

Land at Three Daggers, Edington

Biodiversity Net Gain Statement

June 2026



Notice

This document and its contents have been prepared and are intended solely as information for Three Daggers Operating Ltd (The Client) for use in relation to the proposed works at The Three Daggers, Edington.

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The information which Providence Ecological Ltd has provided has been prepared by an environmental specialist in accordance with the Code of Professional Conduct of the Chartered Institute of Ecology and Environmental Management (CIEEM). Providence Ecological Ltd confirms that the opinions expressed are our true and professional opinions.

This document does not purport to provide legal advice.

This document has 11 pages including the front and rear covers.

Document history

Revision	Purpose description	Authored	Checked	Reviewed	Issue/Revision Date
1.0	Biodiversity Net Gain Statement	IL	AS	AS	07/12/2025
2.0	Updated to Include habitats in The Southern Section	IL	AS	AS	01/06/2026

Contents

1	INTRODUCTION	1
1.1	Terms of Reference	1
1.2	Scope of the Statement	1
1.3	Surveyor & Assessor Competencies	1
2	THE SITE & PROPOSED SCHEME	2
2.1	The Site	2
2.2	The Proposed Scheme	2
3	BIODIVERSITY NET GAIN STATEMENT	4
3.1	Key Information	4
3.2	BNG Strategy	4
3.3	On-site Proposals	4
3.4	Additional Notes	5

1 Introduction

1.1 Terms of Reference

1. Providence Ecological Ltd, was commissioned by Three Daggers Operating Ltd (The Client) to undertake a Biodiversity Net Gain (BNG) Assessment & BNG Statement in relation to the proposed works at The Three Daggers, Edington (hereafter referred to as the Site).

1.2 Scope of the Statement

2. This BNG Statement presents:
 - a. Key Information;
 - b. The BNG Strategy
 - c. Baseline and Proposed UKHab & BNG Habitat Plans

1.3 Surveyor & Assessor Competencies

3. This BNG Statement has been undertaken with reference to current good practice guidance^{1,2,3}
4. Baseline habitat surveys were completed by Providence Ecological Ltd on 28th Feb 2025 and 19th May 2026 (UKHab)
5. The survey and assessment were led and completed by Alex Sams who has 14 years of experience within ecological consultancy. This BNG Statement was written by Isobel Lakin, who has three years of experience within ecological consultancy. Both Alex and Isobel are at least “capable” in line with the Chartered Institute of Ecology and Environmental Management (CIEEM) competency framework⁴.

¹ UKHab Ltd (2023) *UK Habitat Classification Version 2.0* (accessed at: <https://www.ukhab.org>)

² DEFRA (2024) *The Statutory Biodiversity Metric: User Guide (updated 3 July 2025)* (accessed at: https://assets.publishing.service.gov.uk/media/689c5ee17b2e384441636196/The_Statutory_Biodiversity_Metric_-_User_Guide_-_July_2025.pdf)

³ BNG Form 03: Somerset Council BNG Statement Template (accessed at <https://ssdc.somerset.gov.uk/civica/Resource/Civica/Handler.ashx/Doc/pagestream?cd=inline&pdf=true&docno=12972440>)

⁴ <https://www.cieem.net/competency-framework>

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2 The Site & Proposed Scheme

2.1 The Site

6. The Site is located within the village of Edington, Wiltshire (Ordnance Survey National Grid Reference ST 8174 5326) and comprises areas of modified grassland, native hedgerow, mature trees, and hardstanding associated with the existing farm shop and public house. An additional southern section is separated from the main site by Westbury Road. This area is a residential area with buildings and grassland. The grassland was predominantly other neutral grassland with a small area of calcareous grassland identified due to the presence of indicator species and increased species richness. This southern section has been included within the habitat condition assessments and Biodiversity Net Gain (BNG) calculations. However, as no works are proposed within this area and it is not to be affected by the works, it has not been considered within the Ecological Impact Assessment Report.
7. **Figure 1** below shows a drone orthomosaic of the Site with indicative Red Line Boundary of affected areas overlaid.



Figure 1: Site Area plan showing drone orthomosaic with red line boundary of works areas.

2.2 The Proposed Scheme

8. The Proposed Scheme (drawing "Proposed site plan; Drawing 2476-25-02") includes the creation of outdoor seating, vehicular access, reinforced grass parking, multiuser games area, new hedgerows, standard trees as well as fencing and gates.

