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7th April 2026

RE: Biodiversity Net Gain (BNG) exemption for Mavern House Care Home, Corsham Road, Shaw, Melksham, Wiltshire, SN12 8EH.

Dear Alice,

LC Ecological Services Ltd was commissioned by Noma Architects to review the requirements for a biodiversity net gain (BNG) assessment for the proposed extensions at Mavern House Care Home, Corsham Road, Shaw, Melksham, Wiltshire, SN12 8EH (Grid reference: ST 88734 65803). A site location plan has been provided in appendix I, the proposal plans are shown in appendix II, and photographs of the site are provided in appendix III.

Baseline habitats

The UK Habitat Classification System (UKHab Ltd, 2023) was adopted, whereby habitats are mapped using codes (appendix IV), during the walkover survey undertaken by ecologist William Davis on 27th March 2026.

In accordance with the UK Habitat Classification survey methodology (UK Habs, 2023), the on-site habitats comprise developed land sealed surface (u1b), buildings (u1b5), and artificial unvegetated unsealed surface (u1c), all of which have no baseline units. A small amount of enclosed vegetated garden (secondary code 828) is also present to the west of the development boundary.

The artificial unvegetated unsealed surface is adjacent to modified grassland (g4) to the north, and vegetation has started to encroach onto the unvegetated unsealed surface. However, the underlying structure is hardstanding and vegetation coverage from encroachment is less than 10% and still fits the criteria for developed land sealed surface as described within the UK Habitat Classification System (UKHab Ltd, 2023) and does not hold significant ecological value.

The surrounding habitats comprise developed land sealed surface, buildings, artificial unvegetated unsealed surface, and vegetated garden, modified grassland, hedgerows and scattered trees. These habitats are outside of the development boundary, and no temporary impacts are anticipated from the proposed development.

Post-development habitats

The proposals are for three small extensions, one on the western elevation, one on the eastern elevation and one on the northwestern corner. There will be a loss of approximately 0.0013 hectares of artificial unvegetated unsealed surface, and 0.0032 hectares of developed land sealed surface.

In addition, 0.0022 hectares of vegetated garden will be lost to facilitate the development. This area is under the minimum of 25m² required for a Biodiversity Net Gain Assessment. No further on-site habitat loss and no additional direct or indirect impacts on the surrounding habitats are anticipated from the proposed development.

De minimis exemption

It is considered that this site meets the threshold of the de minimis exemption. The de minimis exemption applies to the following as described on the gov.uk website:

- *The development must not impact on any site priority habitat; and*
- *If there is an impact on any other site habitat, that impact must be on less than 25 square metres (e.g. less than a 5m by 5m square) of onsite habitat with a biodiversity value greater than zero and on less than 5 metres of onsite linear habitat (such as a hedgerow).*

I do hope this is comprehensive however, if you do have any further queries or require any additional information, please don't hesitate to contact me.

Best Wishes,

Adam Sherring, BSc (Hons)
Ecologist

APPENDIX I: SITE LOCATION



APPENDIX II: SITE PROPOSALS



APPENDIX III: SITE PHOTOGRAPHS



Photograph 1: View of the southern and eastern elevations, facing northwest.



Photograph 2: View of the northeastern corner, facing north.



Photograph 3: Access ramp to be removed to facilitate the eastern extension.



Photograph 4: View of the southwestern corner, facing north.



Photograph 5: Area of enclosed vegetated garden.



Photograph 6: Unvegetated unsealed surface with adjacent modified grassland, facing west.

APPENDIX IV: UK HABITAT CLASSIFICATION MAP

