

Hazelbury Manor, Box
Biodiversity Net Gain Assessment

March 2026

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1 Introduction

Background to commission

- 1.1 BSG Ecology Ltd. were commissioned in December 2026 to undertake a Biodiversity Gain (BNG) assessment, and February 2026 to complete the BNG reporting for Hazelbury Manor, Box (the 'Site') to inform a change of use planning application. This follows a suite of survey work, including UKhab survey and habitat condition assessments completed in 2025. This report provides full detail of the Biodiversity Net Gain calculation, previously submitted to Wiltshire Council (PL/2026/00168).

Site description

- 1.2 The Site is approximately 3.18 hectares (ha) in size, and it is east of the village of Box, Wiltshire. The Site is surrounded by arable and pastoral land with woodland located offsite to the west. The Site is centred on an Ordnance Survey grid reference (OSGR) of ST 83550 68347. The location of the Site is shown in Figure 1.
- 1.3 The Site comprises Hazelbury Manor house and adjoining Dower House, the Granary, and several buildings associated with the farm. Formal gardens, including an ornamental pond with other neutral grassland pasture field to the south of the farm. Existing access drives link the Site to the B3109 Bradford Road and there is an existing farm track that leads off the main access drive to the manor. The verges of the access drive to the south are lowland calcareous grassland, flanked either side by hedge with trees. There is a high number of scattered trees within the planning application boundary (both native and non-native). Only the verges and hedge on the eastern side of access drive are included within the Site boundary for this planning application.

Project summary

- 1.4 The proposals comprise the conversion of the existing Manor house, Dower House and Granary to create 12, 3 and 8 guest suites respectively. A small additional carpark will also be created in grassland to the south, accessed by existing tracks.
- 1.5 This report is written with reference to Yiangou drawing number 2956-055 proposed site plan. The detailed plans is provided in Appendix C.

Purpose of this report

- 1.6 This report provides the details of the BNG assessment undertaken for the proposed development; consideration is given to relevant legislative, planning policy and guidance documents to inform the presentation of the assessment. It is considered that sufficient certainty is given in the assessment to inform local planning authority decision making, on the principle that the biodiversity gain condition can be met, should planning permission be granted.
- 1.7 The biodiversity gain measures proposed are considered to be proportionate, reasonable, locally relevant, and practical to deliver.
- 1.8 BSG Ecology has relied upon the following information in the preparation of this assessment:
- Yiangou drawing number 2956-055 Proposed Site Plan (Appendix 1).
 - Habitat survey data, presented on Figure 1 and provided in the Ecological Impact Assessment (EcIA) (BSG Ecology, 2026), arising from the survey work undertaken in July 2025 to inform the pre-development baseline habitat values, the date of this survey is considered to be 'the relevant date'; and,
 - The published Statutory Biodiversity Metric (Defra, 2025a) and the associated User Guide (Defra, 2025b) applicable at the date of the biodiversity gain assessment, as referred to in the Methodology section of this report.

Personnel

- 1.9 The habitat survey and condition assessment were undertaken by Technical Director, Dr. Tom Flynn MCIEEM CEcol. Tom has worked as a professional ecologist since 2002, he is an experienced botanical surveyor, holding a Level 5 Field Identification Skills Certificate (FISC) from the Botanical Society of Britain and Ireland.
- 1.10 This report was written by Senior Ecologist Hannah Shone MCIEEM. Hannah has worked in ecological consultancy since 2017 and has completed a variety of BNG assessments across the country in this time.
- 1.11 The report was reviewed by Principal Ecologist Emily Dickins MCIEEM, who has worked as a consultant since 2012 and is experienced in BNG assessment.

