

Bremeridge Farm, Dilton Marsh

Biodiversity Net Gain Statement

September 2026



Notice

This document and its contents have been prepared and are intended solely as information for Warleigh Capital (The Client) for use in relation to the proposed works at the land at Whiterow Farm, Beckington

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The information which Providence Ecological Ltd has provided has been prepared by an environmental specialist in accordance with the Code of Professional Conduct of the Chartered Institute of Ecology and Environmental Management (CIEEM). Providence Ecological Ltd confirms that the opinions expressed are our true and professional opinions.

This document does not purport to provide legal advice.

This document has 10 pages including the front and rear covers.

Document history

Revision	Purpose description	Authored	Reviewed	Issue/Revision Date
1.0	Biodiversity Net Gain Statement	IL	IL	07/09/2026

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1 Introduction

1.1 Terms of Reference

1. Providence Ecological Ltd, was commissioned by Mr and Mrs Doel (The Clients) to undertake a Biodiversity Net Gain (BNG) Assessment & BNG Statement in relation to the proposed works at Bremeridge Farm, Dilton Marsh, Wiltshire (hereafter referred to as 'the Site')

1.2 Scope of the Statement

2. This BNG Statement presents:
 - a. Key Information;
 - b. The BNG Strategy
 - c. Baseline and Proposed UKHab & BNG Habitat Plans

1.3 Surveyor & Assessor Competencies

3. This BNG Statement has been undertaken with reference to current good practice guidance^{1,2,3}
4. Baseline habitat surveys were completed by Providence Ecological Ltd on 22nd March 2023 and subsequently updated on 20th June 2025 and 17th April 2026 (UKHab).
5. The survey and assessment were led and completed by Alex Sams who has 14 years of experience within ecological consultancy. This BNG Statement was written by Isobel Lakin, who has four years of experience within ecological consultancy. Both Alex and Isobel are at least "*capable*" in line with the Chartered Institute of Ecology and Environmental Management (CIEEM) competency framework⁴.

¹ UKHab Ltd (2023) *UK Habitat Classification Version 2.0* (accessed at: <https://www.ukhab.org>)

² DEFRA (2024) *The Statutory Biodiversity Metric: User Guide (updated 3 July 2025)* (accessed at: https://assets.publishing.service.gov.uk/media/689c5ee17b2e384441636196/The_Statutory_Biodiversity_Metric_-_User_Guide_-_July_2025.pdf)

³ BNG Form 03: Somerset Council BNG Statement Template (accessed at <https://ssdc.somerset.gov.uk/civica/Resource/Civica/Handler.ashx/Doc/pagestream?cd=inline&pdf=true&docno=12972440>)

⁴ <https://www.cieem.net/competency-framework>

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2 The Site & Proposed Scheme

2.1 The Site

6. The Site is located within a larger parcel of land at Ordnance Survey national grid reference ST 84808 50732.
7. **The land parcel** comprised Structures, concrete hardstanding (sealed surface), gravel (artificial unvegetated unsealed surface), species-poor neutral grassland as well as a small waterbody. The land parcel was bound by an ornamental coniferous hedgerow to the north west and partially extended along the south west boundary; fences formed the south western boundary, while a wall and section of ornamental hedgerow formed the north eastern boundary. The south eastern boundary was not clearly defined but comprises and a strip of broadleaved woodland with minor watercourse.
8. **The Site itself** is approximately 0.54 Ha, predominantly set within existing areas of hardstanding and Structures, with the majority of species-poor neutral grassland, small waterbody, broadleaved woodland and watercourse all remaining outside of the Site boundary. The Site only extends up to the north eastern boundary (wall and ornamental coniferous hedge) adjacent to existing residential dwellings but does not extend to include other boundaries.
9. See **Figure 1** below for a detailed drone survey orthomosaic of the Site.



