



2029 Horton Road, Devizes, Wiltshire
Biodiversity Net Gain Design Stage
Report

On Behalf of
McDonalds Restaurants Ltd

Version 2 | May 2026

Document Control

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Practical Ecology Ltd
Suite I
Diss Business Park
Diss Norfolk
IP22 4GT

Tel: 01379 740098 Email: info@practical-ecology.co.uk Web: www.practical-ecology.co.uk

This report does not purport to provide legal advice. This report provides a summary of preliminary Biodiversity Net Gain (BNG) calculations pre and post development of the Site. The baseline information and statutory metric calculations within are considered relevant for a period of no more than 12 months from the date of the Site visit and is in accordance with the statutory framework introduced by Schedule 9 of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021), particularly in relation to habitat degradation. Following which time Site conditions may need to be reassessed and report and statutory metric updated.

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No Artificial Intelligence (AI) was used in the production of this document.

Horton Road Devizes Preliminary Ecological Appraisal (PEA) report V4 May26 needs to be looked at in tandem with this report for protected species.

Protected species considerations are presented in the PEA report and are referenced in Section 4.4.

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Executive Summary

Biodiversity Net Gain (BNG) Calculations were undertaken by Practical Ecology Ltd to assess the biodiversity net gain of the proposed development at Horton Road, Devizes. The calculations were performed using DEFRA Statutory Biodiversity Metric¹ and are based on the Detailed Planting Plan (see **Appendix 1**), with measurements calculated by Practical Ecology Ltd, following a Preliminary Ecological Appraisal (PEA)² undertaken by Practical Ecology Ltd on the 8th August 2025 to assess the habitat baseline onsite. The UK Habitat Classification System included condition assessments of the habitats onsite included with the DEFRA Statutory Biodiversity Metric.

The baseline value of the Site was calculated, with habitat units deriving from modified grassland, ruderal vegetation, recently cleared mixed scrub and two trees. The baseline score is considered to be **1.73 habitat units**.

The Site does not have any watercourses or irreplaceable habitat onsite pre-development. Mixed scrub had been removed from the Site in early 2025, prior to the Site walkover and therefore classified as habitat degradation.

The proposals will include the clearance of the majority of habitats onsite to facilitate a new restaurant with drive-thru facilities, access and soft landscaping. Where possible, bramble scrub and scattered trees will be retained (see **Appendix 1**). Due to the use of the Site post-development opportunities for a net gain are limited. The proposed development would incur an overall loss of **-1.21 habitat units (-69.69%)**, without any further habitat creation/enhancement. **The trading rules are not satisfied for the loss of scrub onsite.** The proposals also include the creation of a hedgerow contributing 0.04 hedgerow units.

Based on the current proposals, offsetting will be required for habitat units to satisfy the trading rules with a **minimum of 1.38 medium distinctiveness**, inclusive of scrub units required.

Based on the current assumptions and the recommendations, offsetting will be required for habitat units to satisfy the requirements set out under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021). The offsetting will need to be secured for the length of the net gain agreement, either via Section 106 agreements, or a conservation covenant.

1 Introduction

1.1 Document Purpose

This document provides a summary of the Biodiversity Net Gain (BNG) Calculations that Practical Ecology Ltd. were commissioned to undertake, on behalf of McDonalds Restaurants Ltd, to provide information pertinent to the development of Horton Road, Devizes, herein referred to as the 'Site'. This document only provides information regarding the biodiversity value of habitats according to the Defra Metric for pre- and post-development calculations, and the percentage unit change. Assessments for protected and/or Priority Species are not included, and the relevant species-specific reports should be referred to for information regarding necessary mitigation and enhancements.

1.2 The Site

The Site is approximately 0.39 ha (central OS grid reference SU 023 630, postcode SN10 2JG) and is located on a roundabout between London Road and Horton Road on the northeastern edge of Devizes, Wiltshire. The Site comprises a large, surfaced petrol filling station forecourt, areas of hardstanding and gravel, low mown amenity grassland, some scattered trees and an area of former scrub, which now contains tall ruderals, scattered scrub and a vegetated soil bund in the eastern portion of the Site. The Site is bordered by London Road immediately to the north, with a warehouse unit beyond and Horton Road to the south, with residential properties beyond. To the west is a roundabout and to the east is a large concrete pad with tarmac beyond, used for motorbike driver training. A Site application boundary (red line) is shown in **Figure 1** below.



