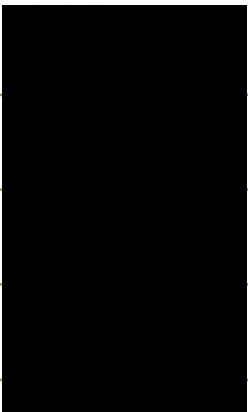


Biodiversity Net Gain Report

Site at Shute Farm, Crockerton, Warminster,
Wiltshire, BA12 7JJ

Client	Moo2Yoo Ltd
Reference	2026-046
Version	1
Date	18/03/2026

Quality Assurance

	Name	Position	Date	Signature
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Document History

Version	Date Issued	Revision
1	18/03/2026	Issued to the client.

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The evidence which we have prepared and provided is true, and has been prepared and provided in accordance with the Chartered Institute of Ecology and Environmental Management's Code of Professional Conduct. We confirm that the opinions expressed are our true and professional bona fide opinions.

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Non-Technical Summary

Purpose of Document	Smart Ecology was commissioned by Moo2Yoo Ltd to produce a Biodiversity Net Gain (BNG) Report to inform a full planning application to Wiltshire Council for the extension of the dog kennels on site at Shute Farm, Crockerton, Warminster, Wiltshire, BA12 7JJ.
Methodology	The small sites metric tool was used to calculate the baseline and post-development biodiversity value of the site.
Results	The proposed development would result in a 10.26 % decrease in habitat units (loss of 0.016 habitat units). Trading rules would not be satisfied.
Conclusions	The proposed development would achieve BNG by the purchase of 0.0316 off-site habitats units, or statutory credits as a last resort.



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1 Introduction

1.1 Background

- 1.1.1 Smart Ecology was commissioned by Moo2Yoo Ltd (the client) to produce a Biodiversity Net Gain (BNG) Report for a site at Shute Farm, Crockerton, Warminster, Wiltshire, BA12 7JJ (central national grid reference ST 84385 41108).
- 1.1.2 The purpose of the BNG Report was to inform a full planning application to Wiltshire Council for the extension of the dog kennels.
- 1.1.3 The client has confirmed that they believe that planning permission, if granted, would be subject to the biodiversity gain condition as the proposed development is not exempt from mandatory BNG.
- 1.1.4 This BNG Report has been prepared with reference to the guidance provided in the small sites metric user guide (Defra, 2024), the good practice principles set out in Biodiversity Net Gain: Good practice principles for development (Baker et al., 2019), and Biodiversity Net Gain Report and Audit Templates (CIEEM, 2021).

1.2 Aims

- 1.2.1 The purpose of this BNG Report is to:
 - Provide an assessment of the pre-development biodiversity value of the site.
 - Provide information on how the mitigation hierarchy and biodiversity gain hierarchy have been followed.
 - Provide an assessment of the post-development biodiversity value of the site and details of how the proposed development will achieve BNG.



2 Methodology

- 2.1.1 The small sites metric calculation tool (version 1.2.3 issued 3rd July 2025) was used to calculate on-site baseline and post-development habitat units.

2.2 Measurement of Habitat Areas

- 2.2.1 Existing habitat areas were measured from the Baseline Habitats Plan (Figure 1, Section 8) in QGIS.
- 2.2.2 The habitats that are proposed to be created post-development were identified from the Block & Location Plan 26/102/1, dated February 2026 (see Appendix 1) and were measured from the Proposed Habitats Plan (Figure 2, Section 8) in QGIS.

2.3 Strategic Significance

- 2.3.1 Strategic significance is the significance of a habitat based on its location and habitat type. The Wiltshire and Swindon's Local Nature Recovery Strategy¹ was reviewed to inform the strategic significance assessment See Table 2-1 for strategic significance categories and descriptions.

