
Land west of North Lodge, Codford St Peter

Biodiversity Net Gain Statement – Statutory Biodiversity Metric

July 2026

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Report Ref: SEB3172_02 v3
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1. Identification of Interventions

- 1.1.1 Seasons Ecology was instructed by Mr R Payne, the landowner, to produce a statement on biodiversity net loss/gain in relation to the development of Land to the west of North Lodge, High Street, Codford St Peter, Wiltshire, BA12 0NJ, (central grid reference: ST 96141 40161). The site is the subject of a planning application for the construction of two dwellings, with associated access, vehicle parking and landscaping.

2. Biodiversity Net Gain Calculation Method

- 2.1.1 Anticipated biodiversity net loss or gain across the site has been calculated through use of The Statutory Biodiversity Metric Calculation Tool (DEFRA, 2024 – updated 3rd July 2025).
- 2.1.2 Calculations have been made based on measurements and habitats shown on the baseline plans (UKHab Habitat Map) and the latest landscaping scheme, and discussions with the applicant and wider design team. The Baseline BNG Habitat Plan is provided at Annex 1 and the Post-development BNG Habitat Plan is provided at Annex 2.

3. Identification of Baseline Metric Components

3.1 Habitat Units

- 3.1.1 *Other Woodland; Broadleaved* – The south-east two thirds of this woodland habitat (forming the development site) have had the tree canopy coverage removed in 2022 and 2023, outside of the nesting bird season (per comms.). The woodland is subject to an ongoing liability insurance policy (Ref. 402557, *Self Assured Underwriting Agencies Limited*). The policy includes the following condition:

'3. Maintenance Condition - SEL 153 12/15

***You** must ensure that **You** undertake regular checks for the safety of the site and have a maintenance programme in operation.*

***We** shall be entitled to refuse to pay any claim under this policy in its entirety if **You** do not comply with the provisions of this Condition.'*

- 3.1.2 It was noted in the necessary annual review of the condition of the trees/woodland, carried out by an experienced arboriculturist, that the Poplar sp. had come to the end of their lives and posed safety concerns as numerous individuals were within the falling distance of the adjacent A36 carriageway, as well as ash dieback being present amongst the ash trees. These trees were therefore removed from the site. As a result, the habitat now comprises woodland ground flora, young shrubs, and regenerating tree saplings and seedlings. The north-west area of woodland (off-site - within the ownership boundary) has been retained as existing from 2020 (and earlier) and still appeared present on site in November 2025, when the baseline survey was carried out. In accordance with the BNG User Guide, the baseline on-site woodland has been backdated to 2020. The condition of the woodland present at that time has been inferred using the retained woodland within the site ownership boundary (north-west) and the adjacent woodland bund to the south-west bounding the A36 carriageway, as reference habitats.
- 3.1.3 Canopy trees across the off-site north-west and south-west woodland areas include semi-mature to mature trees, with species including elm *Ulmus* species, field maple *Acer*



campestre, ash *Fraxinus excelsior*, wild cherry *Prunus avium*, sycamore *Acer pseudoplatanus* and goat willow *Salix caprea*. A loose understorey is present across both the on-site and off-site woodland areas including hawthorn *Crataegus monogyna*, holly *Ilex aquifolium*, hazel *Corylus avellana*, dogwood *Cornus sanguinea* and elder *Sambucus nigra*. Self-seeded ash and white poplar *Populus alba* saplings were scattered across the ground.

- 3.1.4 The total area of on-site woodland habitat measures approximately 0.1413ha, of which all will be lost to the proposed two residential dwellings and associated plots/access. The north-west area of woodland will be retained off-site and is therefore excluded from the BNG metric.

3.2 Hedgerow and Line of Tree Units

- 3.2.1 There are no hedgerows or lines of trees present on site; therefore, there are no baseline units within this category.

3.3 Watercourse Units

- 3.3.1 There are no watercourses present on site; therefore, there are no baseline units within this category.

3.4 Irreplaceable Habitats

- 3.4.1 There are no irreplaceable habitats present on or adjacent to the site, therefore impacts on these types of habitats do not need to be considered for this proposal.