9. The Proposed Scheme (drawing "Farm Shop as Proposed; Drawing 2476-25-04") includes the creation of a café extension to northern elevation of The Three Daggers Farm Shop as well as a new wood fire oven flue adjacent to the structure's western elevation.
10. The proposals include the loss of improved/modified grassland, Developed land; sealed surfaces, a small section of native hedgerow. Enhancements will be made to areas of retained modified grassland as well as enhancing the western hedgerow (H3)

3 Biodiversity Net Gain Statement

3.1 Key Information

Table 1 – BNG Key Information

Item / Query	Detail
Is the application subject to BNG?	Yes
Metric version used	The Statutory Biodiversity Metric Calculation Tool v1.0.4
Pre-development baseline on-site biodiversity value	Area Habitat: 5.48 Hedgerow: 1.28 Watercourse: 0
Unauthorised habitat degradation	No
On-site irreplaceable habitat	No

3.2 BNG Strategy

Table 2 – BNG Strategy Details

Item / Query	Detail
Minimising biodiversity impacts	No long-term negative effects are predicted from the proposed plans, the creation of a native hedgerow and standard trees along with enhancing areas of existing modified grassland will result in a significant improvement to the overall ecological value of the Site. To ensure the ecological and biodiversity benefits are both realised and maximised in the long term, monitoring of the habitats will be undertaken in years 1, 5 and 10 post-development. Should the LPA consider additional future checks be completed then these should be detailed and conditioned.
Proposed strategy	The works include the loss of modified grassland and hard standing. This enables the creation of hardstanding, new native hedgerows, ornamental beech hedgerow, other neutral grassland (grid reinforced grass parking and track) and new standard trees. The existing retained areas of modified grassland will be enhanced by reseeded with a wildflower rich other neutral grassland mixture while an existing hedgerow will be enhanced with new species planting to fill gaps and increase species diversity.
On-site units balance (net)	Area Habitat: +1.35 Hedgerow: +1307.34 Watercourse: N/A

3.3 On-site Proposals

Table 3 – On-site Proposals

Item / Query	Detail
On-site approach	The creation of new native hedgerows, other neutral grassland, enhancement of modified grassland and the planting of individual standard trees will exceed the minimum 10% BNG unit uplift and create an overall enhancement to the site.
Justification for on-site approach	No long-term negative effects are predicted from the proposed plans, and all avoidance opportunities were taken. Creation of new habitat and enhancement of existing habitats was proposed to strategically enhance the Site.
Proposed on-site BNG units	Post-development on-site area habitat units: +6.83 Post-development on-site hedgerow units: +1308.61 Post-development on-site watercourse units: N/A

