

MR D Drayton
LPC

By email

12 August 2025

Our ref: F1102.017_BNG

Dear Daniel

Biodiversity Net Gain Assessment: Great Middle St Farm, Dauntsey, Wiltshire

The National Planning Policy Framework (2019) states that development should deliver measurable net gains in biodiversity. In addition, many local planning authorities have set requirements for biodiversity net gain within their local plans.

In England, BNG is mandatory under [Schedule 7A of the Town and Country Planning Act 1990 \(as inserted by Schedule 14 of the Environment Act 2021\)](#).

The Defra Statutory Metric, which has been used in this assessment, is the standard method in England for measuring biodiversity change from major development in order to demonstrate that this policy has been met.

The purpose of this assessment is as follows:

1. To compare and quantify the value of the existing habitats with the projected value of habitats post development; and
2. To identify the requirement for additional off-site compensation to achieve net-gain for the proposed development.

Net gain calculations

The habitat survey for this assessment was undertaken in May 2025 by Joshua Harris, assistant ecologist for Crossman Associates.

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Details of the pre-development and post-development conditions are detailed in the tables below.

Unauthorised habitat degradation

There has been no known unauthorised habitat degradation.

On-site irreplicable habitat

There are not any on-site irreplicable or significant habitats on site.

Pre-development baseline

The site consists of two vacant building and sealed surfaces that form the access and parking areas.

The remainder of the site is disturbed ground that has not been recently managed and consists of ruderal vegetation (refer to the appendix for a condition assessment).

At the eastern end of the site is a band of bramble scrub.

The boundaries of the site are open or lined with fencelines.

The site covers an area of **1759 m²**

All pre and post development conditions are detailed in the table below.

Post development conditions

The buildings will be converted into residential and existing areas of hardstanding will be repurposed and expanded to provide paving and paths.

The remainder of the site will be a combination of private gardens and public space, which will include modified grassland and bands of mixed scrub at the peripheries.

20 new trees will be planted in public spaces.

Pre and post-development areas are listed in the table below.

Table 1: On-site habitat value analysis

Habitat	Area ha	Units
On-site habitat baseline		
Developed land; sealed surface	0.08982	0
Ruderal / ephemeral	0.06	0.36
Bramble scrub	0.0261	0.10

Total		0.46
On-site habitat creation/retention		
Developed land; sealed surface	0.08982	0
Vegetated garden	0.33859	0.07
Modified grassland	0.028141	0.10
Trees – area equivalent	0.08	0.24
Mixed scrub	0.016	0.11
Total		0.51

Summary of units gained/lost

Pre-development value (units)	Post development value (units)	Units required to achieve 10% gain	Unit deficit
0.46	0.51	0.51	0

Recommendations

The above calculations confirm that the proposed development will result in a net gain of habitat units equivalent to 10.82% net gain. No additional units will need to be purchased to achieve 10% net gain (refer to Headline Results tab of Metric).

Net gain is achieved by introducing modified grassland within public areas and planting 20 new trees. Mixed scrub will also be planted around the peripheries of the site.

The planting and improvement will be detailed within a Landscape Ecological Management Plan (LEMP, that will be a condition of any planning consent.

Please do not hesitate to contact me if you require any additional information.