Figure 1: Site Area plan showing drone orthomosaic with red line boundary (Red dashed line) and BNG off-site area retained under client ownership (Blue dashed line)

2.2 The Proposed Scheme

10. The Proposed Scheme includes the creation of residential dwellings, an independent bat roost structure as well as hard and soft landscaping as detailed within Orme Architecture drawing 1807/003 Rev B.
11. The Site has been designed to fall predominantly within areas of existing Structures, as well as artificial, sealed and unsealed surfaces, avoiding semi-natural vegetation wherever possible.
12. An area surrounding the Ruins and the eastern half of the Modern Barn will be retained by the Client. The area of the Ruins and immediate surrounds will be used to create a bat roost structure in place of the Ruins, as well as new semi-natural habitats including a species-rich native hedgerow, mixed native scrub, species-rich neutral grassland as well as enhancing areas of existing species-poor neutral grassland. The area of the Modern Barn will be used to create species-rich neutral grassland.
13. The works will additionally include the enhancement of existing species-poor neutral grassland and adjacent sealed surfaces (concrete) adjacent to the Site (outside and adjacent to the formal development area).
14. This will include the demolition of all Structures on the Site as well as hardstanding and the loss of small areas of existing neutral grassland.

3 Biodiversity Net Gain Statement

3.1 Key Information

Table 1 – BNG Key Information

Item / Query	Detail
Is the application subject to BNG?	Yes
Metric version used	The Statutory Metric 4.0
Pre-development baseline on-site biodiversity value	Area Habitat: 0.64 Hedgerow: 0 Watercourse: 0
Unauthorised habitat degradation	No
On-site irreplaceable habitat	No

3.2 BNG Strategy

Table 2 – BNG Strategy Details

Item / Query	Detail
Minimising biodiversity impacts	The proposed development has been designed to minimise impacts on biodiversity through the retention and enhancement of existing habitats where practicable, together with the creation of new habitats. The BNG assessment identifies a net loss of 0.20 area habitat units on-site , which is compensated through 0.88 area habitat units of off-site habitat gain . Overall, the proposals achieve a net gain of 0.68 area habitat units, equivalent to 106.73% net gain . Hedgerow habitat also provides a net gain of 0.54 hedgerow units . No watercourse units are affected. To ensure the ecological and biodiversity benefits are both realised and maximised in the long term, monitoring of the habitats will be undertaken in years 1, 10 and 12 post-development. Should the LPA consider additional future checks be completed then these should be detailed and conditioned.
Proposed strategy	The proposals will result in the loss of existing areas of developed land, sealed surface (concrete yard), artificial unvegetated unsealed surface (gravel), buildings and species-poor neutral grassland. Biodiversity enhancements will be delivered through habitat creation and enhancement. Off-site habitat creation will include the conversion of areas associated with the former modern farm structure and former concrete yard/ruined structure to species-rich neutral and calcareous grassland. These areas will be prepared using the existing sub-soil and seeded with a 50:50 mix of neutral and calcareous wildflower meadow seed. The former gravel area will be planted with mixed scrub comprising species including holly, hawthorn, blackthorn, gorse, hazel, wild privet and dogwood. The former ruined building area will also incorporate a proposed bat roost structure. The proposed habitat retention, creation and enhancement measures result in a combined net increase of 0.68 area habitat units and 0.54 hedgerow units . The BNG Metric confirms that the required trading rules are satisfied and that the development achieves the required biodiversity net gain.
On-site units (net change)	Area Habitat: -0.20 Hedgerow: +0.17 Watercourse: 0
Off-site units (net change)	Area Habitat: +0.88 Hedgerow: +0.36 Watercourse: 0

3.3 On-site Proposals

Table 3 – On-site Proposals

Item / Query	Detail
On-site approach	The proposed development will result in the loss of all existing baseline habitats within the on-site area. Biodiversity enhancements will therefore be delivered through the creation of new habitat as part of the proposed development. The BNG Metric identifies 0.2274 ha of vegetated garden as the principal area habitat creation on-site, together with new hedgerow habitat.
Justification for on-site approach	The existing on-site habitats comprise predominantly developed land, sealed surfaces and buildings, with a smaller area of species-poor neutral grassland. As none of the existing baseline habitats will be retained within the on-site area, opportunities have been taken to incorporate new vegetated habitat and hedgerow planting within the proposed development. These on-site measures form part of the wider BNG strategy, with additional biodiversity gains provided off-site.
Proposed on-site BNG units	Post-development on-site area habitat units: 0.44 Post-development on-site hedgerow units: 0.17 Post-development on-site watercourse units: 0
Significant on-site enhancements	New hedgerows will be created along the RLB boundary, forming the rear boundaries of private residential properties, together with hedgerows between individual properties. Planting will include species such as holly, hawthorn, blackthorn, gorse, hazel, wild privet and dogwood . Due to the location of the hedgerows between private residential properties, no effective long-term management control is proposed. As a precaution for BNG habitat unit scoring, the hedgerows have therefore been classified as non-native and ornamental hedgerows . The proposed hedgerow creation results in a net increase of 0.17 hedgerow units .