2 Methodology

Desk and field assessment

Desk study

- 2.1 A desk-based scoping assessment was undertaken including:
- a review of online aerial photographs (such as Google Earth, Bing Maps, and Ordnance Survey Maps) to provide useful supplementary information on the presence of habitats and habitat linkages at the landscape level; and
 - a planning policy review of the Wiltshire Council Local Plan (Wiltshire Council 2015), the emerging Wiltshire Local Plan pre-submission draft 2020-2038 (Wiltshire Council 2023), adopted Local Nature Recovery Strategy (LNRS) for Wiltshire and Swindon (Wiltshire Council et al 2025) and national policy.
- 2.2 The BNG assessment identifies a measure of biodiversity change using the Statutory Biodiversity Metric (the metric) (Defra, 2025a) and the associated User Guide (Defra, 2025b) and other relevant guidance, to calculate the biodiversity gain outcome of the development.
- 2.3 The metric is a tool used to measure biodiversity losses and gains in relation to habitats. The metric has been used to calculate the biodiversity value of the Site before the development and to provide a provisional value after the development.
- 2.4 The purpose of the metric values after the development is to provide sufficient comfort and certainty to the local planning authority in their consideration of the development that biodiversity gain can be achieved in principle for this development i.e. the biodiversity gain condition can be met. The final metric outcome is subsequently calculated and included in the Biodiversity Gain Plan (BGP) which is to be submitted following planning consent to inform the discharge of the biodiversity gain condition.
- 2.5 The metric enables determination of whether the development is likely to result in losses or gains in biodiversity unit terms. The metric is used to numerically quantify the value of biodiversity at a site and can be used to inform an evidence base on the extent of required mitigation for a development, the extent of residual biodiversity impact and, if necessary, to identify the amount of required compensation. The Environment Act 2021 and associated secondary Regulations (SI2024 No's 44-50) together require biodiversity gain of 10% as a general condition of planning permission.
- 2.6 The emerging Wiltshire Council Local Plan (Wiltshire Council 2023) "*strongly encourages developers to seek opportunities to exceed the minimum 20% requirement to help increase levels of biodiversity and reverse the trend of biodiversity loss across the UK*". This is formalised in emerging local policy 89: Biodiversity Net Gain of the emerging Local Plan (forecast adoption Q2 of 2026). The 20% net gain target set by the LPA in the emerging plan is higher than the legally required 10% and measures detailed in the currently adopted local plan, whilst every effort will be made to maximise net gain onsite, initially the legally binding 10% objective is targeted.
- 2.7 The statutory biodiversity metric condition assessment sheets are provided in Appendix 2. The results of the Statutory Biodiversity metric Calculator Tool are provided in a separate Excel spreadsheet. The headline results are presented in Appendix 3.
- 2.8 Reference is made to the following in this assessment:
- The Biodiversity Gain Requirements (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024 (SI No. 50).
 - National planning policy guidance, as set out within the NPPF, in relation to securing measurable biodiversity gain through development proposals.
 - Wiltshire Core Strategy, adopted 2015 (Wiltshire Council 2015).

- The emerging Wiltshire Local Plan pre-submission draft 2020-2038 (Wiltshire Council 2023).
- The adopted Local Nature Recovery Strategy (LNRS) for Wiltshire and Swindon (Wiltshire Council et al 2025).
- The biodiversity net gain good practice principles (CIEEM, CIEMA, 2019).

2.9 The interaction between the NPPF mitigation hierarchy and the biodiversity gain hierarchy is also considered.

2.10 The results of the metric and the habitat condition assessments are provided in Appendix 3 and 2 respectively.

2.11 The post-development calculation is based on the proposed plan (Appendix 1) taking into account any habitat enhancement and creation. The habitats to be provided were based on a series of assumptions and are shown on Figure 2. The post-development scenario for onsite habitat creation has been inputted into the calculator to determine the change in biodiversity units as a result of the proposed development of the Site.

Assumptions

2.12 Professional judgement has been applied to suggest realistic habitat type/s and area (in ha) / length (in m) of habitat/s that could potentially be created, what condition they could achieve and how they would (broadly) be maintained.

2.13 It is assumed that the drawings cited in this report, as supplied to BSG Ecology, can be relied upon to inform the post development outcome of the metric and therefore the biodiversity gain assessment.

