



Biodiversity Net Gain Report

Home Farm, Rood Ashton, West Ashton, Trowbridge BA14 6BL

For LPC (Trull) Ltd and on behalf of Mr Sam Pike

August 2025

DOCUMENT CONTROL SHEET

Project Name: Home Farm, Rood Ashton, West Ashton, Trowbridge BA14 6BL
Biodiversity Net Gain Report

Client: Mr Sam Pike

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The evidence which Herdwick Ecology has been prepared and provided in accordance with the Chartered Institute of Ecology and Environmental Management's Code of Professional Conduct. We confirm that the opinions expressed are our true and professional opinions.

1.0 Introduction

- 1.1 Herdwick Ecology Ltd has been commissioned by Newland Homes to undertake a Preliminary Ecological Appraisal (PEA) and subsequent Biodiversity Net Gain assessment at Home Farm, Rood Ashton, West Ashton, Trowbridge BA14 6BL (Central Reference ST 8886 5656) to inform proposals for the a new glamping site.
- 1.2 The Environment Bill received Royal Assent on 9th November 2021, becoming the Environment Act; this includes the provision of biodiversity gain for developments in England, which will be mandated through an amendment to the Town and Country Planning Act 1990. The two-year transition period that follows Royal Assent means that mandatory Biodiversity Net Gain (BNG) became law on 12th February 2024, with small sites being mandatory on the 2nd April 2024 under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021).
- 1.1 This report has been prepared by Ceri Griffiths, Director at Herdwick Ecology, who is a Full Member of the Chartered Institute of Ecology and Environmental Management (CIEEM). The Statutory Biodiversity Metric (DEFRA, July 2024) and the habitat data collated during the PEA¹ in June 2024 was used to assess the baseline units and this assessment should be read in conjunction with this PEA report.

2.0 Aims and objectives

- 2.1 This report aims to:
- Present the baseline habitat value of the development site, based on previous ecological habitat surveys
 - Present the habitat value of the proposed landscaping incorporated into the post-development design; and
 - Present the overall net habitat value change in both habitat units and a percent change.

3.0 Methodology

- 3.1 The Statutory Biodiversity Metric is designed to provide a quantitative approach to assessing the changes in biodiversity value brought about by development or changes in land management. It is a habitat-based approach and uses the attributes of a habitat to provide a biodiversity value based on components such as distinctiveness, condition and strategic significance of the existing habitat as well as time to establish and difficulty of creation for proposed habitats.

¹ Herdwick Ecology *Preliminary Ecological Appraisal* 2023 (Ref: 413/R2/2025/V1)

- 3.2 The baseline BNG calculations, as outlined below, provides a numerical habitat value which indicates the existing value of the habitats present on the site based on the identified habitat types and their condition score.

Pre-development habitat baseline approach

- 3.3 The habitat baseline used to support the biodiversity net gain assessment has been taken from the most recent habitat survey as set out in the Preliminary Ecological Appraisal. The corresponding Phase I habitat types have also been provided and illustrated on the Phase I map for the site (Figure 1). The site area is 0.9ha with the proposals resulting in two residential units. The Statutory Biodiversity Metric has been used due to the presence of a bat roost within the existing residential property.

Post-development habitat approach

- 3.4 The Preliminary Ecological Appraisal set out a number of recommendations for avoidance, mitigation and enhancement measures, in line with the mitigation hierarchy. This included the protection of the boundary features and hedgerows onsite.
- 3.5 Proposed landscaping across the post-development site has been developed and is detailed in the accompanying planning drawings.

4.0 Biodiversity Net Gain

Pre-development biodiversity value

Baseline Conditions

- 4.1 A summary table of the calculations, habitat types and areas, and condition scores of the existing habitats on site before development are provided below.

Habitats on site

- 4.2 The site is located at Home Farm in a rural location to the south east of Trowbridge and to the north of West Ashton. The A350 lies 750m to the west. Home Farm is accessed from Sandpit Lane to the west along a farm track between fields. There are a number of parcels of woodland within the locality. A fishing lake lies to the north of the application boundary.
- 4.3 The site covers approximately 0.8ha, with a tarmac access track off Sandpit Lane. Occasional trees are present along the track within the adjacent silage field. The track leads down to Home Farm with the application boundary leading north along a grass track, towards the proposed glamping area. The existing tarmac and grass track are within the application boundary. The grass track comprises compacted bare soil with modified grassland in between the tyre tracks.

- 4.4 The translation of the Phase 1 habitat types, into UK Habitat Classification and Biodiversity Metric equivalents is provided in Table 1 below, along with justification for the habitat choice, where relevant.

Table 1: Phase 1 Habitat and UKHab classification

Phase 1 habitat	UK Habitat equivalent	BNG SSM Metric & Condition	Justification
Improved Grassland	Modified Grassland	Modified grassland - Poor	Silage Field
Improved Grassland	Modified Grassland	Modified grassland Moderate	Edge habitats – improved species
Hardstanding	Developed Land	Developed Land/Sealed Surface	Access Track
Tree	Tree	Ind. Rural Tree	Single tree
Improved Grassland	Modified Grassland	Modified grassland Moderate	Edge habitats – improved species