3.4 Off-site Proposals

Table 4 – Off-site Proposals

Item / Query	Detail
Off-site approach	Biodiversity net gain will be delivered in part through the creation of new habitats within the off-site area. The proposed off-site measures comprise the creation of species-rich grassland, species-rich native hedgerow and mixed scrub, together with the provision of a bat roost structure. These measures provide new habitat and ecological features and contribute to compensating for the net reduction in area habitat units resulting from the on-site proposals.
Justification for off-site approach	The off-site measures are required to compensate for the on-site reduction in area habitat units, as no existing baseline habitats within the on-site area will be retained. The off-site proposals provide an opportunity to create new, species-rich habitats on areas associated with the former farm structure (The Ruins), concrete yard and gravel area. The off-site habitat creation forms an integral part of the overall BNG strategy and, when combined with the on-site measures, results in the required biodiversity net gain.
Proposed off-site BNG units	Post-development on-site area habitat units: 0.94 Post-development on-site hedgerow units: 0.36 Post-development on-site watercourse units: 0
Significant on-site enhancements	Species-rich grassland: Areas of the off-site land will be prepared for the creation of species-rich grassland. Topsoil will be stripped and the underlying sub-soil prepared for seeding, with sub-soil conditions expected to be neutral to calcareous. The areas will be seeded using a 50:50 mix of neutral and calcareous wildflower meadow seed . For the purposes of BNG habitat unit scoring, the grassland has been assessed precautionarily as species-rich neutral grassland ; however, it will be allowed to develop towards a calcareous grassland type should site conditions indicate that this is appropriate. Species-rich native hedgerow: New species-rich native hedgerow will be created on stone and earth hedge banks . The hedgerow planting will comprise approximately 25% holly , with the remaining 75% comprising hawthorn, blackthorn, gorse, hazel, wild privet and dogwood . Mixed scrub: The former gravel area will be planted with mixed scrub, including species