4. Identification of Post-Development Metric Components

4.1 Habitat Units

- 4.1.1 *Vegetated Garden* – Vegetated garden habitat will surround the two new dwellings, forming the front and rear residential gardens, occupying a total area of approximately 0.0795ha.
- 4.1.2 *Other Green Roof* – The footprint of the two new residential dwellings proposed on site is approximately 0.0411ha, of which the roofs of each property will be covered by a sedum green roof. Plot 1 will contain a total green roof area of 0.0209ha (209m²) and Plot 2 will contain a total green roof area of 0.0202ha (202m²).
- 4.1.3 *Artificial Unvegetated, Unsealed Surface* - The footprint of the associated permeable vehicle access driveways and parking measures approximately 0.0203ha.
- 4.1.4 *Built Linear Features* – In order to create the new vehicle access driveway, an access will be created through the existing boundary wall. Two new lengths of boundary wall will be created either side of the access, extending into the site and lining the access. These walls will measure a total footprint of approximately 0.0004ha.

4.2 Hedgerow and Line of Tree Units

- 4.2.1 There are no hedgerows or lines of trees proposed on site (outside of proposed residential curtilages); therefore, there are no post-development units within this category.

4.3 Watercourse Units

- 4.3.1 There are no watercourses proposed on site; therefore, there are no post-development units within this category.



5. Habitat Condition Assessments

5.1 Baseline Condition Assessments

Table 1: Condition Assessment: Woodland and forest – Other woodland; broadleaved

Condition Assessment Indicator	Score for Indicator	Evidence
Age distribution of trees	2	There are no age-classes of trees present in the on-site woodland area, with tree cover having been cleared in 2022 and 2023. However, the condition has been backdated to 2020, and the adjacent off-site, retained woodland areas to the north-west and south-west have been used to establish this condition assessment. There are two age-classes evident within the adjacent woodlands, mature, and semi-mature with the woodland block lacking a young understorey.
Wild, domestic and feral herbivore damage	3	No significant herbivore damage evident in the adjacent woodlands.
Invasive plant species	3	No invasive plant species were identified within the adjacent woodlands, or on-site.
Number of native tree species	3	At least five native shrub species are found within the adjacent woodland blocks.
Cover of native tree and shrub species	3	More than 80% of canopy trees and understory shrubs are native across the adjacent woodland blocks.
Open space within woodland	3	The adjacent and on-site woodland blocks are less than 10 ha in total, therefore automatically achieve this indicator.
Woodland regeneration	2	Only two age-classes of woodland regeneration are present within the adjacent woodland blocks, the lack of a young understorey makes woodland regeneration less successful.
Tree health	2	Tree mortality is more than 11%, but less than 25%, with ash dieback observed within the adjacent woodland blocks.
Vegetation and ground flora	1	No recognisable woodland NVC plant community is evident across ground level vegetation within the adjacent woodland blocks.
Woodland vertical structure	2	The vertical structure of the adjacent woodlands appears as two storeys across the entire block.
Veteran trees	1	There are no veteran trees present within the adjacent woodland blocks.
Amount of deadwood	2	Between 25% and 50% of the on-site and adjacent woodland blocks has fallen deadwood or tree stumps present.
Woodland disturbance	2	There is less than one hectare in total of nutrient enrichment present across the adjacent woodland blocks.
Condition Assessment: Moderate, total indicator score of 29 points (Moderate = 26 to 32).		

5.2 Post-Development Condition Assessments

- 5.2.1 No newly created or enhanced habitats which require condition assessments are proposed on site post-development, with the proposed habitats including artificial, unvegetated, unsealed surface (permeable driveway/parking), other green roofs (sedum) and vegetated garden (residential garden curtilages).



6. Strategic Significance

6.1 Summary of Relevant Local Strategies

Local Nature Recovery Strategy for Wiltshire and Swindon

- 6.1.1 *The Local Nature Recovery Strategy (LNRS) for Wiltshire and Swindon provides a clear framework to reverse biodiversity decline and build resilience across the county's landscapes. Developed under the Environment Act 2021, it forms part of a national programme of 48 strategies and contributes to the UK's commitment to protect 30% of land and sea for nature by 2030.*

10.8 Salisbury Plain - Area 8

Salisbury Plain is both the UK's largest military training area and the world's largest expanse of unimproved chalk downland, making it globally important for wildlife. It is surrounded by a largely open, arable landscape with fragmented calcareous grassland and notable woodlands, such as Collingbourne Wood in the east. The area is bisected by the rivers Till, Bourne, and Avon, which form part of the Hampshire Avon, the world's longest chalk river system. These valleys support distinct habitats compared to the surrounding downland. While Wiltshire is important for farmland birds overall, Salisbury Plain and Porton Down are key sites for species such as Corn Bunting, Stone Curlew, and the recently reintroduced Great Bustard.

