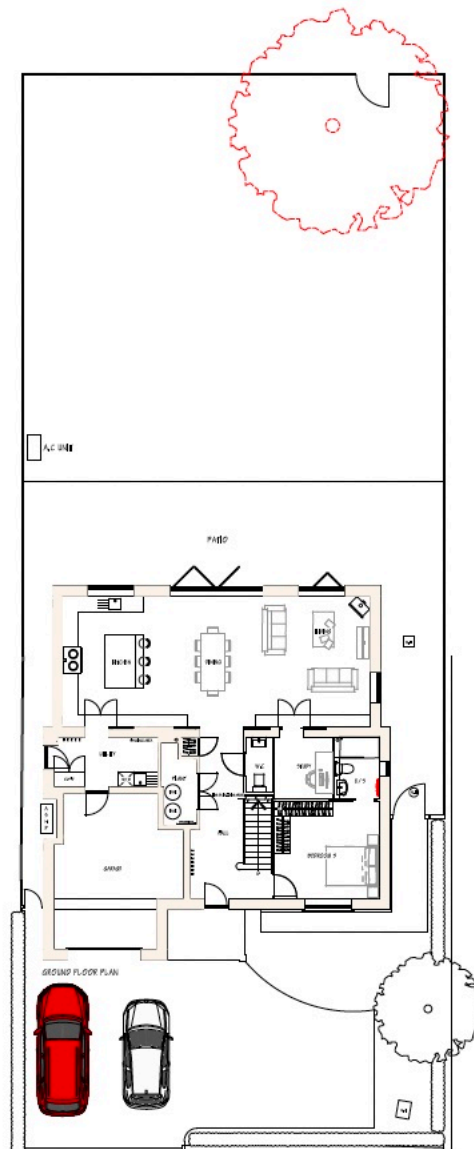
Department for Environment, Food and Rural Affairs (DEFRA) (2024), *Statutory Biodiversity Metric: User Guide*. [Online]. Available at: <https://www.gov.uk/government/publications/statutory-biodiversity-metric-tools-and-guides> [accessed on 20th February 2026].

7.0 Plans

Plan 1 – Proposed Site Plan



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REV	DATE	BY	DATE
1	01/01/2024	AM	01/01/2024
2	01/01/2024	AM	01/01/2024



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Full resolution plan supplied separately

Appendices

Appendix 1 – Statutory Biodiversity Metric Calculation Tool

See attached Excel spreadsheet

Appendix 2 – Baseline Habitat Condition Assessments

See attached Excel spreadsheet

Appendix 3 – UKHab Baseline Habitat Plan

See attached plan