Figure 1: Site Boundary (Basemap from Google, 2026)

1.3 Proposals

The proposals include demolition of the existing buildings onsite and development of McDonalds Restaurant and Drive-thru facility, along with soft landscaping. A Detailed Planting Plan has been included in **Appendix 1** (**Drawing number:** edp9465_d001E).

1.4 Aims and Objectives

The purpose of this report is to detail the findings of a BNG calculation and assessment to inform a planning application for the Site. This includes calculating the pre- and post- development habitat units value, determining the change in habitat units value as a result of the proposals for the Site and advising on how the project will deliver a minimum 10% net gain.

1.5 BNG Policy

In accordance with policy set out in the National Planning Policy Framework (NPPF) 2024, all new developments are required to deliver a net gain in biodiversity. Specifically, the NPPF notes an environmental objective to protect and enhance the natural environment and to improve biodiversity (S2. p. 8c) and that all development should be ‘...providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures’ (S15. p.187d).

In addition to this, BNG is mandatory under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021) and calculated using the DEFRA Biodiversity Metric to calculate the percentage difference in biodiversity units for all development sites that will result in the loss or degradation of habitat as well as a measurable 10% increase in biodiversity units’ post-development.

The statutory instruments and secondary legislation to mandate this requirement commenced on the 12th February 2024 for all major developments and the 2nd April 2024 for minor developments, with a few exemptions. The Government has enacted a law within the Environment Act 2021 that requires all new development projects in England to deliver a minimum 10% increase in biodiversity, as measured using the Defra metric following the mitigation hierarchy and the BNG Good Practice Principles for development⁵.

The Wiltshire Core Strategy was adopted in January 2015 with Core Policy 50: Biodiversity and Geodiversity ensuring no net loss of local biodiversity resources. Wiltshire Council is currently in the process of preparing a new Local Plan with a view to increasing the minimum net gain to 20%. The Local Plan is aiming to be adopted in quarter 2 of 2026.

2 Methods

2.1 Defra Statutory Metric

A BNG calculation was undertaken for the Site to provide a quantitative approach to measuring biodiversity for pre- and post-development habitats. The calculations were undertaken using the Defra Statutory Metric by Sara Curtis MSc, BSc, a Principal Ecologist with over thirteen years' experience in ecological consultancy and full member of the Chartered Institute of Ecology and Environmental management (CIEEM). Habitat areas were assessed during a Preliminary Ecological Appraisal (PEA) undertaken by Practical Ecology Ltd² conducted on the 8th August 2025. The habitat survey was undertaken by Cyrise Weaire BSc (Hons), M:CIEEM, Director and Principal Ecologist with over 20 years' experience in ecological consultancy.

Habitat types were analysed using Version 2 of the UK Habitat Classification system³, a habitat classification tool compatible with the Statutory Biodiversity Metric calculator. Each habitat, both pre- and post-development, were assigned a condition score: either poor, moderate, or good, based on the Statutory Biodiversity Metric Condition Assessments⁴ where relevant.

Post-development area calculations were taken from the Detailed Planting Plan (**Appendix 1** (Drawing number: edp9465_d001E)). As part of the BNG assessment, a desk study was undertaken to evaluate the strategic significance of the Site with reference to local plans and strategies and the distinctiveness of the habitats assigned onsite.

The report follows guidance from the Chartered Institute of Ecological and Environmental Management (CIEEM) Biodiversity Net Gain Report and Audit Templates⁵ and has been prepared with regards to the British Standard for BNG BS 8683:2020 and was completed with reference to the CIRIA BNG Good Practice Principles for Development⁶.

2.2 Limitations

Due to the seasonal behaviour of animals and the seasonal growth patterns of plants, ecological surveys may be limited by the time of year in which they are undertaken. Some plant species are not readily identifiable in August as distinguishing flowers and fruits may not be visible. Many animals in the UK have variable detectability throughout the year due to seasonal behaviour, including hibernation and migration.

The only specific limitation encountered was the clearance of scrub habitat earlier in 2025 by the sites landlord which meant that the baseline taken was from habitat that had been degraded and accounted for within the BNG assessment. However, assessments of these areas from aerial imagery and street view were undertaken to try to overcome this limitation and assume a best-case scenario in terms of habitat condition prior to removal.

The biodiversity net gain metric uses a number of variables including area/length, distinctiveness, condition and strategic significance to calculate the biodiversity units to two decimal places. Where applicable, the biodiversity net gain metric rounds up or down to the nearest two decimal places and automatically calculates the biodiversity units based on the inputted information.

