

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	0.25	Five trees to be added to the eastern and southern site boundary adjacent to the hedgerow.

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 **32.05 %** for non-linear habitats.

A short section of hedgerow/row of trees, which is 5m long, is located at the north-east of the site and is being retained in the development. Two new hedgerows, 12m and 55m respectively will be added to the eastern and southern boundary of the site.

Table 1: Linear habitat creation (post-development)

HABITAT TYPE	AREA (HA/M)	CONDITION	TOTAL HABITAT UNITS	COMMENTS
Native hedgerow	0.012	Moderate	0.04	New hedgerow to be added to the eastern site boundary
Native hedgerow	0.055	Moderate	0.18	New hedgerow to be added along the hedgerow to the south of the site.

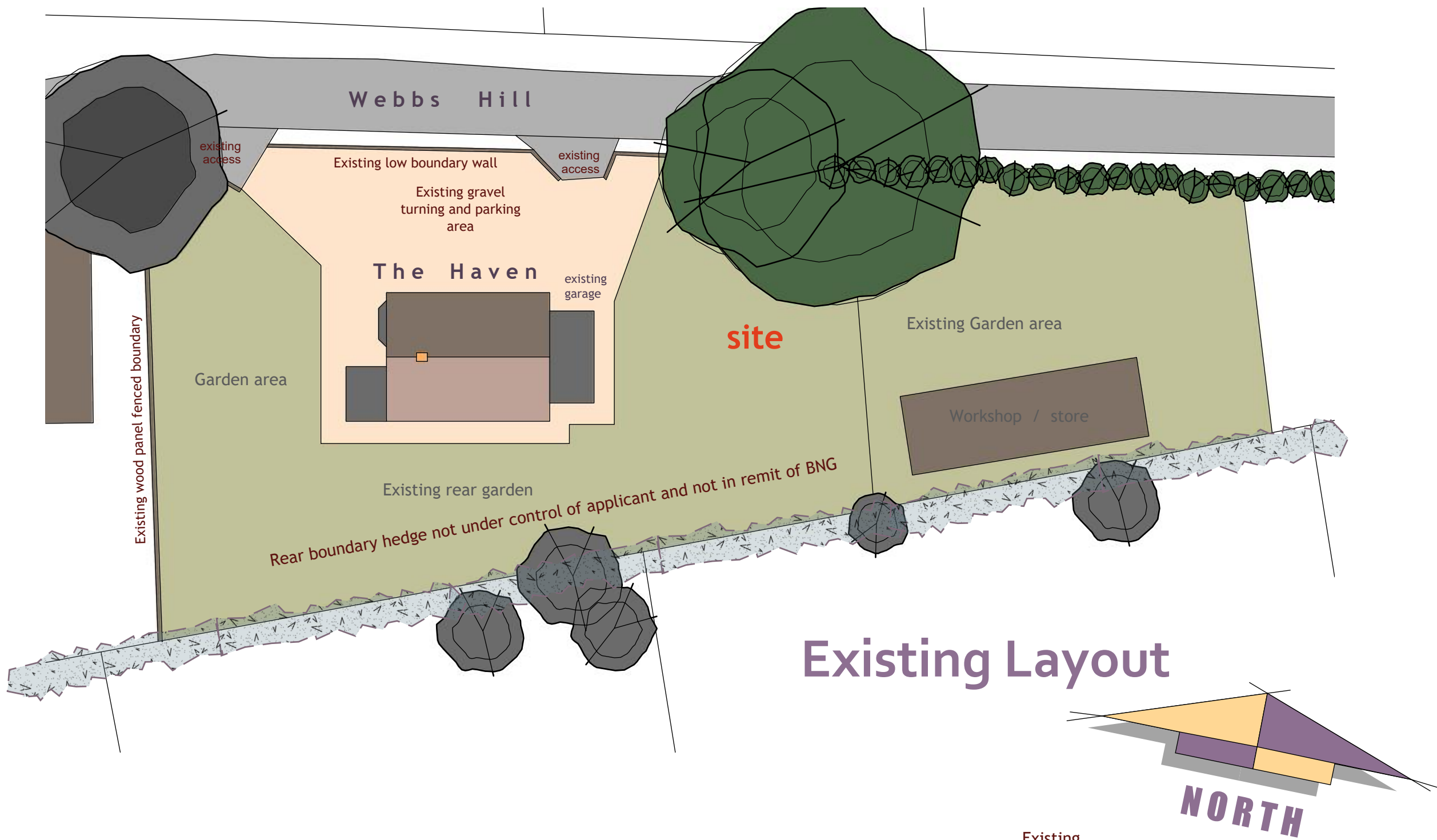
Based on this, the Statutory Biodiversity Metric calculation tool indicates that the proposed development will result in a net gain of **448.54 %** for linear habitats.

