



Swan Orchard, Pewsey, SN9 5DF

Biodiversity Net Gain Design Stage Report



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Notice to Readers:

The results of the survey and assessment work undertaken by All Ecology are representative at the time of surveying.

Every endeavour has been made to identify the presence of protected species on site, where this falls within the agreed scope of works.

The flora and fauna detailed within this report are those noted during the field survey and from anecdotal evidence. It should not be viewed as a complete list of flora and fauna species that may frequent or exist on site at other times of the year.

Up to date standard methodologies have been used, which are accepted by Natural England and other statutory conservation bodies. No responsibility will be accepted where these methodologies fail to identify all species on-site.

All Ecology cannot take responsibility where Government, national bodies or industry subsequently modify standards.

All Ecology cannot accept responsibility for data collected from third parties.

Reference to sections or particular paragraphs of this document taken out of context may lead to misrepresentation.

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1.0 Introduction

Background

- 1.1 All Ecology was commissioned to produce a Biodiversity Net Gain Preliminary Design Stage Report for a site known as Swan Orchard, Pewsey, SN9 5DF. The site is approximately 0.13 ha in area, mostly comprising of a narrow band of woodland located alongside Swan Meadow Road and a small section of the adjacent grassland field. A road verge dominated by tall ruderal vegetation is immediately north of the woodland.
- 1.2 The site is the subject of a planning application to permit the erection of two residential dwellings with access off Swan Meadow.
- 1.3 The Biodiversity Metric Calculation Tool is used to calculate the biodiversity value of a site before and after development and then calculates if the development is likely to cause a loss or gain to biodiversity. It will also calculate the amount of compensation the site may need in the form of Biodiversity Offsetting.