3 Biodiversity Metric Calculations

3.1 Baseline

The Site area is approximately 0.39 ha and has a pre-development baseline of **1.73 habitat units**. Condition assessments of the existing habitats onsite are provided in **Appendix 4**. There are no watercourses or irreplaceable habitats onsite. From available aerial images, the scrub in the east of the Site was cleared in early 20205 by the Site landlord and therefore habitat degradation has been undertaken and been accounted for within this BNG Assessment.

Artificial Unvegetated; Unsealed Surface (u1c)

Part of the forecourt comprises artificial unvegetated; unsealed surface of gravel. The Statutory metric automatically assigns a condition of N/A and these habitats contribute no habitat units.

Bramble Scrub; Scattered trees (h3d; 32)

A patch of bramble scrub sits on the north-eastern Site boundary with the A361. The Statutory metric automatically assigns a condition of N/A and these habitats contribute 0.02 habitat units.

Within this patch there are a medium sycamore (*Acer pseudoplatanus*) and small ash tree (*Fraxinus excelsior*) (T1 and T2). Both trees are considered to be of moderate condition, overall contributing 0.16 habitat units.

Developed Land; Sealed Surface; Building and Hardstanding (u1b5 and u1b)

The Site comprises four buildings and hardstanding. The Statutory metric automatically assigns a condition of N/A and these habitats contribute no habitat units.

Mixed Scrub (h3h)

An area of former scrub is present in the eastern portion of the Site. From an anecdotal report from the Sites tenants, this was cut down 'earlier in the year', some time prior to the 18th May 2025 as per Google Earth images. Prior to clearance this area looks to have supported dense native scrub with a range of ages present, including semi-mature specimens. As such, a good condition has been assumed, delivering 1.45 habitat units.

Modified Grassland; Frequently Mown (g4; 108)

Areas of very short sward, managed modified grassland are located around the north and west boundaries of the Site, extending along London Road. The grassland is dominated by perennial rye grass (*Lolium perenne*) with occasional Yorkshire fog (*Holcus lanatus*) and forb species such as dandelion (*Taraxacum officinale*), broadleaved plantain (*Plantago major*) and ribwort plantain (*Plantago lanceolata*). Overall, the grassland is species-poor with less than 6 species per m², therefore fails essential criteria A for achieving moderate or good condition. Areas of modified grassland are therefore considered to be of in poor condition contributing 0.08 habitat units.

Ruderal or Ephemeral (81)

At the time of the survey, the area previously cleared of scrub was dominated by ruderal and bramble scrub with species including bramble (*Rubus fruticosus* agg.), and common dogwood (*Cornus sanguinea*) as woody scrub species, and the following flowering plants, field bindweed (*Convolvulus arvensis*), hedge bindweed (*Calystegia sepium*), Canadian fleabane (*Erigeron canadensis*), musk thistle (*Carduus nutans*), great willowherb (*Epilobium hirsutum*), Dove's-foot cranesbill (*Geranium molle*), broadleaved dock (*Rumex obtusifolius*), common poppy (*Papaver rhoeas*), bristly ox tongue (*Helminthotheca echioides*), and mugwort (*Artemisia vulgaris*).

A small area of ruderal vegetation is present adjacent to the scrub which appears more established and historically ruderal. Species recorded include the flowering species listed above. As such, this habitat is considered to be in a good condition, delivering 0.02 habitat units.

Strategic Significance

There are no specific policies for nature conservation and biodiversity for the Site. The Wiltshire Local Nature Recovery Strategy (LNRS)⁷ has been formally adopted and published and has therefore been used to inform the strategic significance of the habitat onsite. No areas of the Site are located within an Area of Particular Importance for Biodiversity (APIB), and therefore, all habitats post-development are considered to be of low strategic significance – ‘Area/compensation not in local strategy/no local strategy’.

3.2 Proposed Design

The proposals include the clearance of the majority of habitats onsite, with the exception of the trees and a small area of bramble scrub in the north of the Site for the construction of a new restaurant with associated parking, access and soft landscaping. A Detailed Planting Plan has been included in **Appendix 1** (Drawing number: edp9465_d001E).

The proposals have been designed with reference to the mitigation hierarchy by retaining part of the bramble scrub and T1 and T2. Although the proposals include habitat creation beneficial to biodiversity including native scrub planting (mixed scrub) and to replace scrub lost and removed prior to the Site visit, this is unlikely to be of more than poor condition due to the nature and use of the Site post-development, contributing 0.21 habitat units. Areas of introduced shrubs are also proposed contributing 0.07 habitat units and a further five small, native trees will be included oversailing the introduced shrubs contributing 0.06 habitat units. Further tree planting is proposed however this is oversailing the mixed scrub and has been incorporated into the scrub habitat. The construction of the building and hardstanding (developed land; sealed surface) contribute no habitat units. In addition to the above, a native hedgerow of poor condition will also be planted onsite, creating a habitat which is not currently present onsite and contributing 0.04 hedgerow units.