Consideration of potential limitations

2.14 There are no limitations associated with this assessment or the habitat survey used to inform it, which was conducted in July 2025, within the peak botanical survey season.

3 Results and Recommendations

- 3.1 This section presents the results of the field surveys and the outcome of the Metric, considering current local and national planning policy guidance and the post-development scenario. Habitat enhancement and habitat creation options that could realistically be successfully delivered are proposed.
- 3.2 The metric and habitat condition assessment data using relevant UK Habitat classification criteria are provided at Appendix 3 and 2 respectively. A plan of the baseline habitats is shown in Figure 1. The baseline habitats within the Site are detailed below.

On-Site baseline habitat survey results

Other neutral grassland

- 3.3 An other neutral grassland field forms the south of the Site. The field is dominated by grass species, with few forbs present, grasses include: false oat-grass *Arrhenatherum elatius*, Yorkshire fog *Holcus lanatus*, red fescue *Festuca rubra*, creeping bent *Agrostis stolonifera*, cock's foot *Dactylis glomerata* and common bent *Agrostis capillaris*. A moss layer is present in places, including *Brachythecium* sp. and *Rhytidiadelphus squarrosus*. Discounting bryophytes (as per UKhab guidance), the field has an average species richness of 6.66 per m². The field was unmanaged at time of survey with a homogenous long sward. Despite the low species richness, the field is classified as other neutral grassland due to the sward being dominated by grasses not generally sown for agricultural production and presence of indicator species.
- 3.4 The other neutral grassland is a poor example of the habitat type, and sward height does not vary. The other neutral grassland is of poor condition. A full break down of condition criteria is provided in Appendix 2.

Lowland calcareous grassland

- 3.5 Grass verges on the main drive comprise lowland calcareous grassland. Grassland species include: false oat-grass, Yorkshire fog, red fescue, creeping bent, cock's foot, sweet vernal grass *Anthoxanthum odoratum*, upright brome *Bromus erectus* and smaller cats' tail *Phleum bertolonii*. Forbs are limited to common bird's-foot trefoil *Lotus corniculatus*, salad burnet *Sanguisorba minor*, common knapweed *Centaurea nigra*, field scabious *Knautia arvensis* and ribwort plantain. Blackthorn *Prunus spinosa* saplings are also present.
- 3.6 The verge has an average species richness of 8.66 per m² therefore species richness thresholds for the lowland calcareous grassland definition are not met, however, all remaining criteria are achieved: >30% broadleaved herbs and sedges, <10% cover of rye grasses and white clover *Trifolium repens* and three indicator species are present (occasional salad burnet, frequent common knapweed, occasional field scabious and rare burnet saxifrage *Pimpinella saxifraga*).
- 3.7 The calcareous grassland is of good condition. A full break down of condition criteria is provided in Appendix 2.

Tall forbs

- 3.8 An unmanaged area of tall forbs is located north of the other neutral grassland field. This is species poor and unmanaged, dominated by common nettle *Urtica dioica* and broadleaved dock *Rumex obtusifolius*. This area provides opportunities for both vertebrates and invertebrates, although species diversity is limited.
- 3.9 The tall forbs are of good condition. A full break down of condition criteria is provided in Appendix 2.

Ornamental pond

- 3.10 An ornamental pond is located onsite south of the main Manor house. The pond is enclosed by a low stone wall with concrete banks and is shaded by a large willow tree. No emergent vegetation is present and the surface of the pond is covered by duck weed *Lemna minor*.
- 3.11 The pond is of poor condition. A full break down of condition criteria is provided in Appendix 2.