Aerial Photograph

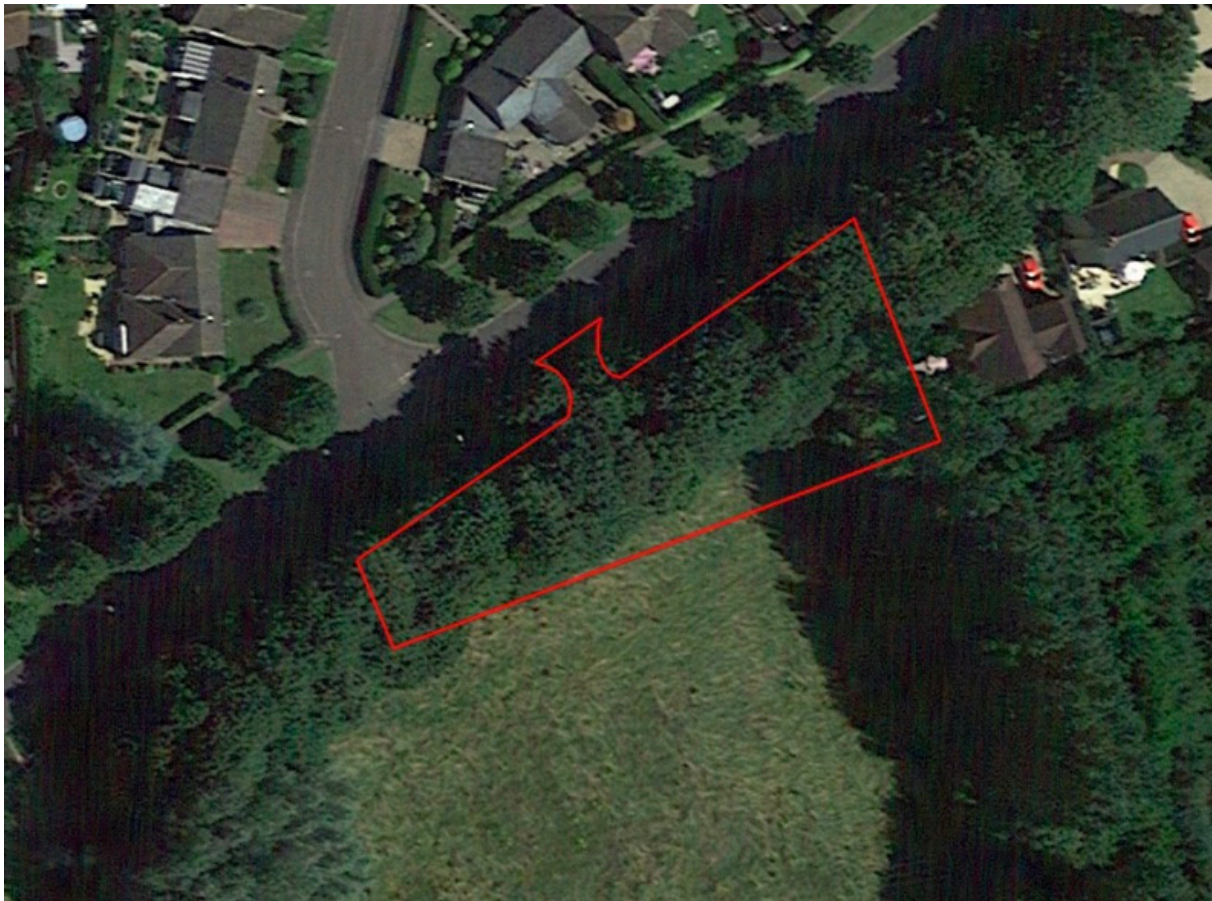


Figure 1. Aerial photo.

2.0 Methodology

- 2.1 The Biodiversity Impact Assessment Calculator was provided by Defra. The Statutory Biodiversity Metric, first published in November 2023, provides developers, planners, land managers and others with a robust but simple tool to account for the value of nature and better understand how development and land management change will impact on its value over time.
- 2.2 The DEFRA Metric uses UKHab habitat definitions translated from JNCC Phase 1 habitat definitions where required, and the Natural England Hedgerow Impact Assessment Guide to calculate the overall scores for habitats and linear features on site and determine net gain/net loss. The User Guide to Defra's Statutory Biodiversity Metric and the supporting Technical Supplements were followed for accurate data entry into the calculator.
- 2.3 The habitats and linear features were identified on site during an Ecological Walkover Survey carried out in June 2025. This included full habitat descriptions and photographs. Areas and lengths of the current habitats and linear features were determined using Google Earth and topographical surveys. The proposed site plan was used and measured to determine retained and new habitats for the site and to look for opportunities for enhancement.

3.0 Results

Habitats and hedgerows to be retained, enhanced, created or lost

- 3.1 Baseline habitats comprise of 0.0723 ha of broadleaved woodland, 0.0552 ha of modified grassland and 0.004 ha of tall ruderal habitat. Grassland and ruderals will be cleared in the entirety to allow for the development but 0.0165 ha of the existing woodland will be retained.
- 3.2 The proposals for the site are for the erection of two dwellings associated garages, gardens and driveway. The development results in the creation of 0.0498 ha of developed; sealed surfaces and 0.0652 ha of associated vegetated garden.
- 3.3 There are no baseline hedgerows and none are proposed.

Biodiversity Net Gain – Habitats

- 3.4 The site development, based on current and proposed habitat conditions, distinctiveness and areas, would result in a net unit change of -0.22 units; this is a net percentage change of -52.94%.

Table 1: Habitat biodiversity net gain results (further detail in Appendix 1)

	Habitat Biodiversity Value
Baseline Units	0.41
Post-intervention Units	0.19
Net Unit Change	- 0.22
Net Percentage Change	- 52.94%

Biodiversity Net Gain – Hedgerows

- 3.5 There are no hedgerows present at baseline and none proposed.

4.0 Conclusion

Biodiversity Offsetting

- 4.1 The proposed development and proposed landscape will result in a habitat net percentage change of - 52.94% which is a habitat unit loss of 0.22 and a **deficit to 10% net gain of 0.26 units**. Habitat trading rules have also not been satisfied.
- 4.2 As a loss has been demonstrated, Biodiversity Offsetting will be required. Recommendations within the ecology reports produced to date should be followed. The full details of the proposed landscape scheme will be provided by Fowler Architecture.
- 4.3 The developer would either need to find additional land to use for off-site offsetting or use an offsetting provider, who would use the results of the metric to understand how many units and habitats required to offset the net loss on site. In order to buy off-site units, the gain site must create and enhance habitat to meet the needs of the specific BNG requirements from the metric results or a site that has already started creating and enhancing habitat that meets the specific BNG requirements. The developer can buy off-site biodiversity units from:
- Directly from a landowner
 - From a habitat bank operator
 - Through a broker
 - From a Trading platform
 - From the LPA (If they provide this service)
- 4.4 Additional off-site land used by the developer or provided by an offsetting provider will need to be registered on the national biodiversity gain sites register before, or at the same time as, or after units are bought. A legal agreement will be required to secure a site for BNG and set out who will undertake the BNG creation, enhancement and management for 30 years. This applies to habitats on-site used for BNG which provide significant net gains on site and also off-site offsetting. Developers can choose off-site habitats which are already legally secured and registered, in which case these off-site habitats for not need to be legally secured again. If off-site habitats do not already have a legal agreement, the developer must enter a section 106 agreement before planning permission is granted.
- 4.5 As a last resort only, statutory biodiversity credits can be purchased from the credit sales service provided by Natural England which is a financial contribution which counts towards 10% BNG which is used to fund biodiversity enhancements across England. Prices are based on the cost to create, maintain and monitor different habitat types and there is a mark-up to prevent statutory credit prices undercutting the off-site market.