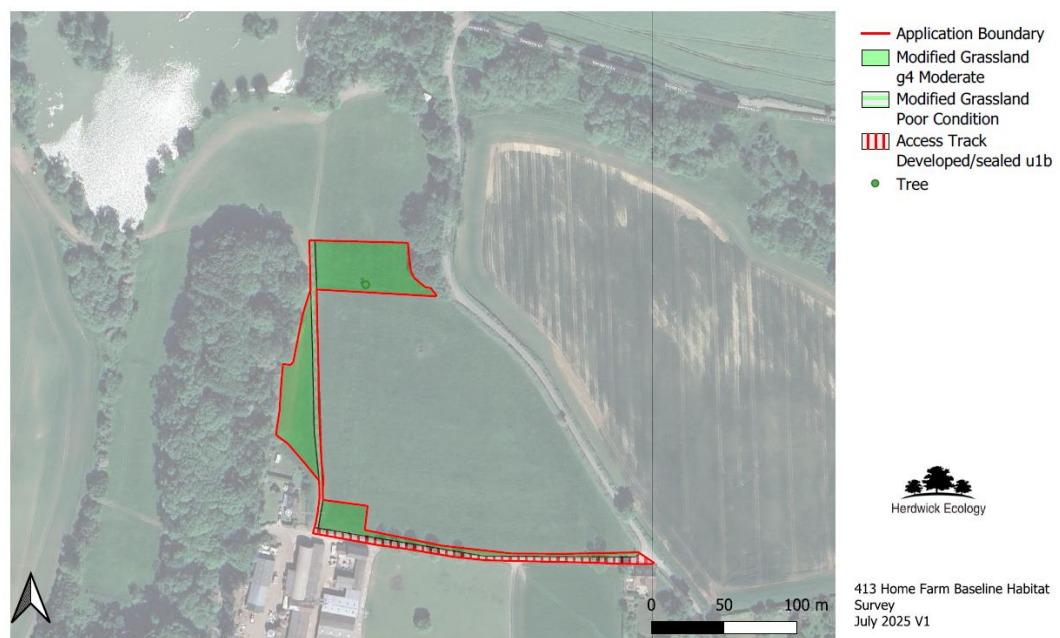


Plate 1: Baseline Habitat Map

- 4.5 The baseline habitat value, as assessed using the Biodiversity Metric is **3.38** habitat units. The modified grassland has been separated into distinct areas to allow for ease of reference during the assessment process.

Table 2: Baseline Habitat Values

Habitat type	Area (ha)	Strategic significance	Habitat units
Urban – Developed Land, sealed surface (Track)	0.107	Formally Identified (Yellow Zone TBMS)	0.00
Modified grassland g4 (Access track – poor condition)	0.0508	Formally Identified (Yellow Zone TBMS)	0.12
Modified grassland g4 (Silage field – moderate condition)	0.4421	Formally Identified (Yellow Zone TBMS)	2.03

Habitat type	Area (ha)	Strategic significance	Habitat units
Rural Tree (Small – moderate condition)	0.0041	Formally Identified (Yellow Zone TBMS)	0.04
Modified grassland g4 (Silage field – moderate condition)	0.26	Formally Identified (Yellow Zone TBMS)	1.20
Total habitat area	0.8		3.38

Post Development Habitats

- 5.1 The proposals are for four glamping pods in the northern section of the Application Boundary. A parking area will be provided off the main access track. There will be no alteration to this main access track or the grass track that leads to the glamping area. The pods utilise a 'no-dig' approach with the pods being essentially screwed into place.
- 5.2 The ethos of the glamping site is that it will be a 'back to nature' experience and the ecological sensitivities of the site will be promoted and managed. Whilst the habitats within the Application Boundary are common and widespread, the potential impacts from the Proposed Development relate to the anthropogenic impacts from lighting and recreational disturbance.
- 5.3 There will no loss of habitat, although for the purpose of the BNG assessment, the modified grassland within the glamping area of the Application Boundary has been changed to vegetated garden to recognise its likely use as amenity. Furthermore, area beneath the pods has been illustrated as 'developed land/sealed surface' although as stated it will be a no dig build. The modified grassland within the proposed car park has been inputted as 'lost' given that there will be a deterioration of the condition from moderate to poor through compaction from the vehicles.
- 5.4 An area of modified grassland (moderate condition) will be enhanced to 'other neutral grassland' (moderate condition) and will be managed appropriately to maximise species diversity i.e. single annual cut in late summer with all arisings collected.
- 5.5 In addition, a new hedgerow is to be planted to the south of the glamping area, further improving connectivity across the site.



Plate 2: Proposed Site Plan – Showing BNG enhancement

Table 4: Onsite Habitats Created

Habitat type	Area (ha)	Condition	Habitat units
Urban – Vegetated Gardens	0.298	n/a	0.66
Rural Tree	0.1629	Moderate	0.57
Grassland	0.0685	Poor	0.15
Urban – Sealed Surface	0.04	n/a	0.00
Total habitat area	0.57		1.39

Table 4: Onsite Habitats Enhanced

Habitat type	Area (ha)	Condition	Enhancement Type	Habitat units Delivered
Grassland – Modified	0.26	Moderate	Modified – Other Natural Grassland (moderate condition)	2.03
Total habitat area	0.26			2.03

4.6 **The development results in a 10.43% habitat net gain and the trading rules have been met.** As there are no significant habitat enhancements/creations it is recommended that it can be monitored via a Landscape and Management Plan (LEMP) to ensure delivery via a standard condition attached to the planning consent.

4.7 In addition, there are a number of enhancement measures for species, as set out within the Preliminary Ecological Appraisal.