

Grange Farm – Dairy Cottage

Biodiversity Net Gain Assessment

Prepared on behalf of Mr Ben & Mrs Elisabeth Stanway

May 2026

Grange Farm – Dairy Cottage

Ecology 9127

Version 01

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1.0 Executive Summary

- 1.1 Pro Vision Ecology were commissioned in April 2025 to carry out a Biodiversity Net Gain Assessment of the Dairy Cottage at Grange Farm, Dukes Lane, Warminster, BA12 7HY. The aim of the assessment was to establish how a 10% net gain within the development could be achieved in the design of the development.
- 1.2 The site comprises the Dairy Cottage, associated vegetated garden and access. The site also includes land which is currently used as a menage.
- 1.3 Proposals for the site include a change of use and alterations to Dairy Cottage to form a dwelling with associated landscape enhancement works.
- 1.4 The current scheme results in a net gain of 0.36 habitat units (12.92%) and net gain of 0.03 hedgerow units (16.74%) through the retention of the habitats of value on site and creation of modified grassland and a native hedgerow.

2.0 Introduction

Project Background

- 2.1 Pro Vision Ecology were commissioned in April 2026 to carry out a Biodiversity Net Gain (BNG) assessment of the Dairy Cottage at Grange Farm, Dukes Lane, Warminster, BA12 7HY. The plans for the site include a change of use and alterations to Dairy Cottage to form a dwelling with associated landscape enhancement works. Proposed plans are provided in **Appendix A**.
- 2.2 This report provides the details for the BNG assessment and should be read alongside the submitted Statutory Biodiversity Metric and Condition Assessment sheets.

Brief

- 2.3 To carry out a BNG assessment of the site to determine the opportunities for net gain.

Relevant Legislation and Planning Policy

- 2.4 The key legislative provisions of relevance to this report with respect to the development proposals and their potential effects on ecological features are listed below:
- The Conservation of Habitats and Species Regulations 2017
 - The Wildlife and Countryside Act 1981 (as amended)
 - The Natural Environment and Rural Communities (NERC) Act 2006
 - The Protection of Badgers Act (1992)
 - The Environment Act (2021)
- 2.5 The UK Biodiversity Action Plan (BAP) was the Governments response to the 1992 Convention on Biodiversity (The Rio Convention), with the aim of halting the loss of biodiversity in the UK. The new UK post-2010 Biodiversity Framework replaced the previous BAP and is the government's response to the new strategic plan on the United Nations Convention on Biological Diversity (CBD). Although the UK post-2010 Biodiversity Framework supersedes the UK BAP, the UK BAP lists of priority species and habitats still remain an important reference source for identifying habitats and species of principal importance within the UK. Within England, Section 41 of the NERC Act (2006) lists species and habitats of principal importance for the conservation of biodiversity.
- 2.6 The Government has set out its policies for the protection and enhancement of biodiversity through the planning system in the National Planning Policy Framework Section 15 (NPPF, 2024).
- 2.7 The Environment Act 2021 includes the requirement for developments to provide 10% biodiversity net gain, to be evidenced with the use of the statutory metric. Developments are exempt if they are self-build comprising less than nine dwellings on an area less than 0.5 hectares, householder applications or developments below the threshold of impacts to habitats.
- 2.9 The site at Grange Farm is located within Wiltshire Council. The Wiltshire Core Strategy – Wiltshire Local Development Framework (Adopted January 2015)) Development Plan Document (adopted 2012) includes Core Policy 50 related to Biodiversity and Geodiversity, which states:

Protection

Development proposals must demonstrate how they protect features of nature conservation and geological value as part of the design rationale. There is an expectation that such features shall be retained, buffered, and managed favourably in order to maintain their ecological value, connectivity and functionality in the long-term. Where it has been demonstrated that such features cannot be retained, removal or damage shall only be acceptable in circumstances where the anticipated ecological impacts have been mitigated as far as possible and appropriate compensatory measures can be secured to ensure no net loss of the local biodiversity resources and secure the integrity of local ecological networks and provision of ecosystem services.