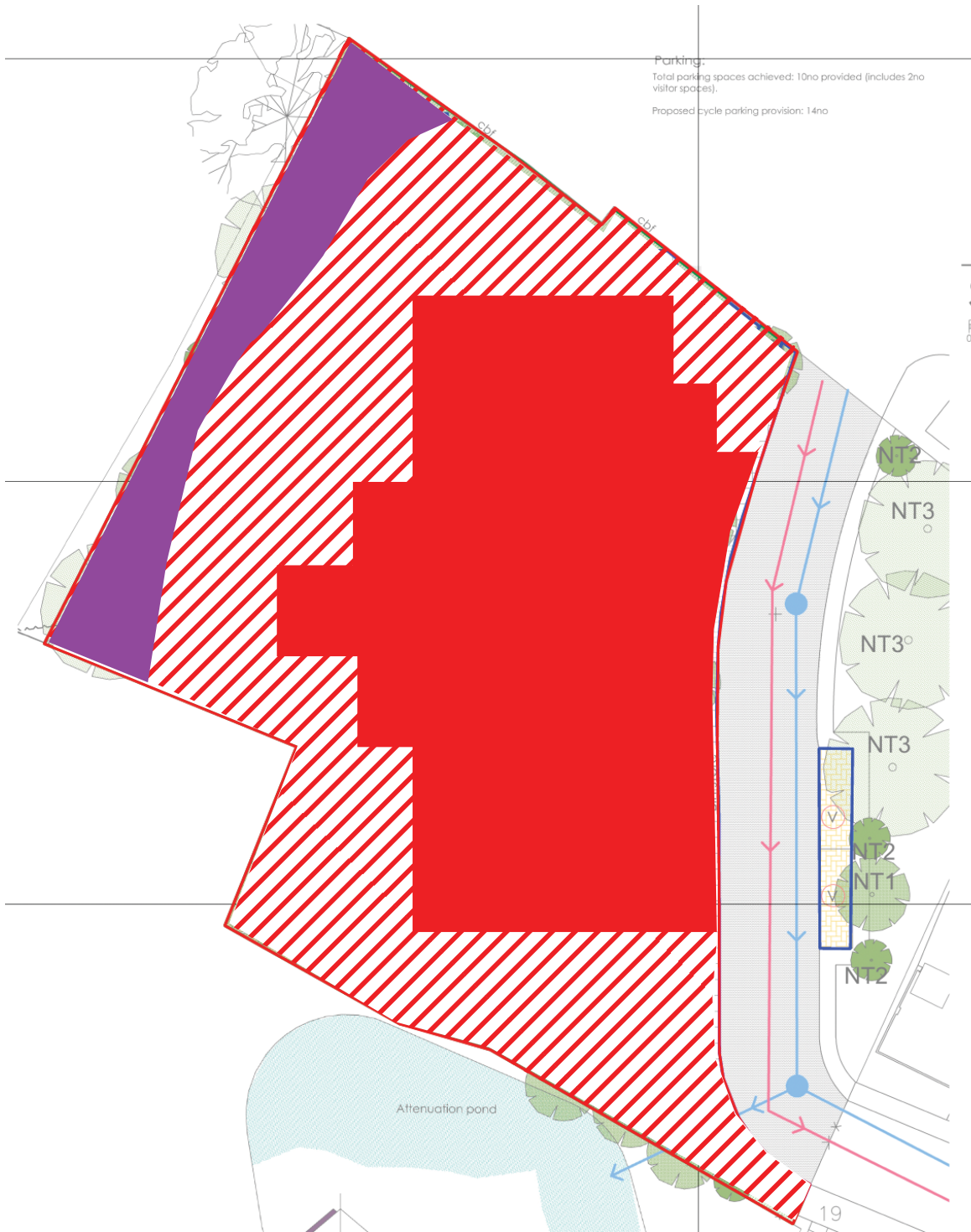
Please do not hesitate to contact me if you require any additional information.

Yours faithfully



Alex Crossman BSC (Hons) MCIEEM
Managing Director

Appendix I – Site Figures



-  Site Boundary
-  Sealed surfaces
-  Ruderal
-  Bramble scrub
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Client LPC

