

EEL1083 Preston Lane, Lyneham – Biodiversity Net Gain (BNG) Assessment

Ellendale Environmental Limited was commissioned by LPC (Trull) Ltd., on behalf of their client, to undertake a Biodiversity Net Gain (BNG) assessment for an area of land adjacent to 18 Preston Lane, Lyneham, Chippenham, SN15 4AR ('the site'). This has been undertaken in support of Technical Detail planning approval following Permission in Principle (PiP) for the erection of two dwellings at the site ('the proposed development').

Using current information on the proposed development, this assessment estimates the BNG anticipated to be achieved through the site plans and has been undertaken with reference to the Statutory Biodiversity Metric 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 a 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. 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.

The site currently comprises poor condition modified grassland, which has been mown and managed, and has a low sward height. The site is relatively species-poor, with species including broad-leaved dock *Rumex obtusifolius*, perennial rye-grass *Lolium perenne*, creeping buttercup *Ranunculus repens*, greater plantain *Plantago major*, spear thistle *Cirsium vulgare*, greater periwinkle *Vinca major*, daisy *Bellis perennis*, lesser

¹ [Natural England - GOV.UK \(www.gov.uk\)](https://www.gov.uk/natural-england)

² From 12th February 2024.

celandine *Ranunculus ficaria*, red deadnettle *Lamium purpureum* and burdock *Arctium lappa*.

Photograph 1: showing a view of the site (27th February 2026)



To the rear of the site there is a fence with climbing plants and overhanging vegetation from the neighbouring property, which is mostly dense ivy *Hedera helix*. There is a pollarded and heavily pruned willow *Salix spp.* to the northern corner of the site.

Based on this, the pre-development site habitat units have been determined using the Statutory Biodiversity Metric calculation tool, Google Earth Pro, and site area figures provided by the applicant. This is summarised in **Table 1**.

Table 1: Site habitat (pre-development)

BROAD HABITAT	HABITAT TYPE	AREA (HA)	CONDITION	TOTAL HABITAT UNITS LOST	COMMENTS
Grassland	Modified grassland	0.04244	Poor	0.04244	Poor grassland throughout the site currently.
Individual trees	Urban tree	0.01630	Poor	0.0000	Pollarded willow tree in northern corner of site, to be retained.

The post-development site habitat units have been determined using the Statutory Biodiversity Metric calculation tool and this is summarised in **Table 2**.

Table 2: Site habitat creation (post-development)

BROAD HABITAT	HABITAT TYPE	AREA (HA)	CONDITION	TOTAL HABITAT UNITS	COMMENTS
Urban	Developed land; sealed surface	0.025000	N/A - Other	0.00	Hardstanding area for dwellings, patios and driveway.
Urban	Vegetated garden	0.016345	Condition Assessment N/A	0.03	Vegetated garden, amenity grass to back of the proposed dwelling.
Individual trees	Urban tree	0.032600	Moderate	0.10	Two moderate medium trees to be planted within the site.

Based on this, the Statutory Biodiversity Metric calculation tool indicates that the development will result in a net gain of **35.97%** for non-linear habitats, thus complying with local and national planning policies for biodiversity net gain. There are no non-linear habitats within the site and none will be included within the development of the site.

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 planting of a native hedgerow along suitable boundaries of the site;
- 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.