

Biodiversity Net Gain Assessment

Site Address:

The Kennels, Spye Park, Chippenham, Wilshire, SN15 2PR

Client:

The Meadowbrook Trust

Assessment Date:

25th March 2025 - *The results and recommendations contained within this report are valid for 18 months. An updated site visit and BNG assessment may be required if the report is to be used any longer than 18 months after completion*

Project:

This report is prepared to inform a planning application with Wiltshire Council. This proposal can be described as 'The existing kennels building and stables will be sensitively renovated to form two guest houses. The adjacent puppy kennels will be repurposed to accommodate wellness facilities including a steam room, sauna and cold plunge. A landscaped courtyard will be introduced between the three buildings, creating an outdoor space that connects the accommodation and wellness facilities'.

BNG assessment methodology and legislation can be found in the Arbtech Supplement: **[BNG Methodology and Legislation – 2025.](#)**

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Version Control			
Status	Issue	Name	Date
Draft	0.1	Kelly Clarke (Dip. H.E), Senior Ecologist	25/03/2026
Final	1.0	Kelly Clarke (Dip. H.E), Senior Ecologist	13/04/2026

Site Location and Context

A baseline habitat map is provided in **Appendix 1**, a post development habitat map in **Appendix 2**, a proposed development plan in **Appendix 3**, headline BNG results in **Appendix 4**, and condition assessments in **Appendix 5**.

The site is located at National Grid Reference ST 95097 66932 and has an area of approximately 0.33ha comprising five buildings, six scattered trees, developed land; sealed surface, artificial unvegetated, unsealed surface, bramble scrub, modified grassland, other neutral grassland and ditches. Priority habitats woodpasture and parkland, lowland mixed deciduous woodland and ancient woodland bound the site on all sides. The site is located in a rural setting within the grounds of Spye Park House. The wider landscape is largely rural and is characterised by agricultural land and pockets of woodland, interspersed by small lanes.

A review of historic maps indicates the landscape has remained largely unchanged since the late 1800s.

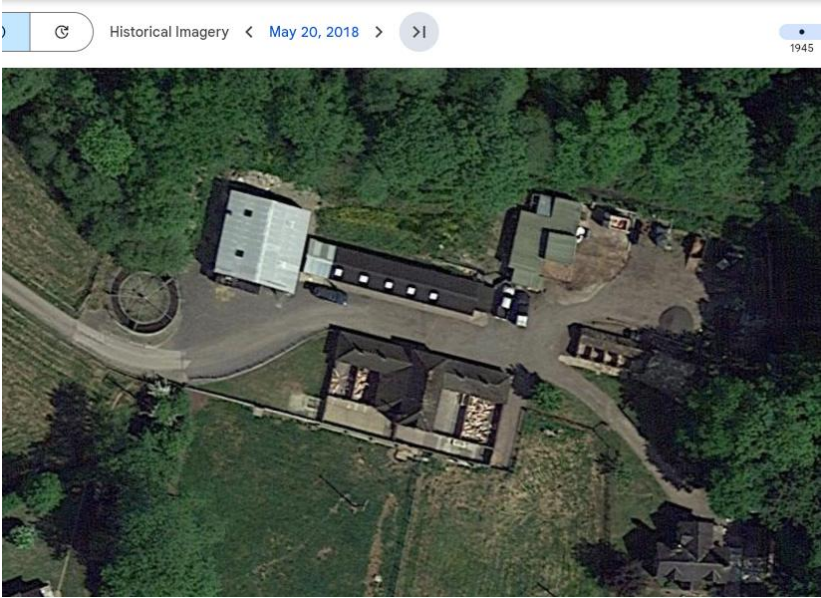
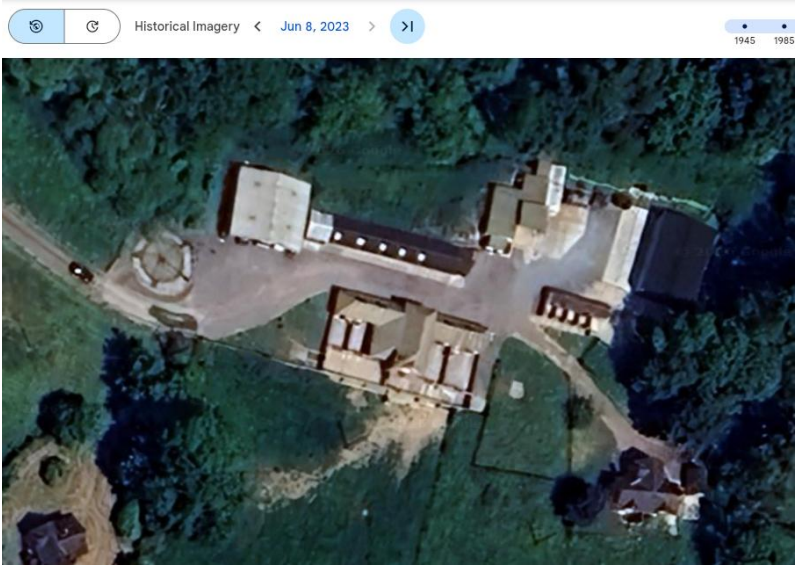
The area is hydrologically active with a drainage ditch located within the site boundary and further ditches and ponds within 500m, which are likely to enhance the local area for amphibians, bats and birds. The site is situated on slightly acid loamy and clayey soils with impeded drainage, with an underlying bedrock geology of sandstone.

