

EEL1108 Park Lane, Cherhill – Biodiversity Net Gain (BNG) Assessment

Elendale Environmental Limited was commissioned by Mr Robert Willis to undertake a Biodiversity Net Gain (BNG) assessment for an area of land adjacent to Tudor Cottage, Park Lane, Cherhill, SN11 8XN ('the site'). This has been undertaken to support a planning application to Wiltshire Council (ref. Pl/2026/01199) for the construction of a four-bedroom dwelling with an associated garage and new entrance driveway ('the proposed development').

The site is located in the eastern end of Cherhill village, approximately 3.5km east of Calne, at OS grid reference SU 04081 70214.

Using current information on the proposed development, this assessment estimates the BNG anticipated to be achieved through the site plans and has been undertaken with reference to the Statutory Biodiversity Metric calculation tool¹. This is a biodiversity accounting tool used for the purposes of calculating biodiversity net gain for a site and is based on 'biodiversity units' calculated according to the habitats present and their size, distinctiveness and condition. This enables the quantitative calculation of the predicted change in biodiversity value as a result of a development, with the objective of achieving a net gain in biodiversity.

In England, BNG is mandatory² under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021) and developers must deliver a BNG of 10%. This means a development will result in more or better-quality natural habitat than there was before development. Positive effects for biodiversity are encouraged in new developments by contributing to the enhancement of biodiversity, restoring degraded habitats and building and strengthening nature networks.

¹ [Natural England - GOV.UK \(www.gov.uk\)](https://www.gov.uk/natural-england)

² From 12th February 2024.

Entering the site from the west, there is an existing driveway and parking areas, consisting of bare earth, stone and gravel. The margins of the driveway are sparsely vegetated with short grass species. In the centre of the site there is an existing single-storey building comprising a garage and storage areas. The site primarily comprised of modified grassland, which has been mown with a low to average sward height. There is an area of tall ruderal to the south-west, dominated by common nettle other abundant species such as cleavers, hogweed and broad-leaved dock. To the eastern and southern sides of the site there is a small woodland.

There is a hedgerow at the western boundary of the site, which is species-poor, and dense with an individual small yew tree.

Photograph 1: showing a view of the site



Based on this, the pre-development site habitat units have been determined using the Statutory Biodiversity Metric calculation tool, Google Earth Pro and existing site area figures provided by the applicant. This is summarised in **Table 1**.

Table 1: Site habitat (pre-development)

BROAD HABITAT	HABITAT TYPE	AREA (HA)	CONDITION	TOTAL HABITAT UNITS LOST	COMMENTS
Urban	Developed land; sealed surface	0.005724	Poor	0.00	Existing garage
Urban	Developed land; sealed surface	0.008754	Poor	0.43	Existing drive & parking area
Woodland and forest	Other woodland; broadleaved	0.088928	Poor	0.01	Area of existing woodland
Grassland	Modified grassland	0.207834	Poor	0.20	Existing grassland
Individual trees	Rural tree	0.048900	Condition Assessment N/A	0.01	Three trees to be removed – yew, horse chestnut & Lawson Cypress
Sparsely vegetated land	Ruderal/Ephemeral	0.004800	N/A - Other	0.00	Small area of ephemeral/short perennial; this will not be retained
Urban	Introduced shrub	0.005000	Poor	0.02	Recently planted Thuja placita shrubs along northern boundary

Further to this, the post-development site habitat units have been determined using the Statutory Biodiversity Metric calculation tool and this is summarised in **Table 2**.

Table 2: Site habitat creation (post-development)

BROAD HABITAT	HABITAT TYPE	AREA (HA)	CONDITION	TOTAL HABITAT UNITS	COMMENTS
Urban	Developed land; sealed surface	0.021125	N/A - Other	0.00	House & carport
Urban	Developed land; sealed surface	0.03138	N/A - Other	0.00	Hardstanding drive, paths & patio area
Urban	Artificial unvegetated, unsealed surface	0.00178	N/A - Other	0.00	Gravel paths
Urban	Allotments	0.00445	Moderate	0.02	Vegetable garden
Lakes	Ponds (non-priority habitat)	0.0012	Moderate	0.01	Small pond created, managed for wildlife
Individual trees	Rural tree	0.0651	Moderate	0.20	Replacement of three trees removed, planting four trees in compensation around site margins close to existing woodland
Grassland	Other neutral grassland	0.01345	Poor	0.09	Area of grassland habitat retained & enhanced through seeding and management

Within the site, an area of the existing woodland will be enhanced with an increased species mix and additional management. This is summarised in **Table 3**.

Table 3: Site habitat enhancement (post-development)

BROAD HABITAT	HABITAT TYPE	AREA (HA)	CONDITION	TOTAL HABITAT UNITS	COMMENTS
Woodland & forest	Other woodland; broadleaved	0.088928	Moderate	0.60	Woodland management & enhancement plan being pursued by the applicant with advice from arboriculture consultants. Includes tree care, removal of dead & dying trees (if health deteriorates further), and re-planting with trees that contribute to the woodland biodiversity.

Based on this, the Statutory Biodiversity Metric calculation tool indicates that the development will result in a net gain of **23.35%** for non-linear habitats, thus complying with local and national planning policies for biodiversity net gain.

There are hedge linear habitats within the red-line boundary, and the proposed development seeks to remove 8.5m of this hedgerow to create an access driveway. The applicant proposes to plant 165m of mixed native hedgerow around the site perimeter.

Table 4: Site hedge linear habitat (pre-development)

HABITAT TYPE	LENGTH (KM)	CONDITION	TOTAL HABITAT UNITS LOST	COMMENTS
Native hedgerow	0.0085	Poor	0.02	Length of hedgerow to west to be removed for driveway. Species-poor, mostly bramble and ivy, with one small yew in the hedge to be removed, some blackthorn and boxwood

The post-development hedgerow habitat units have been determined using the Statutory Biodiversity Metric calculation tool and this is summarised in **Table 5**.

Table 5: Site hedge linear habitat (post-development)

HABITAT TYPE	LENGTH (KM)	CONDITION	TOTAL HABITAT UNITS CREATED	COMMENTS
Species-rich native hedgerow	0.1650	Moderate	1.10	Mixed native hedging to be planted around the site perimeter (excludes recently planted 42m native hedging along eastern boundary).

Based on this, the Statutory Biodiversity Metric calculation tool indicates that the development will result in a net gain of **6,397.73%** for linear hedgerow habitats, thus complying with local and national planning policies for biodiversity net gain.

Positive effects for biodiversity are encouraged in new developments by contributing to the enhancement of biodiversity, restoring degraded habitats and building and strengthening nature networks. Further details and examples of additional biodiversity improvements for the proposed development could include:

- Bird nesting boxes (both small-hole and open-fronted) could be placed on the roof of the new dwelling, within suitable structures, and/or on existing trees around the site, to create nesting opportunities for small bird species. It is understood that swallow *Hirundo rustica* boxes are being considered, which is encouraged; and
- Bat boxes could be placed on the new building and/or around the site boundaries (e.g. pole-mounted) to create roosting opportunities for bat species.