

BNG Form 03

Somerset Council

BNG Statement Template

Biodiversity Net Gain Statement

Land at Beckery Road, Beckery
Road, Glastonbury

10/07/2026

Notes about this template:

[Text in square brackets and highlighted] = Text/section to be completed

Text in italics = Guidance information (can be deleted in submission version)

All other text = Titles etc. to be retained

Further guidance on what to include can be found within the Council's BNG Guidance Note available at <https://www.somerset.gov.uk/planning-buildings-and-land/biodiversity-net-gain/>

Quality Assurance

Author name	Estera Kmita on behalf of Della Valle Architects
Report title	BNG Statement, Land at Beckery Road, Beckery Road, Glastonbury
Reviewer name	Della Valle Architects
Approver name	Della Valle Architects

BNG Statement Revisions Record

Revision Number	
Date	
Author(s)	
Approver(s)	
Summary of changes from previous version	

Competency Short Summary

Brief summary of the assessor's or reviewer's competencies, explaining how they have acquired the knowledge and skills to perform specified tasks to complete and review biodiversity metrics and produce Biodiversity Gain Statements. Please note, if the Statutory Metric has been completed, this should always be done by an ecologist.

As a chartered practice, we are competent to complete a biodiversity gain statement because we have experience in site analysis, ecological impact assessments, and sustainability practices, which have equipped us to evaluate and incorporate biodiversity enhancements effectively within the design.

Site summary

Site name and location	Land at Beckery Road, Glastonbury, Somerset, BA6 9NX.
OS Grid Reference	Easting 349044 Northing 138696



Key information

IS THE APPLICATION SUBJECT TO BNG? <i>If you believe the answer is no, please confirm the reasoning why you believe the application would not be subject to the Biodiversity Gain Condition.</i>	YES
--	-----

METRIC VERSION USED <i>Insert date and version of Metric used.</i>	July 2024. Version 1.2.2.
--	---------------------------

ALTERNATIVE DATE (where applicable) <i>The Metric (and this BNG Statement) should show the calculation of biodiversity value of the on-site habitat on the date of the application being made, unless an earlier date is justified by the applicant. If an alternative date is used, this must be justified here.</i>	N/A
---	-----

PRE-DEVELOPMENT BASELINE ON-SITE BIODIVERSITY VALUE <i>Pre-development biodiversity value of the on-site habitat (Separated and scores linked to sub-categories if more than one onsite habitat being impacted is present e.g. Area Habitats, Hedgerows, Watercourse) on the date (or earlier date if appropriately justified) of the application.</i> <i>Note, this information does not constitute a replacement from the full Biodiversity Metric submission, which will also be required as an appending document to the BNG Statement.</i> <i>Information include below must be consistent with both the submitted Metric and on-site baseline habitat plan.</i>	
Baseline On-site Area Habitat	0.2723units
Baseline On-site Hedgerow	0.1880 units
Baseline On-site Watercourse	Nil units

UNAUTHORISED HABITAT DEGRADATION <i>A summary of any known unauthorised habitat degradation since the 20th of January 2020 and how this statement has considered</i>	N/A
---	-----

<i>those works. If none has occurred, then a simple confirmation of that is acceptable.</i>	
---	--

ON-SITE IRREPLACEABLE HABITAT <i>Is there any irreplaceable habitat present on-site? If so, see below further questions which will apply.</i>	NO
---	----

NOTE: A scale plan must be provided showing the baseline on-site biodiversity habitats that have been included in the metric calculation. This should be provided as a separate, scale plan produced in line with other plan conventions, however, an excerpt figure showing the plan could be attached as an appendix to the BNG Statement.