This report should be read in conjunction with the following documents:

- The Statutory Metric - The Kennels, SN152PR – 46359676
- PEA+PRA - The Kennels, SN152PR - 46359676 - v1
- 260227_Kennels_Sketch Design

Executive Summary

Summary

BNG Informative	
Habitat Degradation Statement	Date reflected by BNG calculations10th March 2026 The baseline biodiversity value of the site is derived from the site as observed during the Preliminary Ecological Appraisal (Arbtech Consulting Ltd., 2026). As evident in the screenshots of satellite imagery obtained from Google Earth dated 20th May 2018 and 8th June 2023, the site does not appear to have undergone any degradation. Figure 1. Google Earth aerial image of the site (2018).  Figure 2. Google Earth aerial image of the site (2023). 
	Irreplaceable Habitat StatementNo irreplaceable habitats as listed under the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations (2024) are currently present nor were present before 30 th January 2020.
	Metric Version & Publication DateStatutory Biodiversity Metric Calculation Tool first published 29 th November 2023 with last updates to metric tools and user guides on 23 rd July 2024.
	BNG Target Uplift+10%
	National Character Area (NCA)National Character Area: 117 - Avon Vales

Strategic Significance	Wiltshire's Local Nature Recovery Strategy			
	Habitat	Measure	Baseline	Post Development
	Open Mixed Habitats (Calcareous and acid soil) (OMHCA2)	Create More	This habitat type is recorded as low strategic significance in alignment with Statutory Biodiversity Guider Guide.	The LNRS aims to create mixed scrub habitats within areas classified as OMHCA2. As such, the proposed creation of mixed scrub on the site is formally identified and has been recorded as high strategic significance.
Limitations				

The Preliminary Ecological Assessment and Roost Assessment (PEA PRA) (Arbtech Consulting Limited, 2026) identified a ditch adjacent to the north of the red line boundary. This ditch was a dry ditch, located behind Building B3. This did not contain any water at the time of the survey, and vegetation, including daffodils, appeared to be well established, indicating that the ditch is not likely to retain water for long periods of time. As the ditch is not likely to retain water for more than 4 months of the year, this ditch has been excluded from the baseline in accordance with the Statutory Biodiversity Metric Use Guide, as it does not meet the criteria to be classified as a ditch for the purposes of BNG.