All development proposals shall incorporate appropriate measures to avoid and reduce disturbance of sensitive wildlife species and habitats throughout the lifetime of the development.

Any development potentially affecting a Natura 2000 site must provide avoidance measures in accordance with the strategic plans or guidance set out in paragraphs 6.75-6.77 above where possible, otherwise bespoke measures must be provided to demonstrate that the proposals would have no adverse effect upon the Natura 2000 network. Any development that would have an adverse effect on the integrity of a European nature conservation site will not be in accordance with the Core Strategy.

Biodiversity enhancement

All development should seek opportunities to enhance biodiversity. Major development in particular must include measures to deliver biodiversity gains through opportunities to restore, enhance and create valuable habitats, ecological networks and ecosystem services. Such enhancement measures will contribute to the objectives and targets of the Biodiversity Action Plan (BAP) or River Basin/Catchment Management Plan, particularly through landscape scale projects, and be relevant to the local landscape character.

Local sites

Sustainable development will avoid direct and indirect impacts upon local sites through sensitive site location and layout, and by maintaining sufficient buffers and ecological connectivity with the wider environment. Damage or disturbance to local sites will generally be unacceptable, other than in exceptional circumstances where it has been demonstrated that such impacts:

- i. cannot reasonably be avoided*
- ii. are reduced as far as possible*
- iii. are outweighed by other planning considerations in the public interest*
- iv. where appropriate compensation measures can be secured through planning obligations or agreements.*

Development proposals affecting local sites must make a reasonable contribution to their favourable management in the long-term.

3.0 Methodologies

Strategic Significance

- 3.1 Wiltshire and Swindon's Local Nature Recovery Strategy was consulted to establish the strategic significance of the site and to inform any potential habitat creation measures.

Baseline Assessment

- 3.2 A site visit was carried out on 15th April 2026 by experienced ecologist Alex Hannam MCIEEM. During the survey it was overcast with no wind and an ambient temperature of 13°C. The survey employed techniques based on the UK Habitat Classification System.
- 3.3 The collection of botanical information focused on the dominant and/or key indicator species for each habitat, to allow allocation of habitats to hierarchy levels 3 and/or 4 and where relevant to identify any priority habitats which are present on site.
- 3.4 The conditions of the habitats on the site were assessed in line with the condition sheets supplied alongside the Statutory Biodiversity Metric.

Limitations

- 3.5 The survey was undertaken during April and therefore may not be representative of the habitat as a whole, however due to its well managed nature, it can be assumed that the grass is kept to this condition throughout the year.

Biodiversity Net Gain Hierarchy

- 3.6 The scheme has been designed in line with the BNG hierarchy:
- Enhance and restore biodiversity on-site (within the red line boundary of a development site).
 - If developers can only achieve part of their BNG on-site, they can deliver through a mixture of on-site and off-site. Developers can either make off-site biodiversity gains on their own land outside the development site or buy off-site biodiversity units on the market.
 - If developers cannot achieve on-site or off-site BNG, they must buy statutory biodiversity credits from the government. This must be a last resort. The government will use the revenue to invest in habitat creation in England.

Biodiversity Net Gain

- 3.7 On completion of the fieldwork the habitat information was mapped using Biodiversity Metric QGIS template and areas were imported into the Statutory Biodiversity Metric calculation tool using the GIS Import tool. The metric calculates the baseline biodiversity units for the site based on the following factors:-
- Area
 - Habitat distinctiveness
 - Habitat condition
 - Strategic significance
- 3.8 The proposed habitat creation measures were selected in line with the site conditions and the surrounding habitats. Once inputted the metric provides biodiversity units for the proposed habitats based on the following factors:-
- Area
 - Habitat distinctiveness
 - Habitat condition
 - Strategic significance
 - Time habitat is created
 - Time to target condition
 - Difficulty of creation
- 3.9 The difference between the baseline units and proposed units is then used as a measure of change and is used to assess the number of biodiversity units achieved. Habitats, hedgerows and rivers are inputted as separate factors, with each requiring net gains, where present on a site.