12.4 Woodland

Trees, woodlands, and hedgerows form the backbone of Wiltshire's natural environment. They support a rich variety of wildlife by providing food, shelter, and breeding grounds for countless species. Beyond their ecological value, they deliver a wide range of benefits to society by capturing carbon, improving air and water quality, reducing flood risk, and enhancing the beauty and character of the landscape.

The area should be made up of several structural layers, include a range of tree ages, be made up of a range of mainly native species, and a diverse management approach supporting ecological complexity with veteran trees, standing and fallen deadwood and a rich ground flora. Areas of open ground and hydrological features, such as ponds or wet areas should be present. Native hedgerows should link habitats where possible. To enhance resilience to threats like climate change, a variety of different tree species and provenance choices should be present, including in some cases non-natives.

Measure (W1): Woodland – Maintain and Enhance

Sustainably managing existing woodlands is essential to maintaining the large volumes of carbon stored in their trees and soils. Woodland canopies intercept rainfall, while healthy, well-structured soils supported by root systems absorb significant amounts of water, helping to reduce flood risk and improve water quality. The widespread impact of ash dieback has also created opportunities to diversify woodland species, habitats, and structure, increasing their resilience to climate change.

Where appropriate, woodlands can offer opportunities for quiet public enjoyment in areas less sensitive to disturbance. Well-managed woodlands can also support sustainable timber production, reducing reliance on imports and contributing to the decarbonisation of the construction industry.



7. Assessment of Results

- 7.1.1 The off-setting calculations have revealed a total net loss of -0.90 habitat units and a total net percentage loss of -79.41% habitat units. There are no baseline or post-development units for the hedgerow and line of trees or watercourse categories, therefore there is no unit or percentage change in these categories. Full calculations are submitted with this report and the final results are provided below.

7.2 Final Results

FINAL RESULTS				
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Area habitat units	-0.90		
	Hedgerow units	0.00		
	Watercourse units	0.00		
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	Area habitat units	-79.41%		
	Hedgerow units	0.00%		
	Watercourse units	0.00%		
Trading rules satisfied?	No - Check Trading Summaries ▲			
Unit Type	Target	Baseline Units	Units Required	Unit Deficit
Area habitat units	10.00%	1.13	1.24	1.01
Hedgerow units	10.00%	0.00	0.00	0.00
Watercourse units	10.00%	0.00	0.00	0.00

7.3 Summary of Results

- 7.3.1 The site comprises an area of other broadleaved woodland, which currently appears as young regenerative trees and shrubs and predominantly woodland ground flora, this will be lost post-development. The woodland loss is necessary to provide the required footprints of the proposed two dwellings, as well as the associated gardens, vehicle access and parking. The proposed residential garden areas will be vegetated and will incorporate areas of modified grassland, to be surrounded by species-rich native hedgerows, enhancing the garden habitat and improving connectivity. As the post-development site is entirely covered by residential curtilages, further habitat creation/enhancement cannot be secured, and off-site habitat units will need to be purchased to satisfy the requirement for the +10% gain.
- 7.3.2 *Off-site Habitat Units* - The value of the off-site habitat units needed to achieve the required 10% gain is shown in the final results above in the fourth column of the table, so 1.01 habitat units. However, due to the loss of woodland habitat on site, requiring provision of the same broad habitat or a higher distinctiveness habitat, 1.13 woodland (or a higher distinctiveness) habitat units are needed to satisfy the trading summaries, as well as the 10% requirement. Off-site units can be purchased on the open market from companies such as Environment Bank, BioGains or Biofarm. The UK government also sell statutory units as a last resort, if there are no units available on the open market.

7.4 Mitigation Hierarchy

- 7.4.1 The existing woodland will be retained across the north-west of the ownership boundary (off-site). To compensate for the unavoidable loss of the area of woodland on-site, offsetting will be included in the proposal through the purchase of off-site habitat units, as mitigation cannot be provided on site due to the site being entirely residential post-development.



7.5 Summary of the Strategic Significance of the Site

- 7.5.1 The site is located within Area 8 – Salisbury Plain, specified in the Wiltshire and Swindon LNRs, and the site is highlighted for the following measure '*Measure (W1): Woodland – Maintain and Enhance*'. Due to the site consisting of proposed residential curtilages, habitat creation/enhancement cannot be secured, and strategic significance has not been involved in the decision-making process of this proposal. Therefore, the baseline and post-development habitat have all been allocated as 'low' strategic significance.



Annex 1: Baseline UKHab Habitat Map (November 2025)



Annex 2: Post-Development UKHab Habitat Map (July 2026)