Table 2-1: Strategic significance categories and descriptions

Category	Detail
High	This category can only be applied when: • The location of the habitat parcel has been mapped in the Local Habitat Map as an area where a potential measure has been proposed to help deliver the priorities of that LNRS; and • The proposed intervention is consistent with the mapped potential measure in the LNRS for the habitat parcel.
Low	Where the definitions for high strategic significance are not met. Even if your project is in an area mapped with a potential measure, if the proposed intervention is not consistent with a potential measure proposed by the LNRS for that location, you should record strategic significance as low.

2.4 Limitations

- 2.4.1 The accuracy of habitat areas and lengths measured for the BNG metric assessment is limited by the accuracy of habitat mapping, as habitats often do not have perfectly defined boundaries.

¹ <https://www.wiltshire.gov.uk/article/8288/Wiltshire-and-Swindon-Local-Nature-Recovery-Strategy> accessed March 2026.



3 Baseline Conditions

3.1 Baseline Habitats

- 3.1.1 A Baseline Habitat Plan is provided in Figure 1, Section 8. A summary of existing on-site habitat areas is provided in Table 3-1.
- 3.1.2 It is believed that no activities have been carried out on-site before 11th March 2026 that have resulted in the loss of on-site biodiversity value (i.e. degradation).
- 3.1.3 No irreplaceable habitats would be impacted by the proposed development.

Table 3-1: On-site habitat areas

Habitat Type	Area (m ²)	Condition
Artificial unvegetated, unsealed surface	60	N/A
Developed land, sealed surface	134	N/A
Modified grassland	390	Moderate

3.2 Strategic Significance

- 3.2.1 The strategic significance assigned to existing habitats and justification for the choice of significance is provided in Table 3-2.
- 3.2.2 It is concluded that there is no evidence to suggest that on-site habitats are of medium or high strategic significance.

Table 3-2: Strategic significance for existing habitats

Habitat Type	Strategic Significance
Artificial unvegetated, unsealed surface	Low – does not meet the definition for high strategic significance.
Developed land, sealed surface	Low – does not meet the definition for high strategic significance.
Modified grassland	Low – does not meet the definition for high strategic significance.



4 Proposed Design

4.1 Biodiversity Gain Hierarchy

- 4.1.1 No existing on-site habitats have medium, high or very high distinctiveness and so no mitigation for such habitats is required.

4.2 Mitigation Hierarchy

- 4.2.1 The mitigation hierarchy is to first avoid, then minimise impacts on biodiversity, then compensate for biodiversity losses as a last resort on-site, or if this is not possible, off-site.
- 4.2.2 It is not possible to change the proposed design of the development to avoid the loss of existing modified grassland and artificial unvegetated, unsealed surface on the site, which are only low distinctiveness and low significance habitats. Therefore, off-site compensation (i.e. purchase of off-site biodiversity habitat units or statutory biodiversity credits) will be required to meet statutory BNG requirements.

4.3 Proposed Habitats

- 4.3.1 The proposed BNG is based on the Block & Location Plan 26/102/1 (Appendix 1), which shows:
- The loss of 40 m² of modified grassland.
 - The loss of 60 m² of artificial unvegetated, unsealed surface.
 - The creation of an extension to the existing building for kennels.
- 4.3.2 The Proposed Habitats Plan is provided in Figure 2, Section 8.
- 4.3.3 Table 4-1 provides a summary of habitat areas which would be lost, retained, enhanced, or created.

Table 4-1: Habitats which would be lost, retained, enhanced, and created

Habitat Type	Lost, Retained, Enhanced or Created	Area (m ²)
Artificial unvegetated, unsealed surface	Lost	60
	Retained	0
	Enhanced	0
	Created	0
Developed land, sealed surface	Lost	0
	Retained	134
	Enhanced	0
	Created	100



Habitat Type	Lost, Retained, Enhanced or Created	Area (m ²)
Modified grassland	Lost	40
	Retained	350
	Enhanced	0
	Created	0

4.4 Strategic Significance

4.4.1 The strategic significance assigned to proposed habitats and justification for the choice of significance are provided in Table 4-3.

Table 4-3: Strategic significance for proposed habitats

Habitat Type	Strategic Significance
Developed land, sealed surface	Low – does not meet the definition for high strategic significance.