4.0 Baseline Conditions

- 4.1 The results of the baseline survey are presented below. A habitat survey map is shown in **Appendix B**. The map illustrates the location and extent of the site surveyed, along with additional notable features. Full condition assessments have been provided alongside this report. There are no irreplaceable habitats on the site.

Strategic significance

- 4.2 Wiltshire and Swindon's Local Nature Recovery Strategy was consulted and identified that part of the site is located within the strategy where the aim is to create more calcareous grassland habitat. This habitat creation is not feasible within the development.
- 4.3 The site and habitat creation proposed is therefore considered to lie outside any formal network.

Habitats

Surrounding habitat

- 4.4 The site at Grange Farm is surrounded by agricultural land used for grazing with a small area of woodland within the wider ownership boundary.
- 4.5 Outside the wider ownership, the site is bordered by agricultural fields used for grazing and crops with associated hedgerows as well as larger pockets of woodland interspersed throughout the landscape. The nearest settlement is Maiden Bradley located approximately two kilometres north east of the site.

Developed land; sealed surface

- 4.6 Dairy Cottage is located within the site boundary. Areas of hardstanding associated with the stable yard are present north-east of the site. The hardstanding is largely unvegetated with some minor encroachment from surrounding habitats.

Artificial unsealed; unvegetated surface

- 4.7 Areas of artificial unsealed; unvegetated surface comprise the gravel access and a manage (**Figures 1 and 2**).



Figures 1 and 2: Gravel access track and the menage.

Vegetated garden

- 4.8 An area of vegetated garden is present southwest of the cottage comprising predominantly short sward lawn (**Figure 3**) and ornamental planting. The grassland is relatively species poor and comprises perennial rye-grass (*Lolium perenne*), cock's-foot grass (*Dactylis glomerata*), daisy (*Bellis perennis*), springy turf-moss (*Rhytidiadelphus squarrosus*), creeping buttercup (*Ranunculus repens*) and dandelion (*Taraxacums sp.*). The ornamental beds are predominantly rose (*Rosa sp.*).



Figures 3: Formally managed lawn with ornamental planting

Tall ruderal

- 4.9 An area of tall ruderal habitat is present in the north east of the site (**Figure 4**). This area predominantly comprised common nettle (*Urtica dioica*,) and broadleaved dock (*Rumex obtusifolius*) and was located on and around the manure piles from the stables. Other species recorded include grassland species from the surrounding modified grassland.



Figure 4: Tall ruderal

- 4.10 The tall ruderal habitat was assessed as being in moderate condition as nettle accounts for more than 80% of the habitat type. The ruderal habitat passed the remaining criteria for this habitat type.

Modified grassland

- 4.11 Modified grassland is present around the edge of the menage. The grassland is managed by regular cutting and was approximately 10 centimetres in length at the time of the survey (**Figure 5**). The grassland was dominated by perennial-rye grass, cock's-foot grass, and Yorkshire fog (*Holcus lanatus*). Herbaceous species recorded include creeping buttercup, celandine (*Ficaria verna*), white clover (*Trifolium repens*), broad-leaved dock, common nettle, primrose (*Primula vulgaris*) and dandelion.



Figure 5: Modified grassland

- 4.12 The grassland was assessed as being in moderate condition as the sward height was not varied and physical damage was present from vehicles and poaching from horses.

Individual trees

- 4.13 A line of large poplars (*Populus sp.*) is present along the southern edge of the menage. In addition to this two small apple trees (*Malus sp.*) are present within the garden. In accordance with the user guidance the apple trees have not been included in the BNG assessment or metric.
- 4.14 The poplars were assessed as being in good condition passing the majority of criterion, however they lacked natural ecological niches.

Hedgerows

- 4.15 Two hedgerows are present on site. One comprised of beech which enclosed the vegetated garden associated with the cottage. A second hedgerow comprises leylandii (*Leylandii sp.*) adjacent to the northern edge of the menage.



Figure 6: Leylandii hedgerow

- 4.16 The native hedgerow was assessed as being in good condition passing the majority of the criterion however the hedgerow is less than 1.5 metres in width and there is no undisturbed ground around the hedgerow.