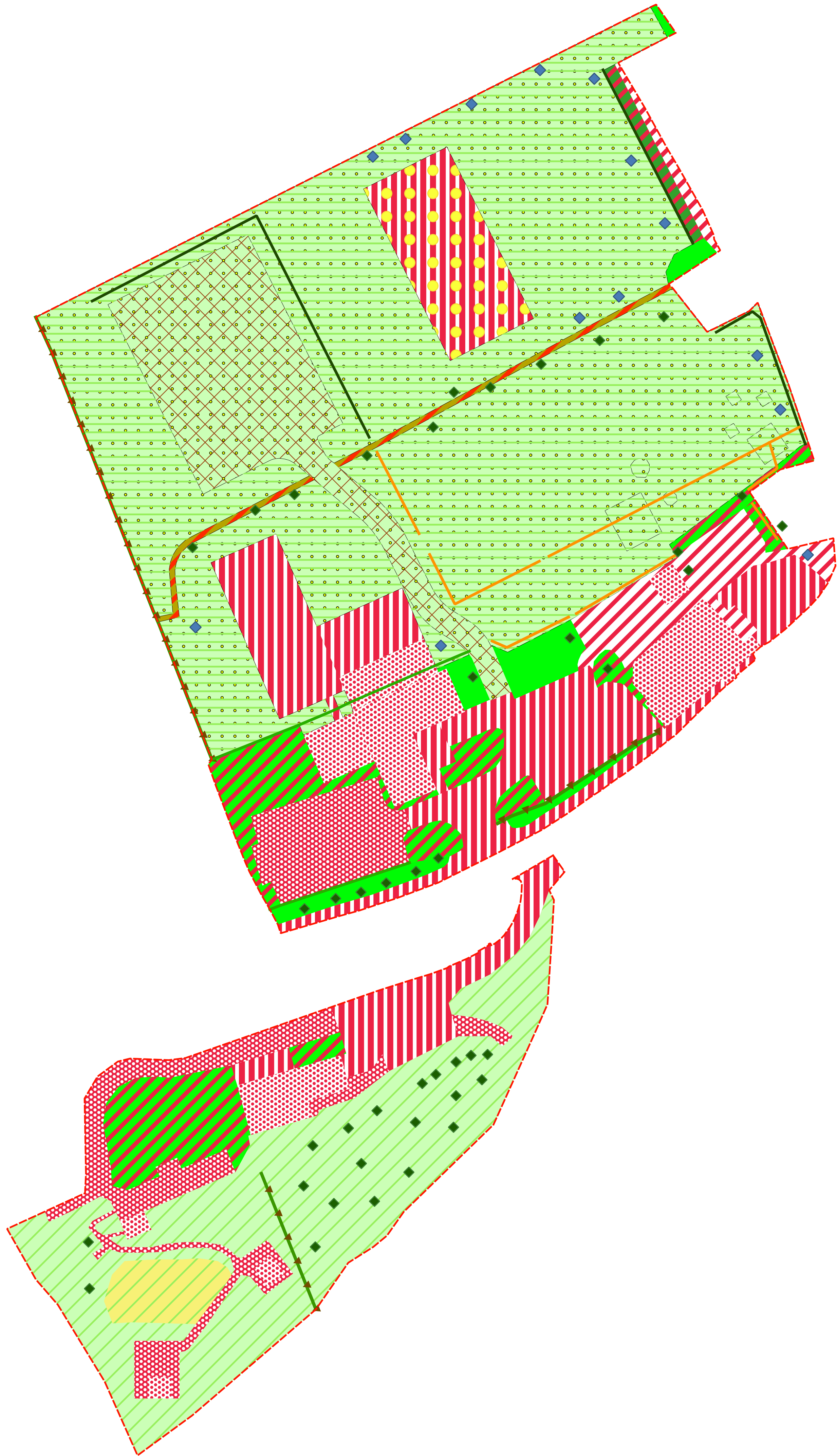
Significant on-site enhancements	Significant lengths of new species-rich native hedgerows and new ornamental (beech) hedgerows are proposed throughout the Site. New overflow car parking area will be made as a grid reinforced wildflower-rich other neutral grassland. Existing modified grassland will be reseeded with a wildflower other neutral grassland seed mix. Extensive tree planting will be undertaken throughout the site. (+13 trees (assumed small size & poor condition score))
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3.4 Additional Notes

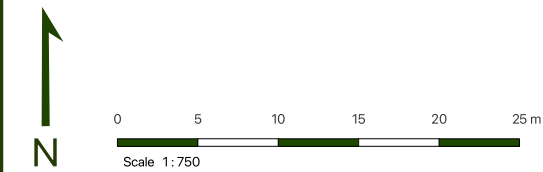
11. Table 4 below details items which are not applicable to this application.

Table 4 – Not applicable items

Item / Query	Detail
Off-site proposals	No off-site habitat creation is required.
Statutory credits proposals	No statutory credits are required.
Phased development approach	The development is not a phased development.
Irreplaceable habitats approach	No irreplaceable habitats are present.
Habitat regulations assessment relationship	No relationship with HRA requirements are applicable.



- Legend
- Red Line Boundary
 - Existing Trees
 - Proposed Trees
 - g2 - calcareous grassland
 - g3 - neutral grassland
 - g4 - modified grassland
 - u1 - built-up areas and gardens
 - u1.828 - vegetated garden
 - u1b - developed land/sealed surface
 - u1b5 - buildings
 - u1c - artificial unvegetated/unsealed surface
 - g4.839 - modified grassland - track
 - u1b5 - buildings
 - u1.827 - garden
 - g4.108 - frequently mown other neutral grassland
 - u1b.821 - artificial sports pitch
 - g3c.804 - ONQ seeded grid reinforced parking
 - g3c.108 - frequently mown other neutral grassland
 - h2a - native hedgerow
 - h2a5.11 - SRN hedgerow & trees
 - h2b - non-native / ornamental hedge w/ trees
 - h2a5 - species-rich native hedgerow



Project: Three Daggers, Edlington	
Title: UKHab Proposed Plan	
Client: Three Daggers Operating Ltd	
Date: 27/05/2026	
Ref: 2502_UKHab-P_A1	
Drawn	AS
Rev	2.0



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