5 BNG Metric Results

- 5.1.1 The pre-development biodiversity value of on-site habitats was calculated as 0.156 units and the post-development value was 0.140 units.
- 5.1.2 The proposed development would result in a 10.26 % decrease in habitat units (loss of 0.016 habitat units). Trading rules would not be satisfied. See Figure 5-1 for the headline results. Therefore off-site biodiversity units must be purchased. To achieve BNG 0.0316 off-site habitats units are required.

Headline		BNG Targets Not Met ▲
Trading Rules		Trading Rules Not Satisfied ▲
Next steps		Scheme alterations or offsite units required
Baseline Units	Area habitat units	0.1560
	Hedgerow units	Zero Units Baseline
	Watercourse units	Zero Units Baseline
Post-development Units	Area habitat units	0.1400
	Hedgerow units	0.0000
	Watercourse units	0.0000
Total net unit change	Area habitat units	-0.0160 ▲
	Hedgerow units	0.0000
	Watercourse units	0.0000
Total net % change	Area habitat units	-10.26% ▲
	Hedgerow units	% target not appropriate
	Watercourse units	% target not appropriate
Area habitat units required to meet target		0.0316
Hedgerow units required to meet target		0.0000
Watercourse units required to meet target		0.0000

Figure 5-1: BNG Headline Results



6 Conclusions

- 6.1.1 The proposed development would achieve BNG by the purchase of 0.0316 off-site habitats units, or statutory credits as a last resort.
- 6.1.2 A Biodiversity Gain plan must be provided to the Local Planning Authority after planning permission has been obtained.



7 References

Baker, J., Hoskin, R. & Butterworth, T. (2019). *Biodiversity Net Gain – good practice principles for development*. Ciria, London.

CIEEM (2021). *Biodiversity Net Gain Report and Audit Templates*. Chartered Institute of Ecology and Environmental Management, Winchester, UK.

Defra (2025). *The Small Sites Metric (Statutory Biodiversity Metric) User Guide*. Department for Environment, Food and Rural Affairs, London.



8 Figures

Figure 1 – Baseline Habitats Plan

Figure 2 – Proposed Habitats Plan





**Figure 1 -
Baseline Habitats Plan**
Site at Shute Farm,
Crockerton,
Warminster,
Wiltshire,
BA12 7JJ

-  Site boundary
-  Artificial unvegetated, unsealed surface (60 m²)
-  Developed land; sealed surface (134 m²)
-  Modified grassland (390 m²)

Base map and data from
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Foundation (CC-BY-SA). ©
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Date:	12/03/2026
Drawn by:	Alessandra Malloy
Checked by:	Rachel Barber