Due to the small size of the Site and the available space for habitat creation post-development, it is considered unlikely the development will be able to deliver a biodiversity net gain onsite and the trading rules for habitats will not be satisfied. Therefore, offsite biodiversity units and/or credits will likely be required.

Based on the site proposals (as shown on the Detailed Planting Plan), the proposals will result in a net loss of **-1.21 habitat units (-69.69%) and a gain of 0.04 hedgerow units (percentage gain cannot be calculated)**. The trading rules are not satisfied for the loss of scrub onsite.

In accordance with Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021), the trading rules, along with a 10% net gain has to be achieved onsite. Therefore, offsite biodiversity units and/or credits will likely be required.

3.3 Biodiversity Net Gain Calculations Summary

A summary of the pre-development Statutory Biodiversity Metric calculations are shown in **Table 1** below. This is based on the Detailed Planting Plan. Should the proposals change, this report will need updating.

Table 1: Summary of Onsite Biodiversity Net Gain Calculations

Baseline value	<i>Habitat units</i>	1.73
	<i>Hedgerow units</i>	0.00
	<i>Watercourse units</i>	0.00

Post development value	Habitat units	0.52
	Hedgerow units	0.04
Total net unit change	Habitat units	-1.21
	Hedgerow units	0.04
Total net % change	Habitat units	-69.69%
	Hedgerow units	Percentage cannot be calculated
Trading Rules Satisfied		No

4 Discussion & Conclusion

4.1 Biodiversity Net Gain

A 10% net gain is a requirement under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021) and the statutory instruments and secondary legislation to mandate this requirement commenced on 12th February 2024.

With the current Detailed Planting Plan, a biodiversity net gain cannot be delivered on the Site with a current loss of **-1.21 habitat units (-69.69%), and a gain of 0.04 hedgerow units (a percentage cannot be calculated) and the trading rules are not satisfied for the loss of scrub onsite**. Opportunities are limited onsite to deliver a net gain due to the nature of the proposals. Where possible, the bramble scrub and trees have been retained as part of the proposals.

To satisfy the trading rules, a minimum of 1.38 medium distinctiveness habitat units inclusive of scrub units will be required. This could include the purchase of offsite land for habitat creation or purchasing habitat units from a third-party habitat broker, or as a last resort, purchasing statutory credits. This should only be the case where the other options are not available locally.

4.2 Next Steps

The following next steps are considered appropriate:

- Explore offsite land for purchase or habitat brokers for medium distinctiveness, woodland habitat units.

4.3 Protected Species Consideration

Although not calculable in the metric, suggested mitigation and enhancement measures which should be considered as required to achieve an overall net gain onsite:

- Landscape proposals should incorporate pollinator friendly planters including native species and species with a known wildlife benefit and night scented plants or those species beneficial to bats, birds and invertebrates; and
- Species specific enhancements including hedgehog house.

4.4 Conclusion

In conclusion, the proposed development would incur an overall loss of **-1.21 habitat units (-69.69%) and a gain of 0.04 hedgerow units (a percentage cannot be calculated)**, without any further habitat

creation/enhancement. **The trading rules are not satisfied for the loss of scrub onsite.** This therefore does not meet the statutory minimum requirements for habitat units as set out under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021), i.e., the trading rules of the metric must be satisfied.

Based on the current proposals, offsetting will be required for habitat units to satisfy the trading rules with a **minimum of 1.38 medium distinctiveness habitat units inclusive of scrub units required.**

Based on the current assumptions, offsetting will be required for woodland units to satisfy the requirements set out requirement set out under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021). The offsetting will need to be secured for the length of the net gain agreement, either via Section 106 agreements, or a conservation covenant.

