

Mr Simon Crundell
Boyce Group

By email

13 October 2025

Dear Simon

Biodiversity Net Gain Assessment: Nonsuch House

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 establish how much additional habitat of different kinds will be required to achieve 10% or 20% net gain.

Net gain calculations

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

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

Unauthorised habitat degradation

Crossman Associates

Ecological Consultants
Fire Engine House
Oakhill, Bath BA3 5BJ
Telephone 01761 233414
info@crossmanassociates.co.uk

www.crossmanassociates.com

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 conditions

The site covers an area of approximately **13 ha**, of which **~12.1 ha** is modified grassland, **~0.6 ha** is vegetated garden, and **~0.3 ha** is developed land.

Trees

There are 36 trees on site. The diameter of the trees at chest height (approx 1.5m) are shown in the table below:

Size class	Diameter at chest height (cm)	Number of trees
Small	7.5 - 30	0
Medium	30 - 60	16
Large	60 - 90	2
Very large	>90	18

The biodiversity metric area equivalent for the trees is calculated using the following table:

Size class	Diameter at chest height (cm)	Area equivalent per tree (ha)
Small	7.5 - 30	0.0041
Medium	30 - 60	0.0163
Large	60 - 90	0.0366
Very large	>90	0.0765

The total area equivalent of the trees is therefore:

$$16 \times 0.0163 + 2 \times 0.0366 + 18 \times 0.0765 = \mathbf{1.711 \text{ ha}}$$

Post-development conditions

The site is proposed for the development of a number of additional buildings covering some of the existing modified grassland. None of the trees are scheduled to be removed.

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

Table 1: On-site habitat value analysis

Habitat	Area ha	Units
On-site habitat baseline		
Developed land; sealed surface	0.32922	0
Vegetated garden	0.5872	1.17
Modified grassland	12.0953	48.38
Trees – area equivalent	1.71	20.52
Total		70.07
On-site habitat creation/retention		
Developed land; sealed surface	1.13142	0
Vegetated garden	0.8286	1.6
Modified grassland (<i>retained</i>)	10.7084	42.83
Trees – area equivalent (<i>retained</i>)	1.71	20.52
Reservoir	0.3433	1.54
Total		66.49

Summary of units gained/lost

Pre-development value (units)	Post development value (units)	Units required to achieve 10% gain	Unit deficit
70.07	66.49	77.077	10.587

The client has suggested that they would like to go beyond the legal requirement of 10% net gain and achieve 20% net gain in line with the Wiltshire Local Plan. The following table shows what would be needed to achieve 20% gain.

Pre-development value (units)	Post development value (units)	Units required to achieve 20% gain	Unit deficit
70.07	66.49	84.084	17.594

Recommendations

The above calculations confirm that the proposed development will result in a net loss of 3.58 habitat units, which is equivalent to 5.11% net loss.

To achieve 10% net gain, 10.587 habitat units will need to be either created or purchased.

To achieve 20% net gain, 17.594 habitat units will need to be either created or purchased.

Options for achieving 10% or 20% net gain on site

The following table shows what area of different habitats would need to be created on site to achieve 10% or 20% net gain.

Habitat type	Unit value of 1 ha	Area required for 10% gain	Area required for 20% gain
Mixed woodland	2.75	3.85	6.40
Broadleaved woodland	4.69	2.26	3.75
Orchard	5.88	1.80	2.99
Mixed scrub	6.69	1.58	2.63

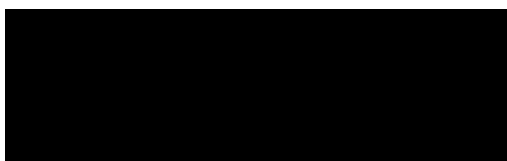
Alternatively, the net gain could be achieved through planting individual trees. The following table shows how many trees would be required. [Trees being newly planted are inevitably classified as small].

Habitat type	Unit value of 1 tree	Number required for 10% gain	Number required for 20% gain
Small trees	0.0041	2,582	4,291

Of course, some combination of different habitats and trees is likely to be desirable. The above tables should enable the construction of a desired plan combining different options.

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

Yours faithfully



Alex Crossman BSC (Hons) MCIEEM
Managing Director