BNG Strategy

MINIMISING BIODIVERSITY IMPACTS <i>Steps taken to minimise adverse biodiversity impacts in line with the mitigation hierarchy and biodiversity gain hierarchy.</i>	Habitats retained where possible.
--	-----------------------------------

PROPOSED STRATEGY <i>The proposed strategy for meeting the biodiversity gain condition, including the anticipated balance between on-site, off-site gains and credits.</i>	All gains are designed to be completed on site without credits.		
	On-site units	Off-site units	Statutory Biodiversity Credits
Area Habitats	0.1679	N/A	N/A
Hedgerows	0.0194	N/A	N/A
Watercourses	N/A	N/A	N/A

On-site proposals

ON-SITE APPROACH <i>Proposed approach for enhancing, managing maintaining and monitoring biodiversity on-site</i>	Provision of new native species hedgerow planting, trees and modified grass
---	---

JUSITIFICATION FOR ON-SITE APPROACH <i>Justification as to how this responds to the Somerset BNG Principles (refer to Page 61 here for information) and Strategic Significance criteria (refer to Page 70 here for information).</i>	Design intended to enhance/retain local habitats in local area.
--	---

PROPOSED POST-DEVELOPMENT ON-SITE BIODIVERSITY VALUE <i>Post-development biodiversity value of the on-site habitat (Separated and scores linked to sub-categories if more than one on-site habitat proposed (e.g. Area Habitats, Hedgerows, Watercourse).</i> <i>Note, this information does not constitute a replacement from the full Biodiversity Metric submission, which will also be required as an appending document to the BNG Statement.</i> <i>Information include below must be consistent with both the submitted Metric and on-site baseline habitat plan.</i>	
Post-Development On-site Area Habitat	0.4402 units
Post-Development On-site Hedgerow	0.2074 units
Post-Development On-site Watercourse	N/A

SIGNIFICANT ON-SITE ENHANCEMENTS <i>A clear definition of any on-site enhancements the applicant believes would be classified as 'significant' and as such need to be legally secured for at least 30 years.</i> <i>Where the applicant does not consider any on-site enhancements to be 'significant', justification should be provided.</i> <i>More details on how to broadly define 'significant' habitat can be found here.</i>	Proposed native species hedgerow, native trees and grass.
---	---

NOTE: A scale plan must be provided showing the post-development on-site biodiversity habitats that have been included in the metric calculation. This should be provided as a separate, scale plan produced in line with other plan conventions, however, an excerpt figure showing the plan could be attached as an appendix to the BNG Statement.

Off-site proposals

OFF-SITE UNIT DEMAND <i>Likely quantum of off-site biodiversity units anticipated to be required to discharge the biodiversity gain condition.</i>	N/A
OFF-SITE APPROACH <i>Where available, any information about the potential off-site biodiversity units being targeted.</i>	N/A
OFF-SITE JUSTIFICATION <i>Justification for reliance upon off-site units in relation to Biodiversity Gain Hierarchy and how the approach above responds to the Somerset Sequential Approach and Strategic Significance Criteria</i>	N/A

Statutory Credits proposals

STATUTORY CREDITS DEMAND <i>Likely quantum of statutory credits anticipated to be required to discharge the biodiversity gain condition.</i>	N/A
STATUTORY CREDITS JUSTIFICATION <i>Justification for reliance upon statutory credits in relation to Biodiversity Gain Hierarchy and how the approach above responds to the Somerset Sequential Approach.</i>	N/A

Phased Development approach (where applicable)

Where an application is for a phased development, the proposed strategy for how at least 10% gain is broadly expected to be achieved across the entire development site, including:

KEY PRINCIPLES <i>The key principles that will be followed to ensure biodiversity gain commitments are achieved through subsequent detailed design.</i>	N/A
PHASE-TO-PHASE TRACKING <i>How biodiversity net gain delivery will be tracked on a phase-to-phase basis, including the target percentage gains to be delivered at each stage (expectation for “frontloading” into earlier stages).</i>	N/A
CONTINGENCY <i>The approach to be taken in the event that subsequent phases do not proceed or fail to achieve their biodiversity net gain targets</i>	N/A
PRECAUTIONARY APPROACH <i>Where the specific definitive number of units/floorspace and / or full site layout are not yet known, how has a precautionary approach been taken?</i>	N/A

Irreplaceable habitats approach (where applicable)

Where irreplaceable habitat is present on-site:

ON-SITE IRREPLACEABLE HABITAT <i>A summary of any irreplaceable habitats on site. If there are none, then a simple confirmation is acceptable.</i>	N/A
PRE-APP ENGAGEMENT <i>Any details of pre-application discussion with the LPA about</i>	N/A