References

¹ <http://publications.naturalengland.org.uk/publication/604725957492736>

² Practical Ecology Ltd (2026) Preliminary Ecological Appraisal. Horton Road, Devizes

³ UKHAB Ltd (2023). *UK Habitat Classification Version 2.0* (at <https://www.ukhab.org>)

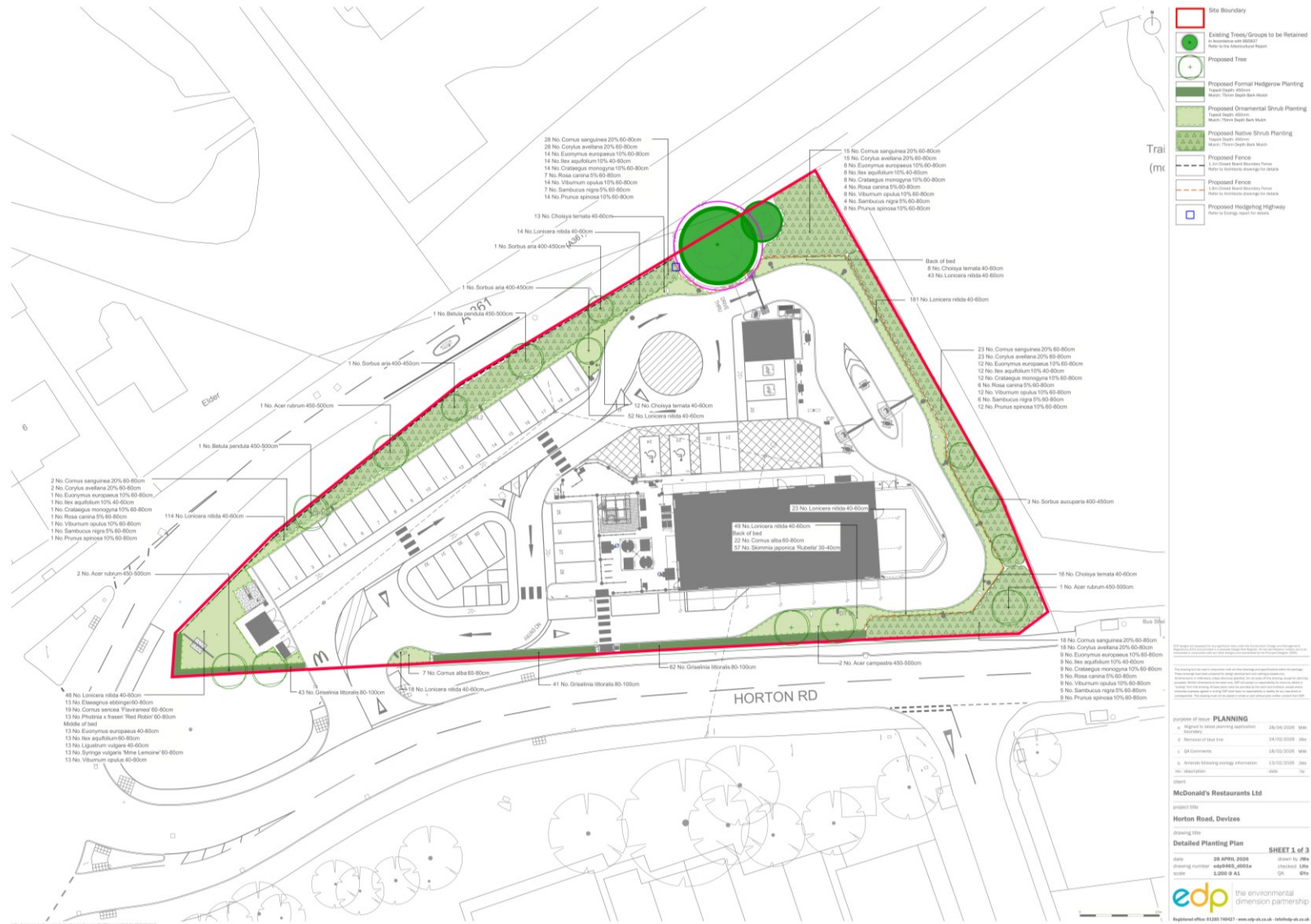
⁴ The Statutory Biodiversity Metric – Technical Annex 1: Condition Assessment Sheets and Methodology (2023) Natural England Joint Publication JP039

⁵ CIEEM (2021). Biodiversity Net Gain Report and Audit Templates Chartered Institute of Ecology and Environmental Management, Winchester, UK.