Baseline Biodiversity Value: On-Site				
Area-Based Habitats (A-1)				
Habitat	Area (ha)	Description	Condition Assessment	Strategic Significance
Urban: Developed land, sealed surface	0.046	The site contains developed land sealed surface in the form of concrete, which creates the entrance and parking areas, as well as what appears to be the foundations of a building on the northeast corner.	Habitat condition pre-determined as ' N/A ' as detailed within the Statutory Biodiversity Condition Assessment Supplement	Low Strategic Significance Area/compensation not in local strategy/no local strategy and no evidence to suggest the habitat is of medium strategic significance (not part of a habitat corridor or steppingstone).
Urban: Developed land, sealed surface	0.043	There are five buildings on site; one is a dog kennel on the ground floor and a flat on the first floor, one is a storage barn, one is a horse stable, one is a storage and one is a kennel.	Habitat condition pre-determined as ' N/A ' as detailed within the Statutory Biodiversity Condition Assessment Supplement.	Low Strategic Significance Area/compensation not in local strategy/no local strategy and no evidence to suggest the habitat is of medium strategic significance (not part of a habitat corridor or steppingstone).
Urban: Artificial unvegetated, unsealed surface	0.074	Large areas of the site are dominated by artificial, unvegetated, unsealed surfaces in the form of gravel drives and parking areas. To the west of the site, fast-colonising plant species were observed throughout this habitat type, as listed below. Centrally, areas of bare ground are present where the soil appears to be compacted due to vehicle use.	Habitat condition pre-determined as ' N/A ' as detailed within the Statutory Biodiversity Condition Assessment Supplement.	Low Strategic Significance Area/compensation not in local strategy/no local strategy and no evidence to suggest the habitat is of medium strategic significance (not part of a habitat corridor or steppingstone).
Heathland and scrub: Bramble scrub	0.016	Within the northwest corner of the site, there is a raised earth bank which is dominated by dense bramble scrub. The scrub is mature and over 1.5 m in height, with no visible clearings or glades.	Habitat condition pre-determined as ' N/A ' as detailed within the Statutory Biodiversity Condition Assessment Supplement	Low Strategic Significance Area/compensation not in local strategy/no local strategy and no evidence to suggest the habitat is of medium strategic significance (not part of a habitat corridor or steppingstone).
Grassland: Modified grassland	0.026	There are four areas of modified grassland across the site. See PEA PRE (Arbtech Consulting Ltd, 2026) for further details on each habitat parcel.	Poor: passes 5 of 7 criteria excluding essential criterion A.	Low Strategic Significance

			Assessed using the 'Grasslands Low Distinctiveness' habitat type condition sheet.	Area/compensation not in local strategy/no local strategy and no evidence to suggest the habitat is of medium strategic significance (not part of a habitat corridor or steppingstone).
Individual trees: Rural tree	0.0244	There are 6 trees present on site within the area of bramble scrub, all of which are semi-mature and of a small size. The survey identified willow (<i>Salix</i> spp.) and common beech (<i>Fagus sylvatica</i>). All identified species are native to the UK.	Moderate: passes 4 out of 6 criteria. Assessed using the 'Individual Trees' habitat type condition sheet.	Low Strategic Significance Area/compensation not in local strategy/no local strategy and no evidence to suggest the habitat is of medium strategic significance (not part of a habitat corridor or steppingstone).

Post-Development Biodiversity Value: On-Site					
Area-Based Habitats					
Habitat		Area (ha)	Description	Condition Assessment	Strategic Significance
Retained (A-1)	Urban: Developed land, sealed surface	0.043	All buildings on site will be retained and converted.	See baseline.	
Created (A-2)	Urban: Developed land, sealed surface	0.086	Created areas of hard standing paths and parking.	Habitat condition pre-determined as ' N/A ' as detailed within the Statutory Biodiversity Condition Assessment Supplement	Low Strategic Significance Area/compensation not in local strategy/no local strategy and no evidence to suggest the habitat is of medium strategic significance (not part of a habitat corridor or steppingstone).
	Urban: Developed land, sealed surface	0.002	Extension to the main kennel building.	Habitat condition pre-determined as ' N/A ' as detailed within the Statutory Biodiversity Condition Assessment Supplement	Low Strategic Significance Area/compensation not in local strategy/no local strategy and no evidence to suggest the habitat is of medium strategic significance (not part of a habitat corridor or steppingstone).
	Urban: Introduced shrubs	0.03	Areas of ornamental planting and introduced shrubs.	Habitat condition pre-determined as ' N/A ' as detailed within the Statutory Biodiversity Condition Assessment Supplement	Low Strategic Significance Area/compensation not in local strategy/no local strategy and no evidence to suggest the habitat is of medium strategic significance (not part of a habitat corridor or steppingstone).
	Heathland and shrub: Mixed scrub	0.047	Creation of mixed scrub planting	Poor: passes 2 out of 5 criteria. Assessed using the 'Scrub' habitat type condition sheet.	High Strategic Significance Creation of mixed scrub is formally identified in Local Nature Recovery Strategy.
	Individual trees: Rural trees	0.0733	Planting of 18 small native trees across the site.	Poor: passes 2 out of 6 criteria. Assessed using the 'Individual Trees' habitat type condition sheet.	Low Strategic Significance Area/compensation not in local strategy/no local strategy and no evidence to suggest the habitat is of medium strategic significance (not part of a habitat corridor or steppingstone).