Baseline summary

- 4.17 The current BNG baseline is provided below in **Table 1**. The site has a baseline of 2.80 habitat units and 0.20 hedgerow units.

Table 1: Statutory Biodiversity Metric Baseline.

Habitat baseline					
Habitat	Biodiversity Units	Area (ha)	Condition	Distinctiveness	Suggested action
Modified grassland	0.10	0.0245	Moderate	Low	Same distinctiveness or better habitat required
Tall forbs	0.02	0.0055	Moderate	Low	Same distinctiveness or better habitat required
Artificial unvegetated; unsealed surface	0.00	0.1412	N/A - Other	V.Low	Compensation not required
Developed land; sealed surface	0.00	0.0361	N/A - Other	V.Low	Compensation not required
Vegetated garden	0.04	0.0196	Condition Assessment N/A	Low	Same distinctiveness or better habitat required
Rural Tree	2.64	0.2199	Poor	Medium	Same broad habitat or higher distinctiveness habitat required
Hedgerow baseline					
Habitat	Biodiversity Units	length (km)	Condition	distinctiveness	Suggested action
Native hedgerow	0.16	0.026	Moderate	Low	Same addictiveness band or better
Non-native and ornamental hedgerow	0.04	0.04	Poor	V.Low	Same distinctiveness band or better

5.0 Proposed Habitats

- 5.1 The proposed plans have been designed to retain the habitats of value and enhance the site by creating modified grassland in the location of the menage. A summary is provided below to outline targeted habitats and conditions and shown in **Appendix C**.

Creation of habitats

Hedgerows

- 5.2 Approximately 0.017 kilometres of native hedgerow with trees are due to be planted along the eastern edge of the grassland. For the purposes of the metric it is assumed the hedgerow will reach poor condition. However, it is anticipated that a higher condition could be achieved following successful establishment.

Modified grassland

- 5.3 An area of grassland will be created where the menage is currently located. The target condition for this habitat will be moderate condition. This will be achieved through the conditions outlined in **Table 2** below.

Table 2: Condition assessment criteria to be met for modified grassland.

Criteria		How it will be achieved
A	There are at least 6-8 vascular plant species per m2 present, including at least 2 forbs	Any created areas will be sown with a wildflower mix while existing areas already meet this criteria.
C	Any scrub present accounts for less than 20% OF the total grassland area. (Some scattered scrub such as bramble <i>Rubus fruticosus</i> may be present) Note – patches of scrub with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.	Areas will be mown to ensure scrub encroachment does not occur.
D	Physical damage is evident in less than 5% of total grassland area	Vehicles will not drive across the areas and management will resow any damaged areas from any inappropriate use of the area.
F	Cover of bracken <i>Pteridium aquilinum</i> is less than 20%	Management will prevent colonisation by bracken
G	There is an absence of invasive non-native plant species (as listed on Schedule 9 of WCA)	Management will prevent the colonisation by invasive species.

6.0 Biodiversity Net Gain Assessment

- 6.1 The Statutory Biodiversity Metric was run based on the measures outlined in **Section 5.0** and shown in **Appendix C**. The assessment results in a net gain of 0.36 habitat units (12.92%) and net gain of 0.03 hedgerow units (16.74%) (**Table 3**).

Table 3: Statutory Biodiversity Metric results

On-site baseline	Habitat units	2.80
	Hedgerow units	0.20
On-site post intervention	Habitat units	3.16
	Hedgerow units	0.23
Total net unit change	Habitat units	0.36 (12.92%)
	Hedgerow units	0.03 (16.74%)
Trading Rules Satisfied	Yes	

- 6.2 With these measures in place the development will provide 10% net gains in habitat and hedgerow units and provide additional habitat for local wildlife.
- 6.3 The development will be subject to the Biodiversity Gain condition under paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990. The condition is deemed to apply to every planning permission granted for the development of land in England (unless exemptions or transitional provisions apply). Once planning is approved the final details for the discharge of this condition will be required within a Biodiversity Gain Plan which will be submitted to the LPA.

7.0 References and Bibliography

CIEEM, CIRIA, IEMA (2019) Biodiversity Net Gain. Good practice principles for development. A practical guide. CIRIA C776a. London, 2019.