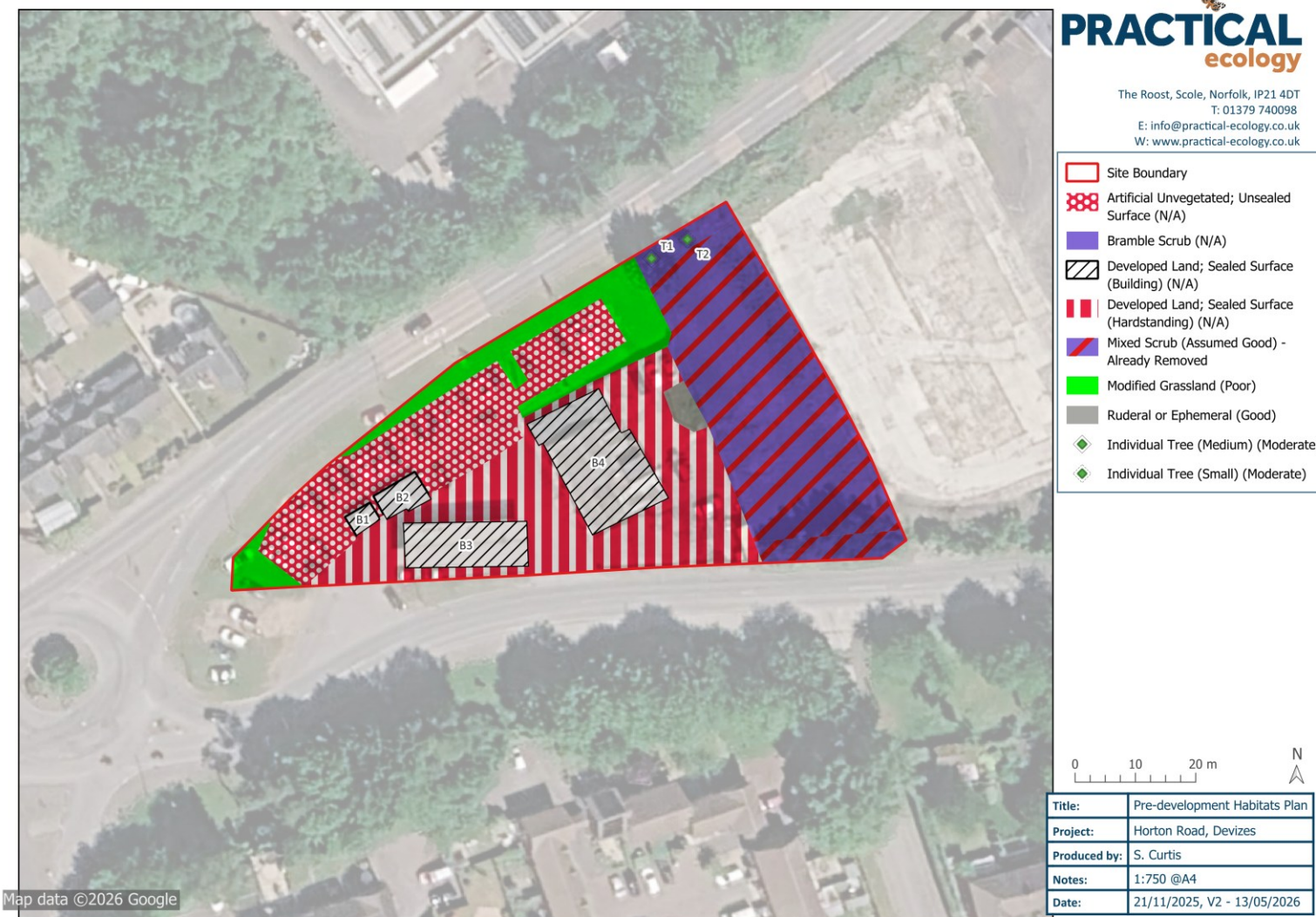
⁶ Biodiversity Net Gain: Good practice principles for development © CIEEM, CIRIA, IEMA, 2016

⁷ Wiltshire Local Nature Recovery Strategy (2025). Available at: <https://www.wiltshire.gov.uk/article/8288/Wiltshire-and-Swindon-Local-Nature-Recovery-Strategy>