Change of Biodiversity Value

Biodiversity Units				
On-Site		Area-Based	Linear-Based	Watercourse-Based
	Baseline	0.31	N/A	N/A
	Post-Development	0.47	N/A	N/A
	Net Change	+0.16	N/A	N/A
Overall Net Change		+51.62%	N/A	N/A

BNG Informative	
Results and Next Steps	The current landscaping proposal generates a net gain of area-based habitat units (+51.62%). As such, the proposed development is compliant with current legislation (Environment Act 2021) and planning policies (National Planning Policy Framework, 2024; Wiltshire Core Strategy) as a minimum biodiversity net gain of +10% was achieved for both area- and linear-based habitat units. All trading conditions have been satisfied. A Biodiversity Gain Plan (BGP) and Habitat Management and Monitoring Plan (HMMP) must be produced for the site. This should include recommendations for the implementation, management and monitoring of the site for at least 30 years to ensure that biodiversity net gain is delivered.
Pre-Commencement	A Biodiversity Gain Plan (BGP) and Habitat Management and Monitoring Plan (HMMP) must be produced for the site. This should include recommendations for the implementation, management and monitoring of the site for at least 30 years to ensure that biodiversity net gain is delivered. These additional requirements can only be actioned following the finalisation of the BNG assessment – be it on-site or off-site net gains sought.
BNG Mitigation Hierarchy	
Avoidance	The scheme has been amended and reduced in size to avoid impacts on the other neutral grassland and ditch to the north (now located outside of the red line boundary).
Minimisation	The scheme has been amended and reduced in size to avoid impacts on the other neutral grassland and ditch to the north (now located outside of the red line boundary).
Mitigation	The scheme seeks to create areas of mixed scrub as required under the Local Nature Recovery Strategy, as well as planting of trees.
Offset	N/A – net gain achieved on site.

Appendix 1: Baseline Habitat Plan



Appendix 2: Post-Development Habitat Plan



Appendix 3: Proposed Development Plan



Appendix 4: Headline BNG Results

The Defra Statutory Biodiversity Metric is provided as a separate excel spreadsheet.

FINAL RESULTS				
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Area habitat units	0.16		
	Hedgerow units	0.00		
	Watercourse units	0.00		
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	Area habitat units	51.62%		
	Hedgerow units	0.00%		
	Watercourse units	0.00%		
Trading rules satisfied?		Yes ✓		

Unit Type	Target	Baseline Units	Units Required	Unit Deficit
Area habitat units	10.00%	0.31	0.34	0.00
Hedgerow units	10.00%	0.00	0.00	0.00
Watercourse units	10.00%	0.00	0.00	0.00

No additional area habitat units required to meet target ✓

No additional hedgerow units required to meet target ✓

No additional watercourse units required to meet target ✓

Appendix 5a: Baseline Habitat Condition Assessment Sheets*Modified grassland condition assessment.*

	Criteria Description	Criteria Passed?
A	There are 6-8 vascular plant species per m2 present, including at least 2 forbs. Note - this criterion is essential for achieving Moderate or Good condition.	N
B	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.	Y
C	Any scrub present accounts for less than 20% of the total grassland area. (Some scattered scrub such as bramble <i>Rubus fruticosus</i> agg. may be present). Note - patches of scrub with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.	Y
D	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.	Y
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens). For example, this could include small, scattered areas of bare ground allowing establishment of new species, or localised patches where not exceeding 10% cover.	Y
F	Cover of bracken <i>Pteridium aquilinum</i> is less than 20%.	Y
G	There is an absence of invasive non-native plant species (as listed on Schedule 9 of WCA).	Y
		Total 6/7
	Condition Poor due to failing one or more essential criteria.	

Modified grassland condition assessment.

	Criteria Description	Criteria Passed?
A	There are 6-8 vascular plant species per m2 present, including at least 2 forbs. Note - this criterion is essential for achieving Moderate or Good condition.	N
B	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.	N
C	Any scrub present accounts for less than 20% of the total grassland area. (Some scattered scrub such as bramble <i>Rubus fruticosus</i> agg. may be present). Note - patches of scrub with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.	Y
D	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.	Y
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens). For example, this could include small, scattered areas of bare ground allowing establishment of new species, or localised patches where not exceeding 10% cover.	Y
F	Cover of bracken <i>Pteridium aquilinum</i> is less than 20%.	Y
G	There is an absence of invasive non-native plant species (as listed on Schedule 9 of WCA).	Y
		Total 5/7
	Condition Poor due to failing one or more essential criteria.	

Other neutral grassland condition assessment.