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:

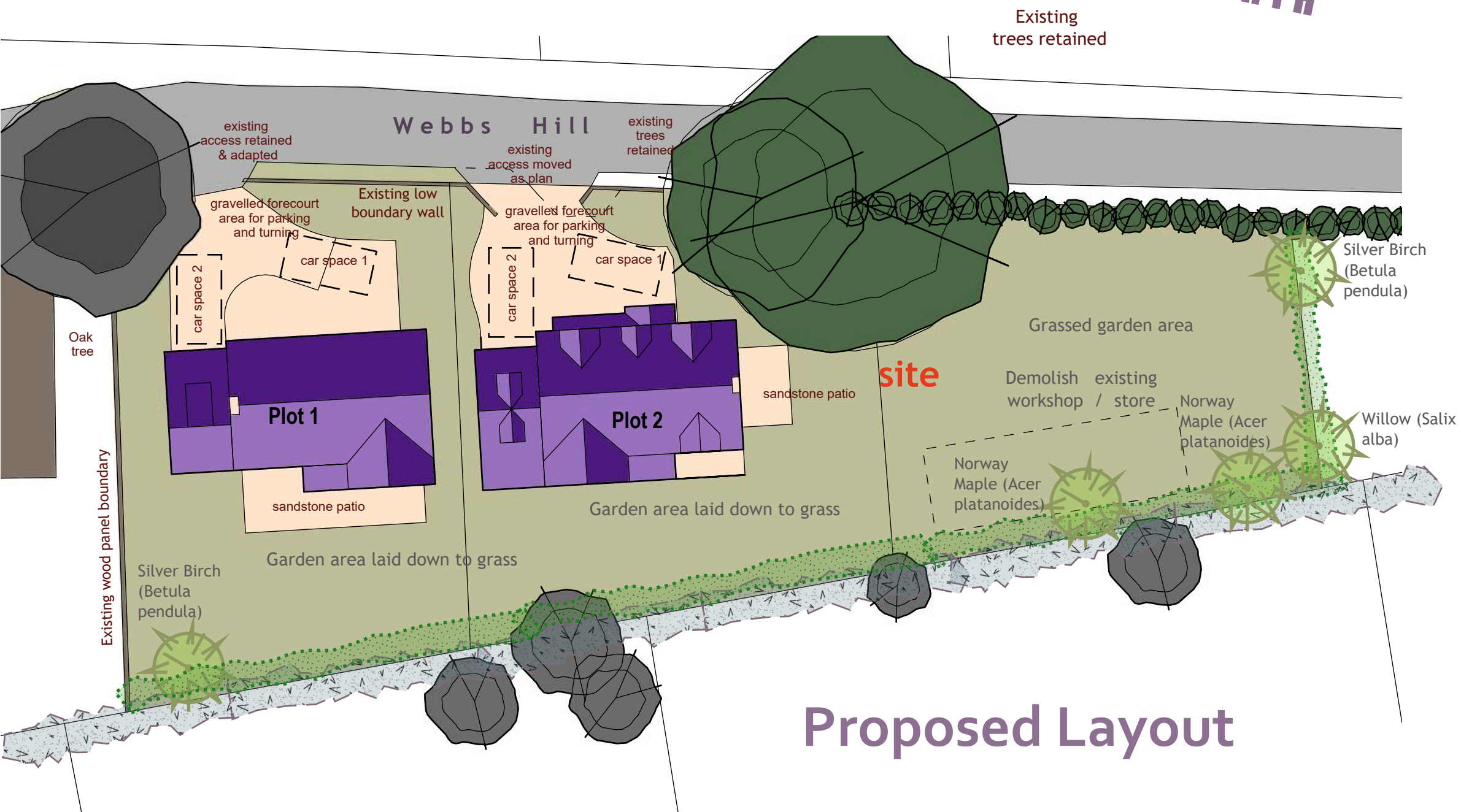
- The installation of bird and bat boxes to provide suitable nesting and roosting habitat;
- The plantation of native trees, shrubs and fruit trees to provide important resources, especially for early season pollinators, other insects and birds;
- The plantation of wildflower areas to benefit a large 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.

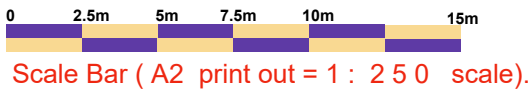


Existing Layout

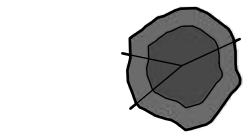


Proposed Layout

Block Plans 1 : 250



Key : soft landscaping



Existing trees outside of site (not in applicant's ownership)



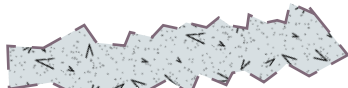
Existing trees within site (all retained).



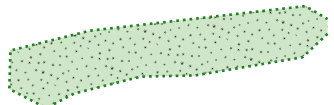
Existing hedgerow within applicants control (preserved and enhanced).