Smart Ecology\Projects\2026\
2026-046\GIS

0 5 10 m




Figure 2 - Proposed Habitats Plan

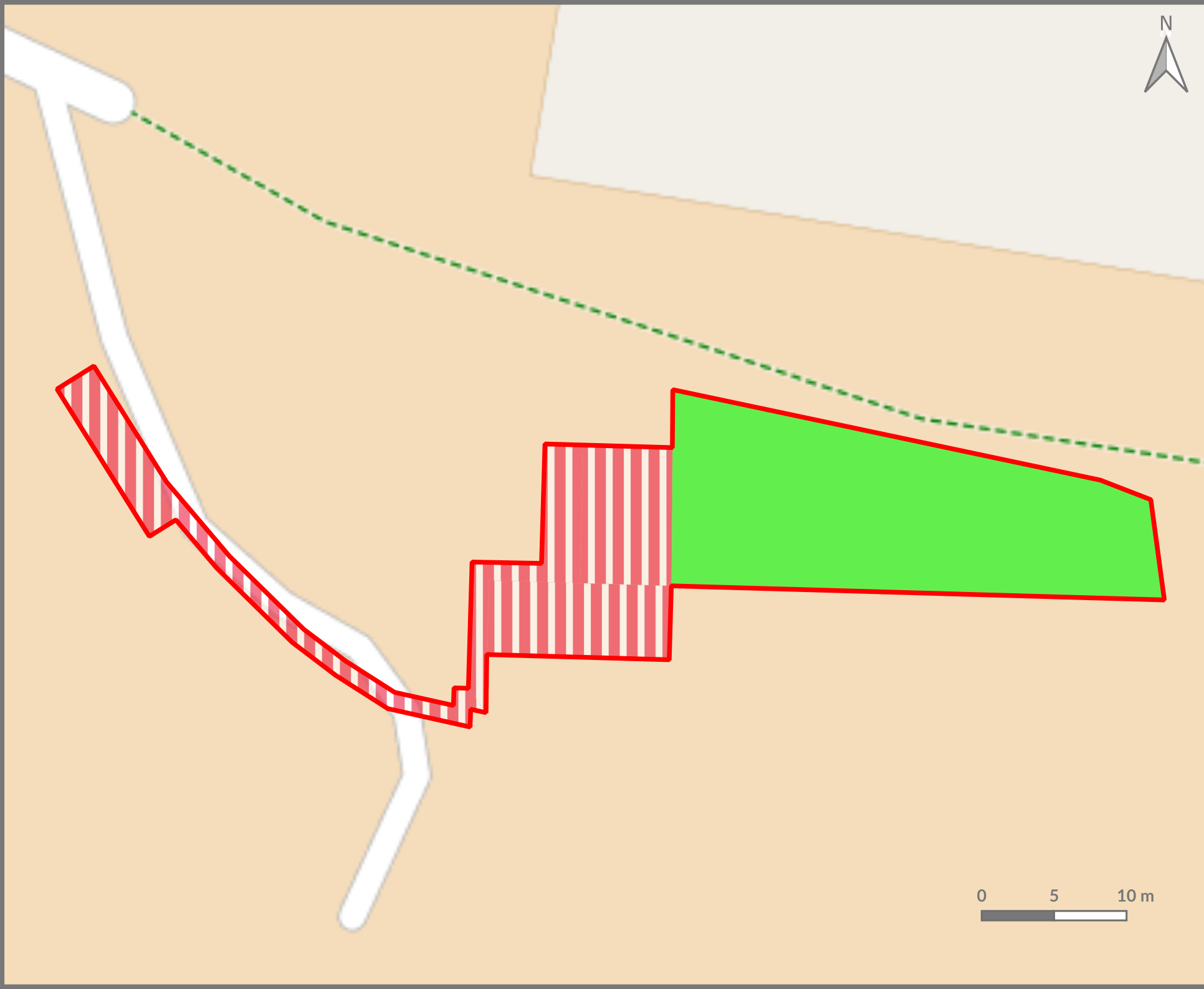
Site at Shute Farm,
Crockerton,
Warminster,
Wiltshire,
BA12 7JJ

-  Site boundary
-  Developed land; sealed surface (234 m²)
-  Modified grassland (350 m²)