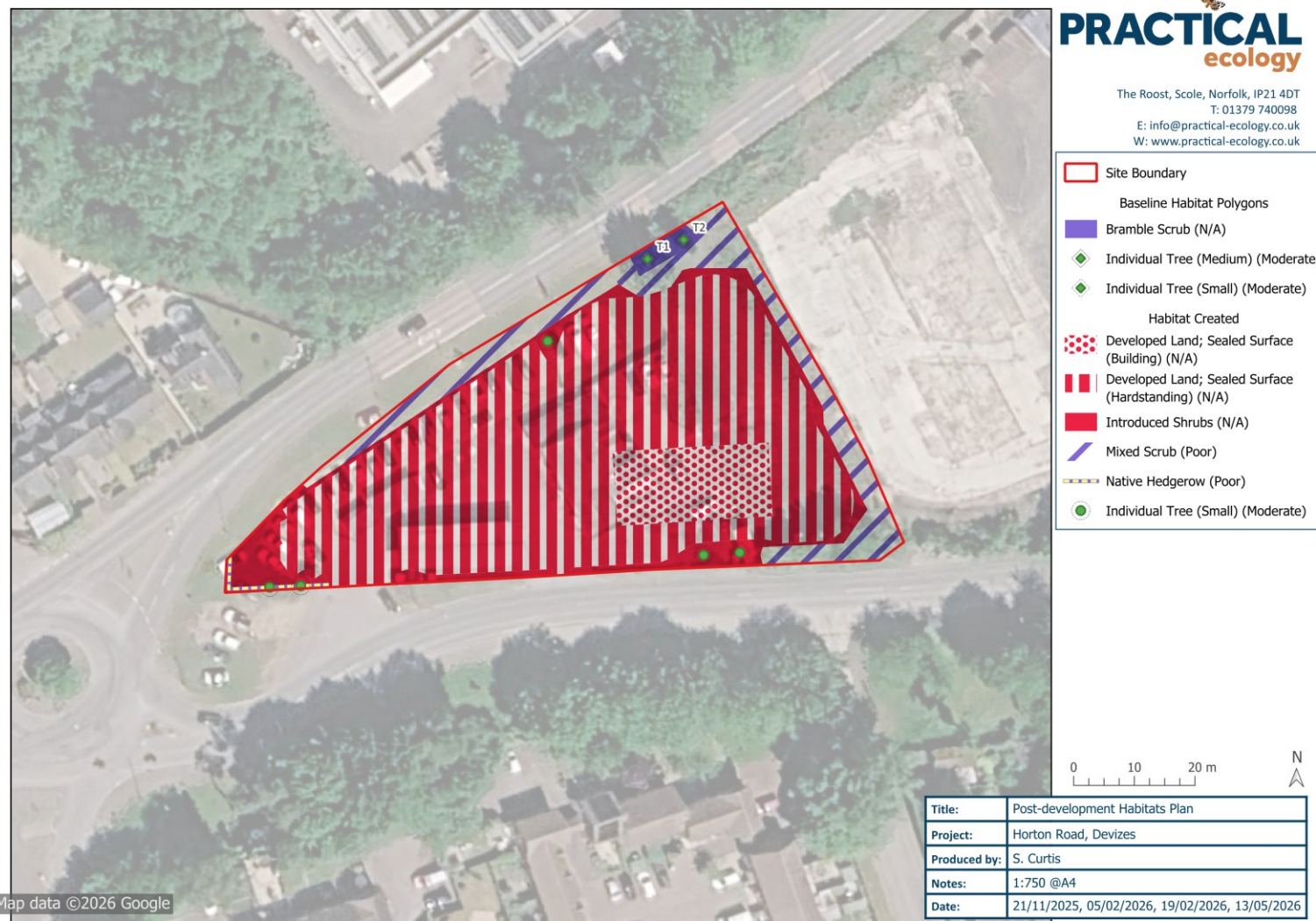
Appendix 1: Detailed Planting Plan



Appendix 2: Pre-development Habitat Classifications



Appendix 3: Post-development Habitat Classifications – Site Design Plan



Appendix 4: Condition Assessments of Existing Habitats

Habitat	Condition	Passed Criteria	Failed Criteria
Modified Grassland	Poor	Some scattered scrub (including bramble <i>Rubus fruticosus agg.</i>) may be present, but scrub accounts for less than 20% of total grassland area – bramble only present at the edges of the grassland.	There are 6-8 vascular plant species per m2 present, including at least 2 forbs – Not diverse. This criterion is essential for achieving Moderate or Good condition.
		Physical damage is evident in less than 5% of total grassland area. Examples of physical damage include excessive poaching, damage from machinery use or storage, erosion caused by high levels of access, or any other damaging management activities – Physical damage less than 5%.	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for vertebrates and invertebrates to live and breed – regularly mown.
		Cover of bare ground is between 1% and 10%, including localised areas – Bare ground between 1 – 10%.	
		Cover of bracken <i>Pteridium aquilinum</i> is less than 20% - no bracken onsite.	
		There is an absence of invasive non-native plant species (as listed on Schedule 9 of WCA) – none.	
Bramble Scrub	N/A – Other	N/A	N/A
Developed Land; Sealed Surface Artificial Unvegetated; Unsealed Surface	N/A – Other	N/A	N/A
Mixed Scrub	Assumed Good	The parcel represents a good example of its habitat type - the appearance and composition of the vegetation closely match its UKHab description (where in its natural range).	