Defra (2025) The Statutory Biodiversity Metric– Habitat Condition Assessment Sheets with Instructions

Defra (2025) The Statutory Biodiversity Metric - auditing and accounting for biodiversity calculation tool

Defra (2025) The Statutory Biodiversity Metric - GIS Import Tool

National Planning Policy Framework (2024). *National Planning Policy Framework*. Ministry of Housing, Communities and Local Government, London.

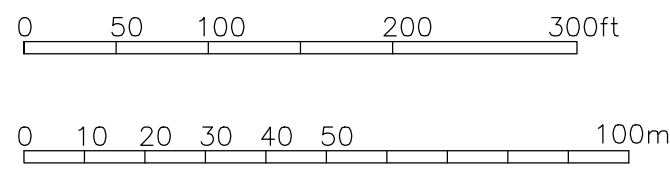
UKHab Ltd (2023). UK Habitat Classification Version 2.0

Pro Vision Ecology (2026) – *9127 Grange Farm – Dairy Cottage*

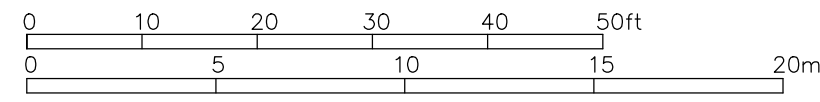
Appendices

Appendix A: Proposed Plans

SITE LOCATION PLAN
SCALE 1:1250



- Application boundary
Other land under the Applicant's ownership



BLOCK PLAN
SCALE 1:200

- Application area
Vehicle parking and turning area

P1	22.05.26	Issued for Planning
REV	DATE	AMENDMENT
JOHNSTON CAVE ASSOCIATES ARCHITECTS JCA		
Oxford: Henwood Studio Wootton Boars Hill Oxford OX1 5JX		London: 75 Cowcross Street London EC1M 6EL
jca@johnstoncave.co.uk		www.johnstoncave.com 44 (0) 1865 865165