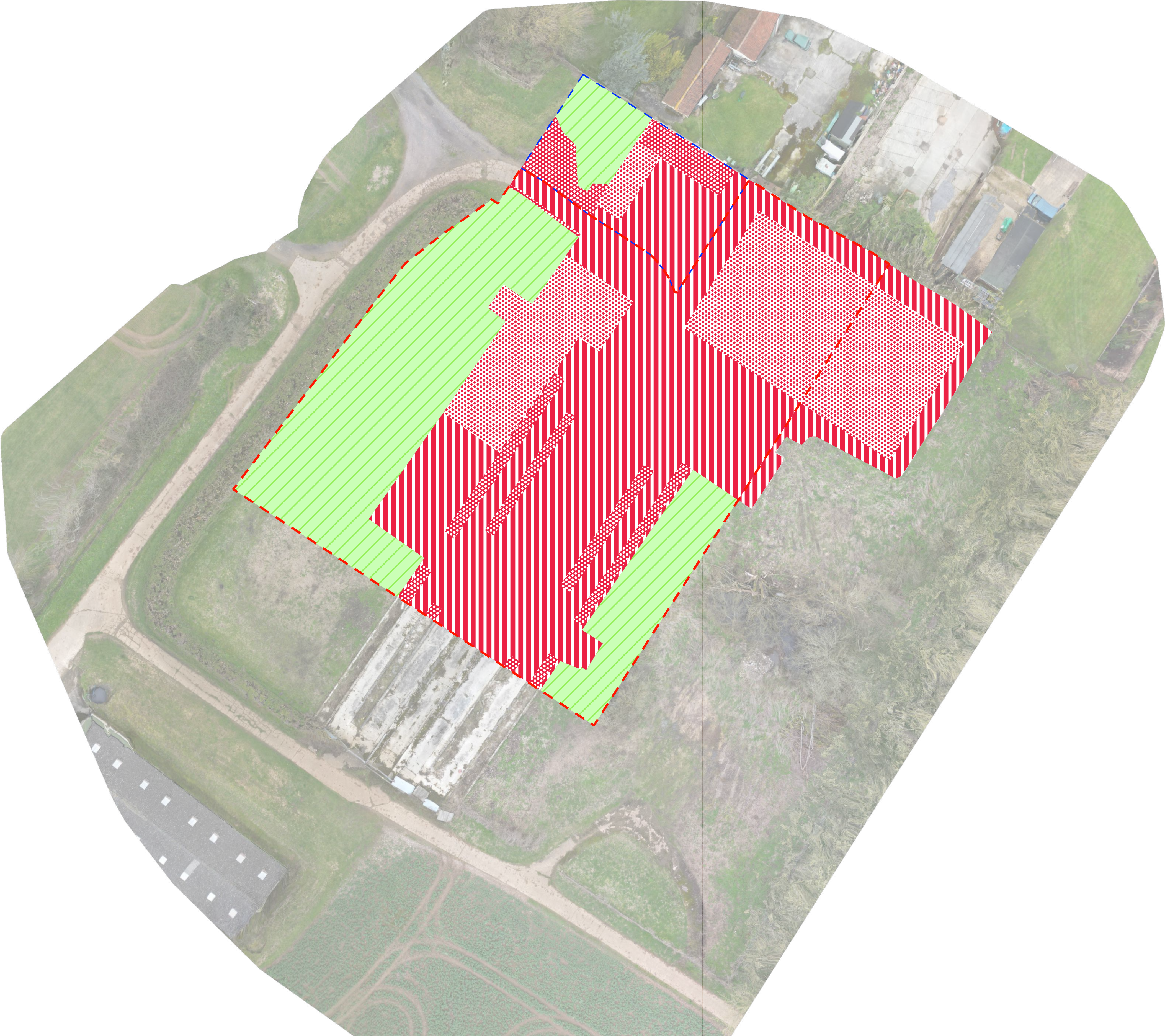
	such as holly, hawthorn, blackthorn, gorse, hazel, wild privet and dogwood.
	Bat roost: A bat roost structure will be incorporated within the former ruined building area, providing an additional ecological feature associated with the off-site proposals.

3.5 Additional Notes

15. Table 5 below details items which are not applicable to this application.

Table 5 – Not applicable items

Item / Query	Detail
Statutory credits proposals	No statutory credits are required.
Phased development approach	The development is not a phased development.
Irreplaceable habitats approach	No irreplaceable habitats are present.
Habitat regulations assessment relationship	No relationship with HRA requirements are applicable.



Legend

- Red Line Boundary
- BNG off-site area retained under client ownership
- g3 - neutral grassland
- u/b - developed land/sealed surface
- u/b5 - buildings
- u/c - artificial unvegetated unsealed surface

N

0 5 10 15 m

Scale 1:500

Project: Bremeridge Farm	
Title: Existing UK-Hab Plan	
Client: A & D Doel	
Date: 14/08/2026	
Ref: 2604-UKHab_E	
Drawn	AS
Rev	1.0



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Legend

 Red Line Boundary

 BNG off-site area retained under client ownership

 g3 - Other neutral grassland

 h3 - Mixed scrub

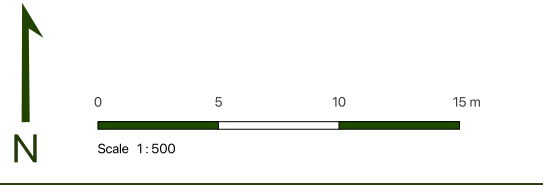
 h2a5 - Species-rich native hedgerow

 h2b - Other hedgerow

 u1b - Developed land, sealed surface

 u1b5 - Building

 u1g1 - Vegetated garden



Project: Bremeridge Farm	
Title: Proposed UKHab Plan	
Client: A & D Doel	
Date: 14/08/2026	
Ref: 2604-UKHab_P	
Drawn	AS
Rev	1.0



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