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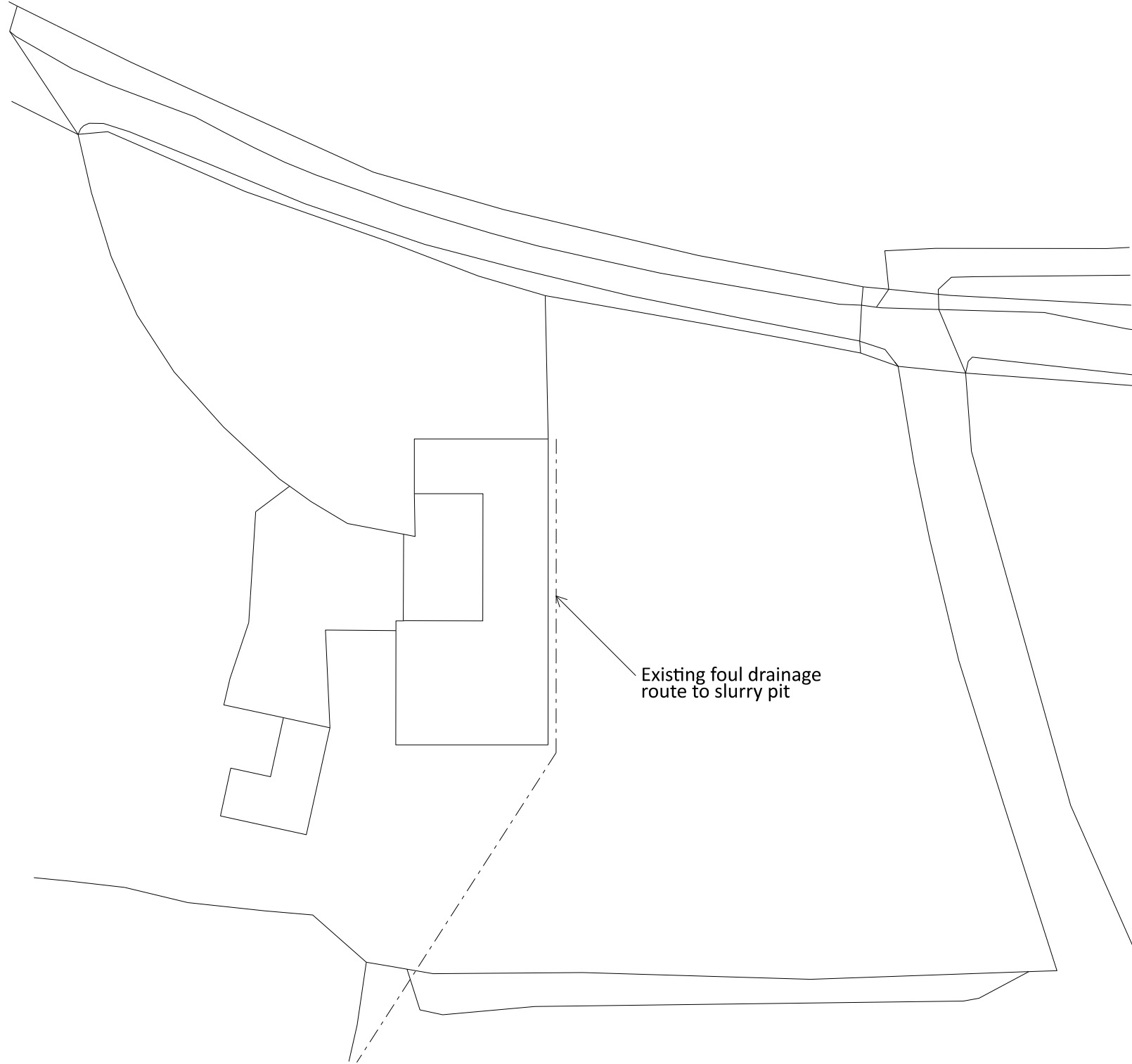
Appendix 1 – Proposed Block Plan