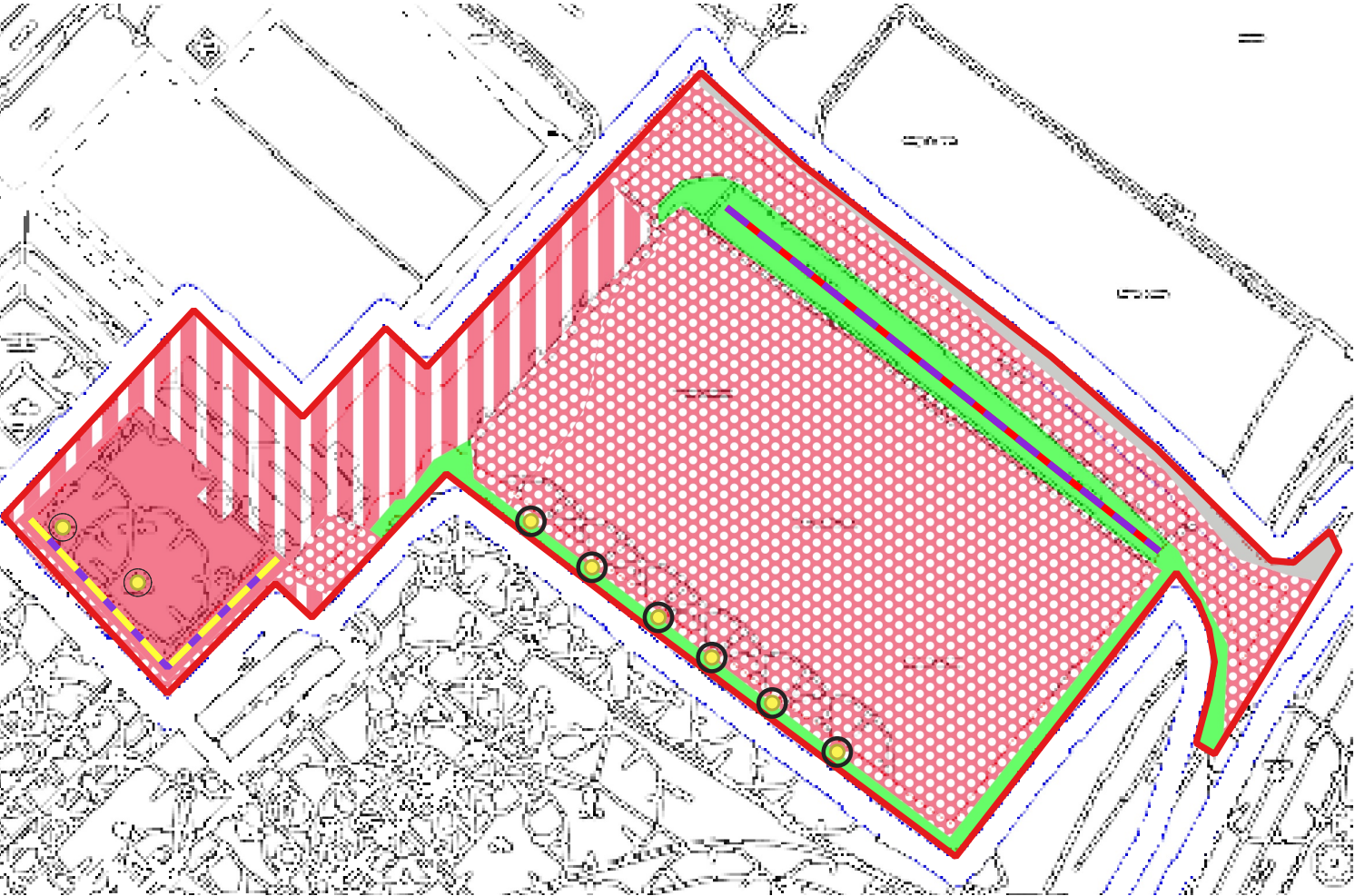
GRANGE FARM DAIRY COTTAGE WORKS SITE LOCATION AND BLOCK PLANS			
PLANNING	ISSUE	JOB	2683
DAR	DRAWN	20-60	
1:1250 & 200	SCALE		
12.05.26	DATE	REV	P1

SCALES CORRECT WHEN PLOTTED AT A1

Appendix B: Baseline Habitats

The plan shown here is for the purpose of supporting a planning application only. Only scale from this drawing for the purposes of determining a planning application. Do not scale from this drawing for construction purposes.

The proposal presented here is subject to review by specialist consultants, and is to be read in conjunction with all relevant specialist's drawings and information where available. Any discrepancies between this and any other consultant's drawings and information should be reported to Pro Vision immediately.



ISSUE	DATE	DESCRIPTION	DRAWN	CHECKED
v1	27.05.26	Map created	AH	LSJ

CLIENT:	Mr Ben & Mrs Elisabeth Stanway		
PROJECT:	Grange Farm - Dairy Cottage		
DRAWING:	Baseline Habitats	1:500	
NUMBER:	9127-DC-E0-01	A4	
ISSUE:	v1	27.05.26	

Legend

- Red Line Boundary
- Existing Large Rural Tree
- Existing Small Rural Tree
- Non-native and Ornamental Hedgerow
- Native Hedgerow
- Artificial Unvegetated, Unsealed Surface
- Developed Land; Sealed Surface
- Modified Grassland
- Vegetated Garden
- Tall Forbs

Appendix C: Proposed Habitats

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Legend

- Red Line Boundary
- Retained Large Rural Tree
- Retained Small Rural Tree
- Non-native and ornamental hedgerow
- Native hedgerow
- Artificial unvegetated, unsealed surface
- Developed land; sealed surface
- Modified grassland
- Vegetated garden
- Tall forbs



ISSUE	DATE	DESCRIPTION	DRAWN	CHECKED
v1	27.05.26	Map created	AH	LSJ

CLIENT:	Mr Ben & Mrs Elisabeth Stanway		
PROJECT:	Grange Farm - Dairy Cottage		
DRAWING:	Proposed Habitats	1:500	
NUMBER:	9127-DC-E0-04	A4	
ISSUE:	v1	27.05.26	