Proposed trees to be planted (named on plan).



Rear boundary hedge not under control of applicant and not in remit of BNG. The abutting hedge is in poor state of repair (mixture of deciduous hawthorn, brambles / ivy, hazel with ash saplings abutting site) - allow to thicken within application site with mixed native species hedge as detail opposite (area within clients owned land).



Plant mixed species hedge as detailed opposite.

Ecology (improving /mitigation for the existing site):-

The site is predominantly open residential garden or wild grassed area, with perimeter boundaries fenced or mixed species hedging.

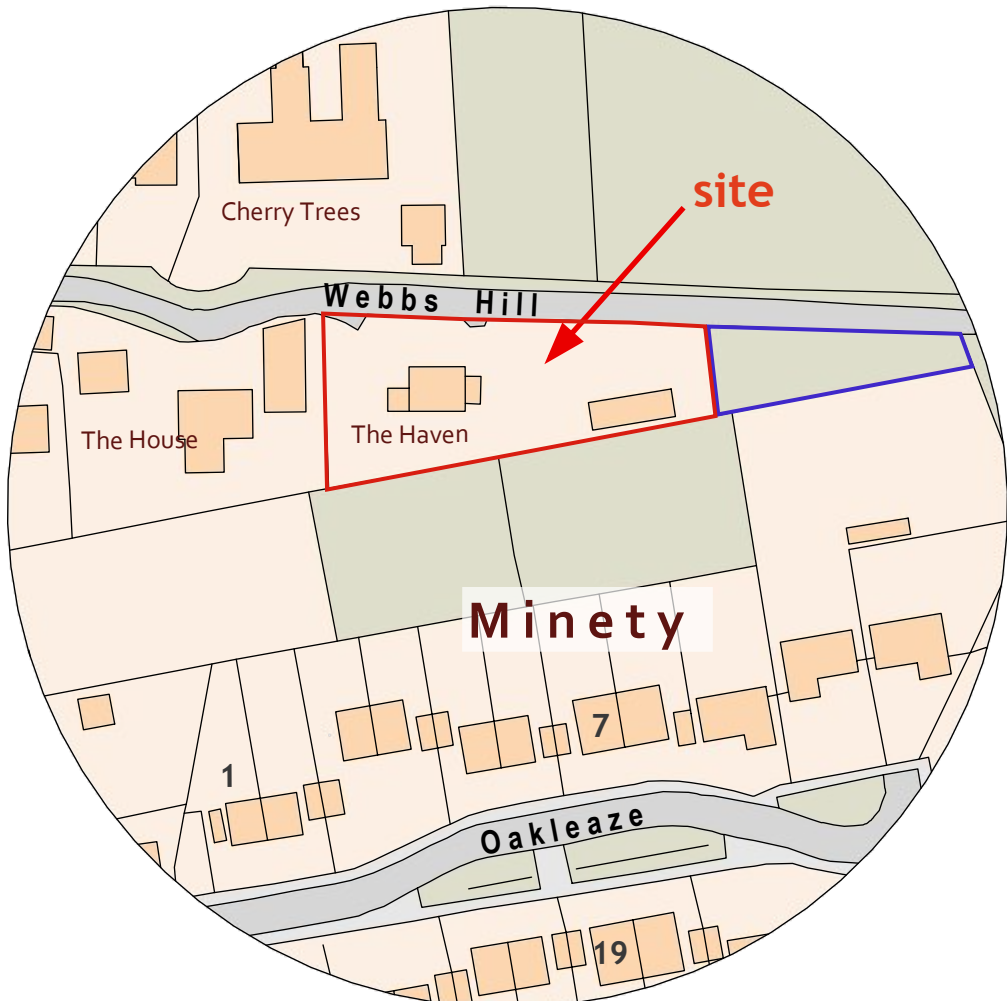
Nesting boxes (small open and open fronted) to support birds positioned on the periphery of the site within hedgerow or on fencing.

Bat boxes to be built into the external walls of houses to create roosting opportunities as recommended by Ecologist.

Plant native species hedgerow as follows:-

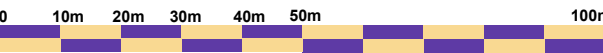
Main Matrix (Transplants/Quicks = 80% of planting stock): 80% Hawthorn Crataegus monogyna and 20% Blackthorn Prunus spinosa

Interplanting (Whips/Transplants = 20% remaining infill of planting stock): Hazel Corylus avellana, Holly Ilex aquifolium, Dog Rose Rosa canina, Field Maple Acer campestre, Dogwood Cornus sanguinea, Spindle Euonymus europaeus, Wild Privet Ligustrum vulgare - all in equal proportion.



Location Plan 1 : 1250

Scale Bar (A2 print out = 1 : 1250 scale).



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DATE :- MARCH 2026 REV: A

SCALES :- BLOCK PLANS 1 : 250

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

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