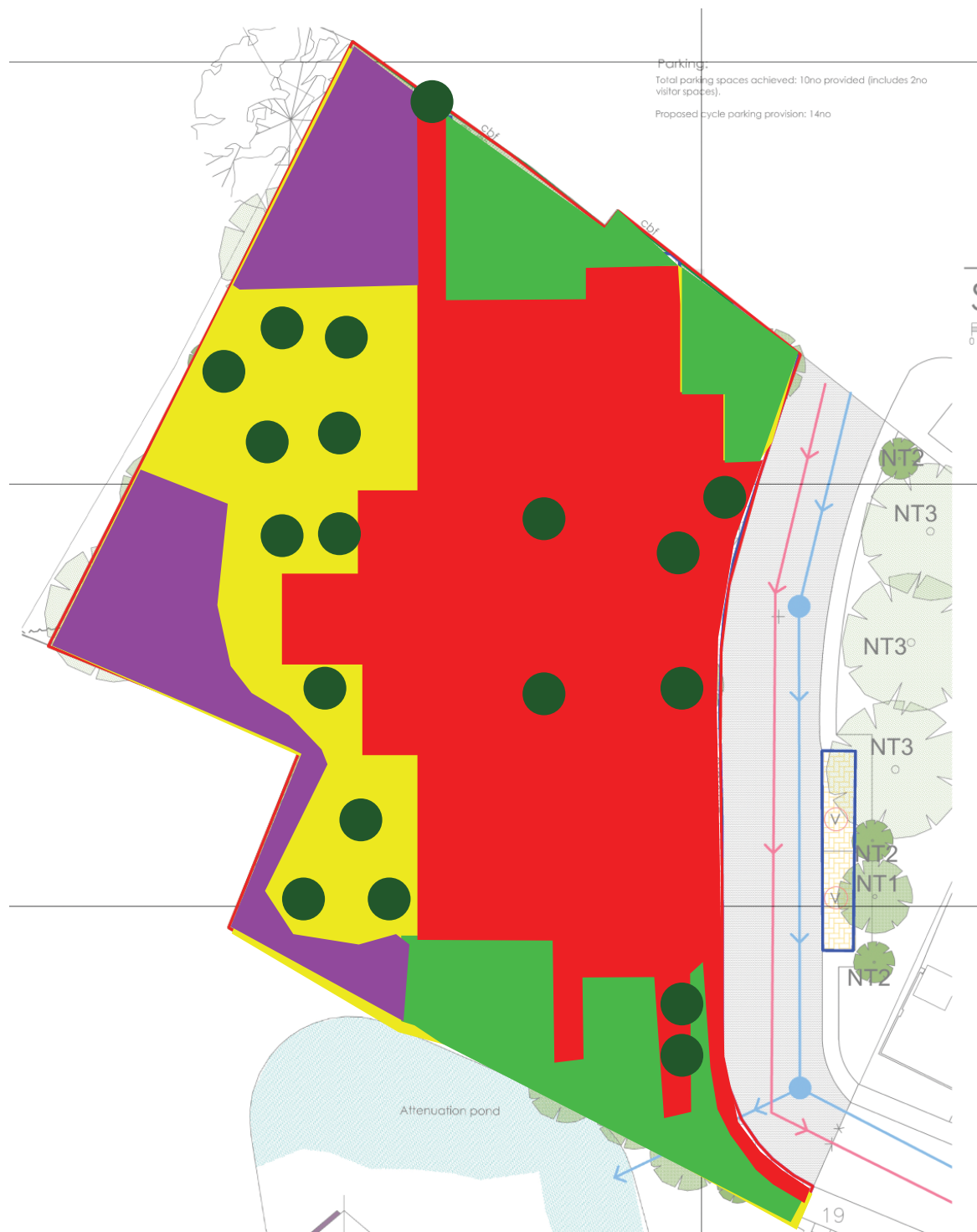
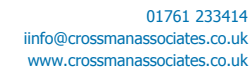
Title Pre-development plan

Site Gread Middle Street Farm

Figure 1

Date 20 August 2025

Scale 1:1000



- | | |
|---|--------------------|
|  | Site Boundary |
|  | Sealed surfaces |
|  | Trees |
|  | Mixed scrub |
|  | Modified grassland |
|  | Vegetated garden |
|  | |
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|  | |
|  | |
|  | |
|  | |

Client	LPC
Title	Post-development plan
Site	Gread Middle Street Farm
Figure	2
Date	20 August 2025
Scale	1:1000