<i>bespoke compensation arrangements as appropriate.</i>	
--	--

SERC CONSULTATION <i>Evidence that Somerset Environmental Records Centre (SERC) has been consulted for habitat details and known conditions</i>	N/A
---	-----

Habitat Regulations Assessment relationship (where applicable)

RELATIONSHIP WITH HRA REQUIREMENTS <i>Where Habitat Regulations Assessment or other legislative requirement stipulates that an application is also required to deliver mitigation and/or compensation for likely significant effects upon a protected site/species:</i> <i>• Transparency over which on-site and off-site enhancements are related to the habitat mitigations and compensations, and which are related to net gains and counted for BNG purposes.</i> <i>• This should draw directly on information within any associated Ecological Impact Assessment and make direct links across to relevant information in any Nutrient Neutrality Assessment and Mitigation Strategy, Bat Mitigation Strategy or other appropriate documentation.</i>	N/A
---	-----

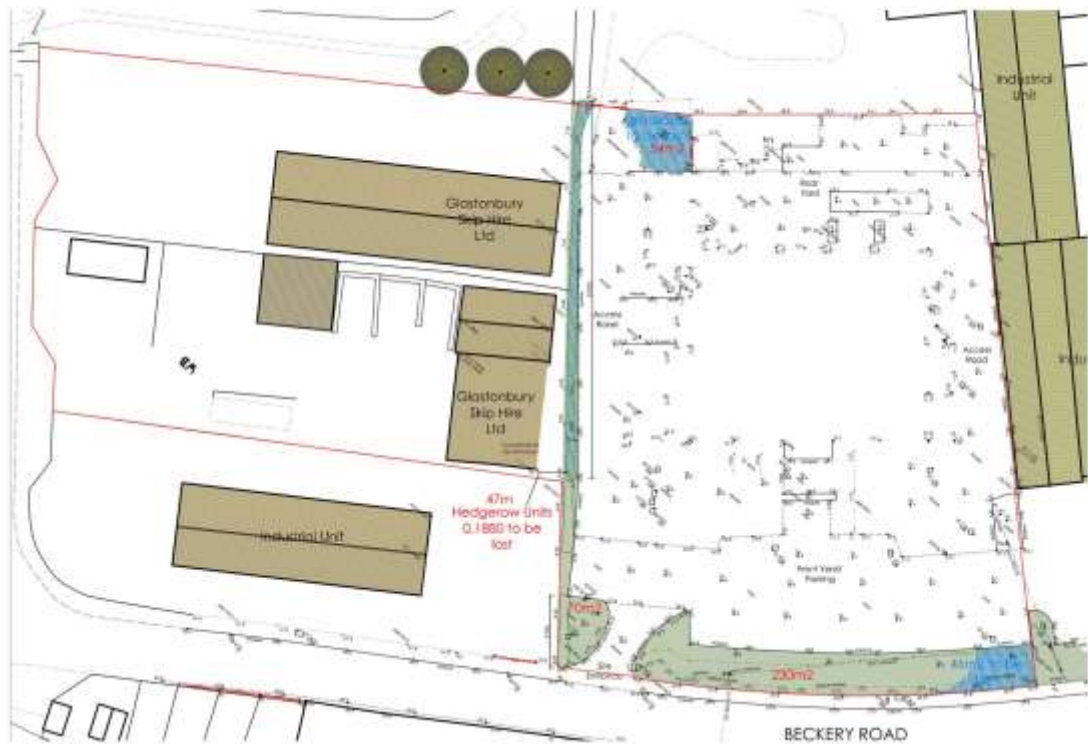
References

Somerset Council Website

Pre-development Baseline Habitats Plan

Habitat shown should reflect those in the Metric, these should be cross-referenced.

[Insert plan]



On-site Post-intervention Proposed Habitat Plan

Habitat shown should reflect those in the Metric, these should be cross-referenced.

[Insert plan]



Other plans as required

Where irreplaceable habitat is present, or where mitigations are proposed for HRA purposes, a separate plan will be required setting out how BNG relates to these aspects. Habitat shown should reflect those in the Metric, these should be cross-referenced.

N/A