Habitat	Condition	Passed Criteria	Failed Criteria
	(Degraded Habitat)	There is an absence of invasive non-native plant species (as listed on Schedule 9 of WCA).	
		The scrub has a well-developed edge with scattered scrub and tall grassland and or forbs present between the scrub and adjacent habitat.	
		The parcel represents a good example of its habitat type - the appearance and composition of the vegetation closely match its UKHab description (where in its natural range)	
		Seedlings, saplings, young shrubs and mature (or ancient or veteran) shrubs are all present.	
		There are clearings, glades or rides present within the scrub, providing sheltered edges.	
Ruderal or Ephemeral	Good	Vegetation structure is varied, providing opportunities for vertebrates and invertebrates to live, eat and breed. A single structural habitat component or vegetation type does not account for more than 80% of the total habitat area – Range of species present with none comprising more than 80%	
		The habitat parcel contains different plant species that are beneficial for wildlife, for example flowering species providing nectar sources for a range of invertebrates at different times of year – Range of species present throughout the year	
		Invasive non-native plant species (listed on Schedule 9 of WCA) and others which are to the detriment of native wildlife (using professional judgement) cover less than 5% of the total vegetated area – None identified within ruderal area	

Tree ID	Species	Native	Tree Canopy	Mature	Little / no evidence impacting tree health by humans	Natural Ecological Niches	Canopy oversailing vegetation beneath	Total	Size	Condition	Removed / Retained
T1	Sycamore	1	1	0	0	1	1	4	M	Moderate	Retained
T2	Ash	1	1	0	0	0	1	3	S	Moderate	Retained

Habitat	Condition	Achievable criteria	How it can be achieved
Developed Land; Sealed Surface	N/A - Other	N/A	N/A
Introduced Shrubs	N/A	Condition Assessment N/A	
Mixed Scrub	Poor	There is an absence of invasive non-native plant species (as listed on Schedule 9 of WCA).	Management to remove invasive species
Urban Tree	Moderate	Trees are native	Native species including in Planting Plan.
		The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5m wide.	Individual trees automatically pass this criterion
		More than 20% of the tree canopy is oversailing vegetation beneath.	Proposed trees are within other habitat (grassland and shrub)
Native Hedgerow	Poor	Gap – hedge canopy continuity	Intact hedgerow proposed
		Invasive and neophyte species	Managed to remove any invasive and neophyte species, if present

Appendix 6: Summary for Planning Application – Biodiversity Net Gain

Summary for Planning Application – Biodiversity Net Gain

Biodiversity net gain is a legal requirement for planning permission introduced on 12th February 2024. All applications are required to either provide detailed information proving there will be a biodiversity increase; or explain why they are exempt from doing so.

	Yes	No
Do you believe that, if the development is granted permission, the general Biodiversity Gain Condition (as set out in Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 (as amended)) would apply? <i>*Required</i>	X	

If No, please identify reason for exemption

	Yes	No
Development subject to the de minimis exemption (development below the threshold)		
Self- build and custom build development		
Development of a biodiversity gain site		
Retrospective planning permission		
High Speed Railway development		

Please provide the predevelopment biodiversity value of onsite habitats on the date of calculation:	1.73 habitat units
Please provide the date the onsite predevelopment biodiversity value was checked: <i>(note this should be either the date of the application or an earlier proposed date).</i>	8 th August 2025
If an earlier date, to the date of the planning application, has been used, please provide why this date has been used:	The date above is used due to the habitat degradation which occurred in early 2025.
When was the version of the biodiversity metric used published? (Date)	12 th February 2024

Please provide the reference or supporting document/plan names for the:

i. Biodiversity metric calculation	Horton Road, Devizes BNG Statutory Metric PEL May26
ii. Onsite irreplaceable habitats (if applicable)	N/A
iii. Onsite habitats existing on the date of the application for planning permission (if applicable) <i>*Required</i>	Horton Road, Devizes BNG Design Stage Report PEL May26
iv. Other	

	Yes	No
Has there been any loss (or degradation) of any onsite habitat(s), resulting from activities carried out before the date the onsite pre-development biodiversity value was calculated. Either: - on or after 30 January 2020 which were not in accordance with a planning permission; or - on or after 25 August 2023 which were in accordance with a planning permission? <i>*Required</i>	X	

Does the development site have irreplaceable habitats (corresponding to the descriptions in column 1 of [Schedule to the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations (2023)]) which are:

	Yes	No
i. on land to which the application relates; and		X

Note: you must supply a complete biodiversity metric calculation with your application. Plans must be drawn to an identified scale and show the direction of North.