	Criteria Description	Criteria Passed?
A	The parcel represents a good example of its habitat type, with a consistently high proportion of characteristic indicator species present relevant to the specific habitat type (and relative to Footnote suboptimal species which may be listed in the UKHab description). Note - this criterion is essential for achieving Moderate or Good condition for non-acid grassland types only.	N
B	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 insects, birds and small mammals to live and breed.	Y
C	Cover of bare ground is between 1% and 5%, including localised areas, for example, rabbit warrens. For example, this could include small, scattered areas of bare ground allowing establishment of new species, or localised patches where not exceeding 10% cover.	Y
D	Cover of bracken <i>Pteridium aquilinum</i> is less than 20% and cover of scrub (including bramble <i>Rubus fruticosus</i> agg.) is less than 5%.	Y
E	Combined cover of species indicative of suboptimal condition and physical damage (such as excessive poaching, damage from machinery use or storage, damaging levels of access, or any other damaging management activities) accounts for less than 5% of total area. If any invasive non-native plant species (as listed on Schedule 9 of WCA5) are present, this criterion is automatically failed.	Y
		Total 4/5
	Condition Poor due to passing 4 of 5 criteria and all essential criteria.	

	Criteria Description	Criteria Passed?
A	The ditch is of good water quality, with clear water (low turbidity) indicating no obvious signs of pollution.	N
B	A range of emergent, submerged and floating-leaved plants are present. As a guide >10 species of emergent, floating or submerged plants present in a 20 m ditch length.	Y
C	There is less than 10% cover of filamentous algae and or duckweed Lemna spp. (these are signs of eutrophication).	N
D	A fringe of aquatic marginal vegetation is present along more than 75% of the ditch.	Y
E	Physical damage is evident along less than 5% of the ditch, with examples of damage including: excessive poaching, damage from machinery use or storage, or any other damaging management activities.	Y
F	Sufficient water levels are maintained - as a guide a minimum summer depth of approximately 50 cm in minor ditches and 1 m in main drains.	N
G	Less than 10% of the ditch is heavily shaded.	Y
H	There is an absence of non-native plant and animal species.	Y
		Total 5/8
	Condition Poor due to passing 5 of 8 criteria and all essential criteria.	

Scattered trees condition assessment.

	Criteria Description	Criteria Passed?
A	The tree is a native species (or at least 70% within the block are native species).	Y
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	Y
C	The tree is mature (or more than 50% within the block are mature).	N
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	Y
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	N
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Y
		Total 4/6
	Condition Moderate due to passing 4 of 6 criteria and all essential criteria.	

Appendix 5b: Post-Development Habitat Condition Assessment Sheets

Scrub Habitat Type Condition Assessment

Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
A	The parcel represents a good example of its habitat type - the appearance and composition of the vegetation closely matches its UKHab description (where in its natural range). ¹ - At least 80% of scrub is native, - There are at least three native woody species ² , - No single species comprises more than 75% of the cover (except hazel <i>Corylus avellana</i> , common juniper <i>Juniperus communis</i> , sea buckthorn <i>Hippophae rhamnoides</i> or box <i>Buxus sempervirens</i> , which can be up to 100% cover).	Yes	
B	Seedlings, saplings, young shrubs and mature (or ancient or veteran ³) shrubs are all present.	No	
C	There is an absence of invasive non-native plant species ⁴ (as listed on Schedule 9 of WCA ⁵) and species indicative of suboptimal condition ⁶ make up less than 5% of ground cover.	Yes	
D	The scrub has a well-developed edge with scattered scrub and tall grassland and or forbs present between the scrub and adjacent habitat.	No	
E	There are clearings, glades or rides present within the scrub, providing sheltered edges.	No	
Number of criteria passed			
Condition Assessment Result (out of 5 criteria)	Condition Assessment Score	Score Achieved x/√	
Passes 5 criteria	Good (3)		
Passes 3 or 4 criteria	Moderate (2)		
Passes 2 or fewer criteria	Poor (1)	✓	

Individual Trees Condition Assessment

Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
A	The tree is a native species (or at least 70% within the block are native species).	Yes	
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	Yes	
C	The tree is mature (or more than 50% within the block are mature) ¹ .	No	
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	No	

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E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	No	
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	No	
Number of criteria passed		2	
Condition Assessment Result (out of 6 criteria)	Condition Assessment Score	Score Achieved x/√	
Passes 5 or 6 criteria	Good (3)		
Passes 3 or 4 criteria	Moderate (2)		
Passes 2 or fewer criteria	Poor (1)	✓	