Individual urban trees

- 3.12 Semi-mature and mature trees are scattered throughout the Site (see Figure 1). Native species include: oak sp. *Quercus* sp., willow sp *Salix* sp., hazel *Corylus avellana*, yew *Taxus baccata*, ash *Fraxinus excelsior*, holly *Ilex aquifolium*, hawthorn *Crataegus monogyna* and beech *Fagus sylvatica*. Non-native species are primarily located within the formal garden areas and surrounding the manor, species include bay *Laurus nobilis*, *Acer* sp., horse chestnut *Aesculus hippocastanum*, *Magnolia* sp., mulberry *Morus* sp., walnut *Juglans regia*, holm oak *Quercus ilex*, cedar *Cedrus* sp., false acacia *Robinia pseudoacacia*, flowering cherry *Prunus serrulate*, foxglove tree *Paulownia tomentosa* and paper birch *Betula utilis*. The trees are generally well managed with little to no evidence of adverse health.
- 3.13 Individual trees vary from poor to good condition. A full break down of condition criteria for each tree is provided in Appendix 2.

Native species rich hedgerow with trees

- 3.14 H1 is a mature species rich hedgerow with trees running north-south along the Site access drive. Hedgerow species comprise hawthorn, blackthorn, field maple *Acer campestre* and ash. Trees within the hedgerow are all ash.
- 3.15 The hedgerow is of good condition due to its size, continuity and understory. A full break down of condition criteria is provided in Appendix 2.

Vegetated garden

- 3.16 A majority of the Site comprises the formal gardens surrounding the Manor house and adjacent buildings. The gardens consist of manicured lawns of a short, frequently mown sward and managed ornamental planting.
- 3.17 No condition assessment is required for vegetated gardens.

Developed land, sealed surface

- 3.18 Areas of hardstanding within the Site including drives and access tracks, pathways and parking areas. No condition assessment is required for these areas.

Developed land, sealed surface (buildings).

- 3.19 Buildings onsite include the Manor house, Dower House, Granary, swimming pool with loggia and other scattered farm buildings. All will be retained by the Proposed development, with some subject to internal modifications below the ceiling level. No condition assessment is required for buildings.

The relevant date for the pre-development

- 3.20 It is considered that the baseline environment, as assessed within the metric, will not have changed between the survey date and the application submission date due to the short timescale between the dates and since there was no known change of management or ownership on the land during this period.

- 3.21 The proposed relevant date for this proposed development is therefore deemed to be 31 July 2025, the date of the survey.

Irreplaceable habitats

- 3.22 No irreplaceable habitats¹ have been recorded within the Site.

Strategic significance and Local Nature Recovery Strategies

- 3.23 At time of writing, Wiltshire and Swindon LNRS has been published and formally adopted. Therefore, as per metric guidance, the baseline significance values for all habitat parcels are scored as low.

- 3.24 The following strategically significant habitat mapping areas of the LNRS fall within the Site boundary:

- Open Mixed Habitats (Calcareous soil). Measure: create more. No habitat creation onsite prevents the implementation of this measure.
- Mixed habitats. Measure: retain and enhance. Habitat enhancement measures are not achievable on a small sub-set of the whole field in this instance, and therefore this measure cannot be realistically implemented.
- Woodland. Measure: create more. No woodland is to be created in line with the proposals therefore no strategic significance multipliers are allocated in relation to this measure.

- 3.25 Calcareous grassland along the drive will be retained by the development. This is located within the "Mixed habitats. Measure: retain and enhance" strategic layer. Consequently, post-development, this habitat may be eligible to be allocated high strategic significance. However, mechanics of the metric do not currently allow for an enhancement in the strategic significance multiplier without other enhancements (such as condition or habitat distinctiveness) also being undertaken, therefore this uplift is not accounted for within the final calculation.

- 3.26 Remaining post-development habitat parcels are also scored as low strategic significance as proposed habitat interventions do not correlate with specific LNRS measures.

Application of the biodiversity gain hierarchy

- 3.27 The biodiversity gain hierarchy has been adhered to within the proposed development by the following principles.