Appendix II –Information Sheets

Condition Sheet: URBAN Habitat Type			
Habitat Types			
Sparsely vegetated land - Ruderal/Ephemeral Sparsely vegetated land - Tall forbs Urban - Allotments Urban - Biodiverse green roof Urban - Bioswale Urban - Cemeteries and churchyards Urban - Facade-bound green wall Urban - Ground based green wall Urban - Intensive green roof Urban - Open mosaic habitats on previously developed land Urban - Rain garden Urban - Sustainable drainage system (SuDS) Urban - Vacant or derelict land Urban - Bare ground			
Habitat Description			
See the Statutory Biodiversity Metric User Guide for green roofs and UK Habitat Classification (UKHab) for other habitats:			UKHab – UK Habitat Classification
On-site or off-site, site name and location	On-site	Survey date and Surveyor name	July 2025 (Alex Crossman MCIEEM)
Limitations (if applicable)		Survey reference (if relating to a wider survey)	
Grid reference		Habitat parcel reference	
Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
Core Criteria - must be assessed for all urban habitat types :			
A	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.	Y	
B	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.	Y	
C	Invasive non-native plant species (listed on Schedule 9 of WCA ¹) and others which are to the detriment of native wildlife (using professional judgement) ² cover less than 5% of the total vegetated area ³ . Note - to achieve Good condition, this criterion must be satisfied by a complete absence of invasive non-native species (rather than <5% cover).	Y	
Additional Criterion - must be assessed for Open mosaic habitat on previously developed land only:			
D	The parcel shows spatial variation and forms a mosaic of bare substrate PLUS: - At least four early successional communities (a) to (i); Communities: (a) annuals; (b) mosses/liverworts; (c) lichens; (d) ruderals; (e) inundation species; (f) open grassland; (g) flower-rich grassland; (h) heathland, (i) pools.		
Additional Criteria - must be assessed for Bioswale and SuDS habitat types only:			
E1	Plant species are mostly native. If non-native species are present, they should not be detrimental to the habitat or native wildlife ⁴ .		
E2	The vegetation is comprised of plant species suited to wetland or riparian situations.		
Additional Criterion - must be assessed for Intensive green roofs only:			

F	The roof has a minimum of 50% native and non-native wildflowers. 70% of the roof area is soil and vegetation (including water features).		
Additional Criterion - must be assessed for Biodiverse green roofs only:			
G	The roof has a varied depth of 80 – 150 mm; at least 50% is at 150 mm and is planted and seeded with wildflowers and sedums or is pre-prepared with sedums and wildflowers. Note – to achieve Good condition some additional habitat, such as sand piles, stones, logs etc. are present.		
Essential criteria relevant for habitat type achieved (Yes or No)			
Number of criteria passed			
Condition Assessment Result		Condition Assessment Score	Score Achieved x/✓
Results for habitats requiring assessment of 3 core criteria only (all listed urban habitats except Open mosaic habitat on previously developed land, Bioswale, SuDS and Green roofs) :			
• Passes all 3 core criteria; AND • Meets the requirements for Good condition within criterion C.		Good (3)	Y
• Passes 2 of 3 core criteria; OR • Passes 3 of 3 core criteria but does not meet the requirements for Good condition within criterion C.		Moderate (2)	
• Passes 0 or 1 of 3 core criteria.		Poor (1)	
Results for Green roofs and Open mosaic habitat on previously developed land (requiring assessment of 4 criteria only - core criteria plus additional criterion specified for habitat type):			
• Passes all 3 core criteria; AND • Meets the requirements for Good condition within criterion C; AND • Passes additional criterion relevant to specific habitat type (D, F or G).		Good (3)	
• Passes 2 or 3 of 4 criteria; OR • Passes 4 of 4 criteria but does not meet the requirements for Good condition within criterion C.		Moderate (2)	
• Passes 0 or 1 of 4 criteria.		Poor (1)	
Results for Bioswale or SuDS (requiring assessment of 5 criteria - core criteria plus additional criteria specified for habitat type):			
• Passes all 3 core criteria; AND • Meets the requirements for Good condition within criterion C; AND • Passes all additional criteria relevant to specific habitat type (Group E)		Good (3)	
• Passes 3 or 4 of 5 criteria; OR • Passes 5 of 5 criteria but does not meet the requirements for Good condition within criterion C.		Moderate (2)	
• Passes 2 or fewer of 5 criteria.		Poor (1)	
Suggested enhancement interventions to improve condition score			
Footnotes			