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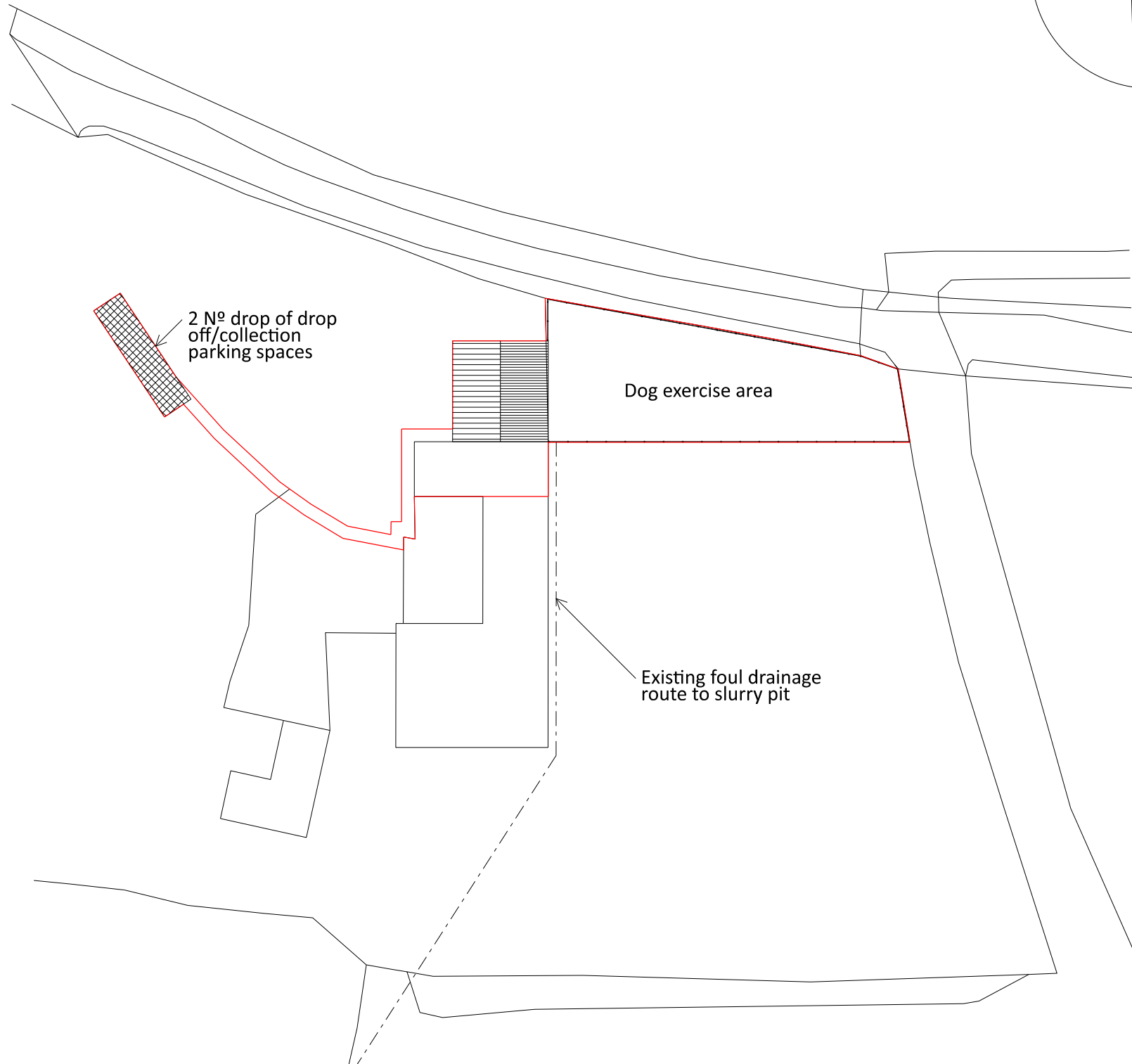
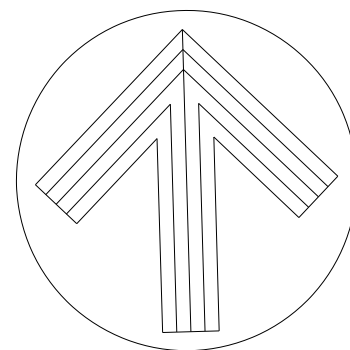




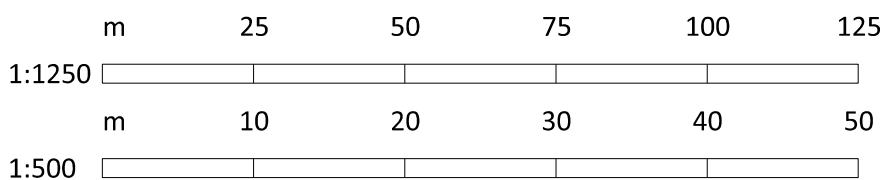
LOCATION PLAN
1:1250



EXISTING BLOCK PLAN
1:500



PROPOSED BLOCK PLAN
1:500



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