- 3.28 Onsite habitats:

- Avoidance: Lowland calcareous grassland is the only high distinctiveness habitat onsite, this will be avoided and retained within the proposed development. Remaining habitats are of low distinctiveness (tall forbs, ornamental pond, gardens) and medium distinctiveness (other neutral grassland, individual trees). Protection measures will be implemented to ensure that all retained habitats within the Site and habitats in the wider landscape will be protected from harm. Only low and medium distinctiveness tall forbs and other neutral grassland will be lost to the Development.
- Mitigation: The retained medium distinctiveness other neutral grassland will be enhanced to good condition throughout the majority of the Site (with the exception of small isolated pockets of this habitat). This will mitigate for grassland losses within the development footprint.
- Onsite habitat enhancement: No additional habitat enhancement will take place onsite past the other neutral grassland enhancement.
- Onsite habitat creation: Five individual trees will be planted in the enhanced grassland, in addition to the creation of an additional hedgerow (H2) on the northern field boundary.
- Offsite habitat creation: Not required, >10% net gain is achieved onsite.
- Biodiversity unit purchase: Not required, >10% net gain is achieved onsite.

¹ [The Biodiversity Gain Requirements \(Irreplaceable Habitat\) Regulations 2024](#)

- 3.29 Draft policy 89 (Biodiversity Net Gain) in the emerging Local Plan sets out the Council's approach to the delivery of Biodiversity Net Gain. It requires developments to use reasonable endeavours to secure gains in the most sequentially preferable locations. This scheme will accommodate all required net gain onsite, with functional links to the wider habitat network, tying in with the overall landscape strategy to ensure that the development will integrate sensitively within its landscape context.

Interaction between biodiversity gain hierarchy and NPPF mitigation hierarchy

- 3.30 The biodiversity gain and NPPF mitigation hierarchies have been considered together from the design stage onwards. Specifically, there are no habitats affected by the development with a habitat distinctiveness scoring more than 2 and it is considered that unavoidable habitat losses to facilitate the development have been adequately mitigated with the details included in a separate Ecological Impact Assessment (BSG Ecology, 2026) which assesses the potential ecological impacts of the proposed development and sets out avoidance, mitigation and compensation measures in line with the NPPF mitigation hierarchy.
- 3.31 Opportunities have been taken to incorporate biodiversity enhancements onsite for both habitats and protected species. Taking account of the habitat measures within the EclA report and this BNG report, it is considered that sufficient information is provided to the local planning authority to inform their review of whether the biodiversity gain condition is capable of being discharged and whether the associated Biodiversity Gain Plan may be approved in due course.

Significant onsite enhancements

- 3.32 The habitat enhancement and creation proposed onsite are classified as significant due to both their extent and proportion of habitat units generated.

Habitat management and monitoring plan

- 3.33 As habitat creation and enhancement onsite is considered significant, a site level habitat management and monitoring plan (HMMP) will be required. The HMMP will detail:
- The plan to manage the off-site gains or significant on-site enhancements, taking into account any legal restrictions and requirements;
 - When and how habitats will be monitored;
 - When and how the monitoring results will be reported;
 - When and how the management proposals will be reviewed; and
 - How habitat management will be changed, to achieve the target habitats or wider outcome.

Consideration of Biodiversity Net Gain Good practice principles for development

- 3.34 On reference to Ciria CIEEM IEMA (2019) Biodiversity Net Gain Good practice principles for development, the principles summarised in Table 1 were considered during the development design, completion of ecology related desk and field surveys and the biodiversity gain assessment.

Table 1: Biodiversity gain – the application of good practice principles for development