5.0 References

All Ecology Ltd. (2025), Ecological Walkover Survey: Swan Orchard, Pewsey, SN9 5DF.

Department for Environment, Food and Rural Affairs (DEFRA) (2024), *Statutory Biodiversity Metric Calculation Tool*. [Online]. Available at:
<https://www.gov.uk/government/publications/statutory-biodiversity-metric-tools-and-guides>
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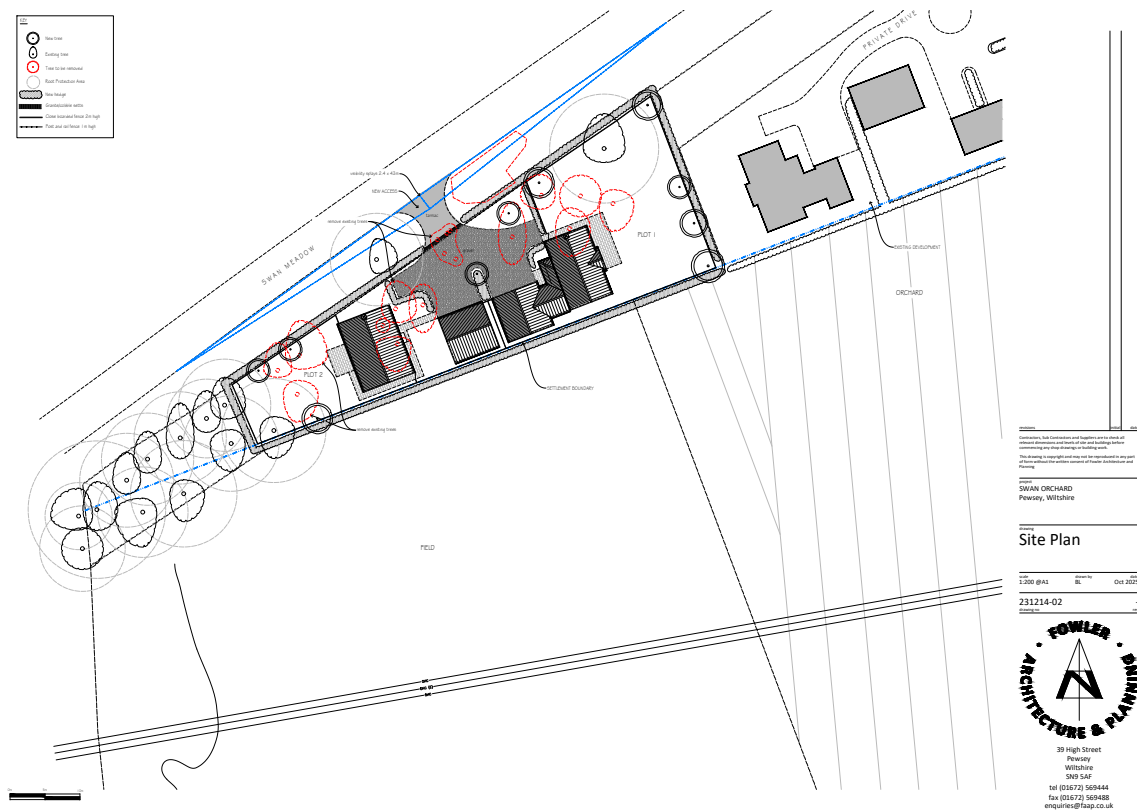
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Fowler Architecture & Planning. (2025). Site Plan. Drawing No. 231214-02.

Plan 1 – Site Plan

Full resolution plan supplied separately



7.0 Appendices

Appendix 1 – Statutory Biodiversity Metric Calculation Tool

See attached Excel spreadsheet

Appendix 2 – Baseline Habitat Condition Assessments

See attached Excel spreadsheet

