



Bitham House, Cutting Hill, Ham, Wiltshire, RG17
0RW

Biodiversity Net Gain Design Stage Report

April 2026

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Document Control

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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 an update Biodiversity Net Gain Preliminary Design Stage Assessment for a site known as Bitham House. The site is the subject of a planning application to permit the erection of a storage/workshop building with creation of an associated gravel driveway.
- 1.2 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.

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 Preliminary Ecological Appraisal (PEA) carried out by All Ecology in February 2026. This PEA included full habitat descriptions and photographs. Areas and lengths of the current habitats were recorded whilst on site and the proposed site plan was used and measured to determine retained and new habitats for the site.

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 Results

Biodiversity Net Gain

Habitats

- 3.1 The site is primarily short mown grassland (modified grassland) with evidence of Rabbit grazing throughout. Over the grassland is a number of scattered small trees, young trees with DBH measurements of < 7.5 cm and a small pocket of Blackthorn scrub. The site will be cleared of its habitats resulting in the loss of grassland and small trees; however, the scrub will be retained. Small trees within private gardens are not included within the tree area calculator as per the user guide.
- 3.2 The development will see the erection of the storage/workshop building and creation of a gravel driveway with four new trees planted. New trees within private gardens are not included within the tree area calculator as per the user guide.
- 3.3 20 small trees are proposed to be planted within the local area outside of residential curtilage.

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

	Habitat Biodiversity Value
On-site Baseline Units	0.23
On-site Post-intervention Units	0.00
On-site Net Unit Change	- 0.22 (to two decimal places)
Off-site Baseline Units	0.00
Off-site Post-intervention Units	0.25
Off-site Net Unit Change	+ 0.25
Total Net Unit Change	+ 0.03
Total Net Percentage Change	+ 11.12
Trading Rules Satisfied?	Yes

Hedgerows

- 3.4 The site gardens are partly bound by hedgerow with established native hedgerow adjacent to the south and east. The majority of hedgerow is located outside of the redline application boundary; however, a short section of native species-rich hedge and a section of Beech hedge

is present adjacent to the existing site access. These short sections of hedge will be removed to allow for the reconfiguration of the site access.

- 3.5 88 m of native species-rich hedgerow is proposed to be planted in the local area outside of residential curtilage.

Table 2: Hedgerow biodiversity net gain results (further detail in Appendix 1)

	Hedgerow Biodiversity Value
On-site Baseline Units	0.07
On-site Post-intervention Units	0.00
On-site Net Unit Change	- 0.07
Off-site Baseline Units	0.00
Off-site Post-intervention Units	0.69
Off-site Net Unit Change	+ 0.69
Total Net Unit Change	+ 0.62
Total Net Percentage Change	+ 943.39
Trading Rules Satisfied?	Yes

4.0 Conclusion

Biodiversity Offsetting

- 4.1 The proposed development and proposed landscape will result in a habitat net percentage change of + 11.12% and a hedgerow net percentage change of + 943.39%. This exceeds the required 10% gain. As sufficient gain would be demonstrated, no further Biodiversity Offsetting will be required. Recommendations within the ecology reports produced to date should be followed.
- 4.2 The full details of the proposed landscape scheme will be provided separately. A full specification of habitats including relevant management to be produced within a Habitat Management and Monitoring Plan (HMMP), or similar, secured by an appropriately worded planning condition.
- 4.3 Recommendations within the ecology reports produced to date should be followed. The full details of the proposed landscape scheme will be provided by Fowler Architecture.

5.0 References

All Ecology Ltd. (2026), Preliminary Ecological Appraisal: Bitham House, Cutting Hill, Ham, Wiltshire, RG17 0RW.

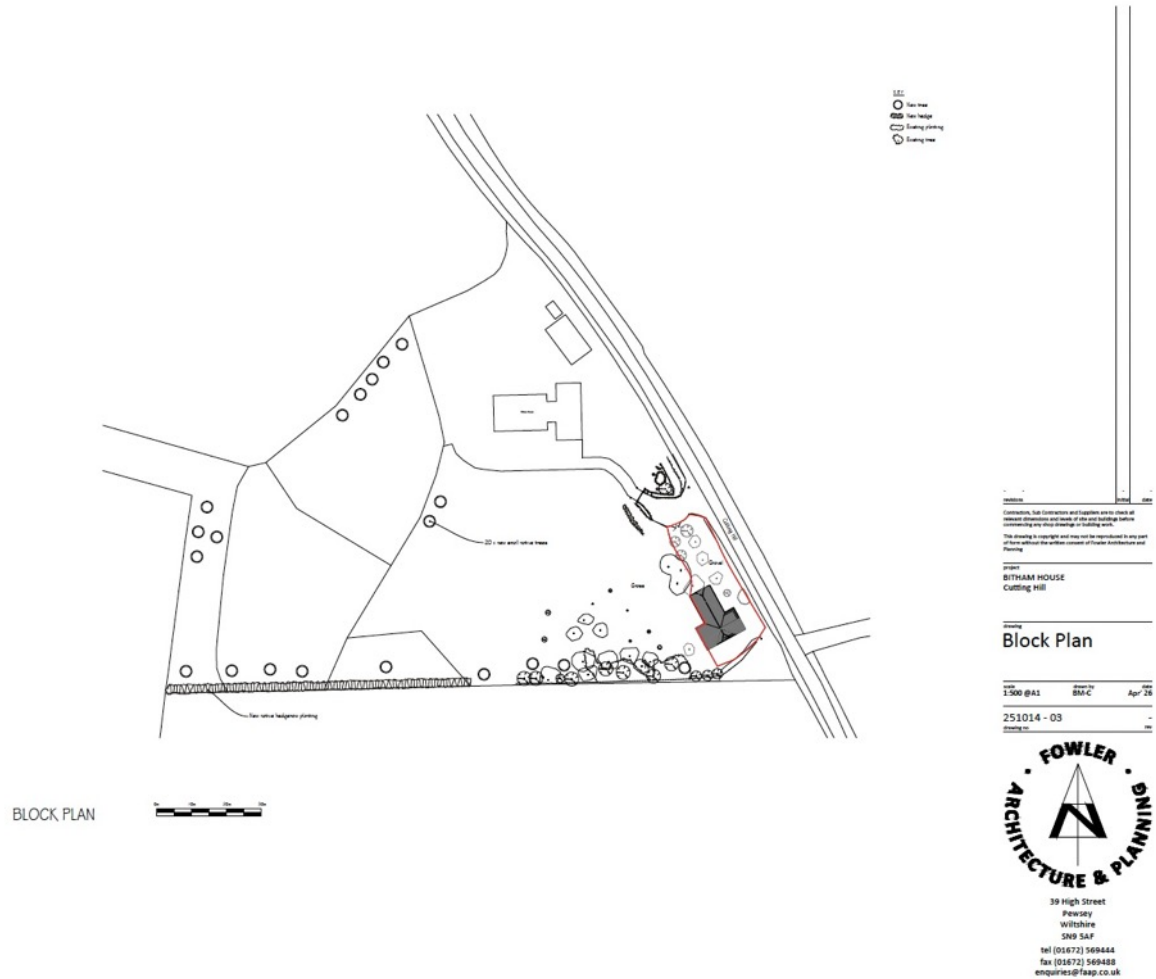
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<https://www.gov.uk/government/publications/statutory-biodiversity-metric-tools-and-guides>
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[accessed on 26th March 2026].

6.0 Plans

Plan 1 – Block Plan



Full resolution plan provided separately

7.0 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