Number	Summary heading of principle	Rationale
Principle 1	Apply the mitigation hierarchy	A separate EcIA assesses the potential ecological impacts of the proposed development and sets out avoidance, mitigation and compensation measures in line with the mitigation hierarchy.
Principle 2	Avoid losing biodiversity that cannot be offset by gains elsewhere	No irreplaceable habitats are present on-Site. There is no loss of higher distinctiveness habitats. Habitat losses will be offset through habitat enhancement and creation onsite.
Principle 3	Be inclusive and equitable	Project liaison has been undertaken with the project team. No consultation with third parties has been undertaken or considered to be necessary.
Principle 4	Address risks	The use of the Statutory Biodiversity Metric embeds risks associated with difficulty, spatial multipliers and time to target condition. Any habitat creation or retention that may require special measures to ensure effective delivery of the habitats will be subject to procedures specified in a HMMP. It is considered that realistically achievable habitats have been targeted within the post-development plan.
Principle 5	Make a measurable net gain contribution	The form of 'measurement' has been to apply the Statutory Biodiversity Metric to provide biodiversity unit values as far as reasonably possible.
Principle 6	Achieve the best outcomes for biodiversity	The habitat creation measures proposed are appropriate for the environment and setting and proportionate to the nature, extent and type of development.
Principle 7	Be additional	Additional tree planting has been provided as part of the development layout.
Principle 8	Create a net gain legacy	The legacy of the habitat enhancement has been considered by ensuring the habitats are suitable for the landscape and suitable for their context within the development, with consideration to potential recreation impacts and access for future management.
Principle 9	Optimise sustainability	The choice of planting for the proposed habitats is considered to be appropriate for the Site and the use of the Site.
Principle 10	Be transparent	The author of this biodiversity gain assessment has sought to provide clear and transparent information throughout, including the provision of rationales and relevant commentary, to assist the reader, in their review of the submission.

Biodiversity gain calculation

3.35 Tables 2 and 3 below summarise the baseline habitats, their areas and the results of the habitat condition assessments within the Site. Appendix 2 presents the detailed results of the habitat condition assessments. No watercourses are present onsite.

Table 2: Baseline habitat types and conditions

Habitat	Distinctiveness	Strategic Significance	Habitat condition	Area (ha)	Habitat units
Lowland calcareous grassland	High	Low	Good	0.057	1.03
Other neutral grassland	Medium	Low	Poor	0.1221	0.49
Other neutral grassland	Medium	Low	Poor	0.5	2.00
Ornamental lake or pond	Low	Low	Poor	0.0077	0.02
Tall forbs	Low	Low	Good	0.0718	0.43
Developed land; sealed surface	V.Low	Low	N/A - Other	1.4184	0.00
Vegetated garden	Low	Low	Condition Assessment N/A	1.0054	2.01
Urban tree	Medium	Low	Moderate	0.0774	0.62
Urban tree	Medium	Low	Good	0.0041	0.05
Urban tree	Medium	Low	Poor	0.0081	0.03
Urban tree	Medium	Low	Moderate	0.1791	1.43
Urban tree	Medium	Low	Good	0.0977	1.17
Urban tree	Medium	Low	Poor	0.0326	0.13
Urban tree	Medium	Low	Moderate	0.1099	0.88
Urban tree	Medium	Low	Good	0.2565	3.08
Urban tree	Medium	Low	Good	0.4587	5.50
Urban tree	Medium	Low	Moderate	0.3058	2.45
TOTAL HABITAT AREA				4.71	21.32
SITE AREA (INC INDIVIDUAL TREES)				3.18	

Table 3: Baseline hedgerow types and conditions

Hedgerow	Statutory Metric habitat	Strategic Significance	Habitat condition	Length (km)	Habitat units
H1	Species-rich native hedgerow with trees	Low	Good	0.092	1.66
TOTAL				0.09	1.66

3.36 Post-development habitats detailed in Table 4 and Table 5 will be created, those detailed in Table 6 will be enhanced. The post-development habitats are presented on the landscape masterplan (Appendix 1), post-development Figure 2 and detailed below, including their target conditions.

Table 4: Post-development habitat creation

Biodiversity Metric habitat	Distinctiveness	Area (ha)	Target condition	Strategic significance	Biodiversity units
Other neutral grassland	Medium	0.0891	Good	Low	0.75
Other neutral grassland	Medium	0.0016	Poor	Low	0.01
Developed land; sealed surface	V.Low	0.0532	N/A - Other	Low	0.00
Urban tree	Medium	0.204	Moderate	Low	0.62
Total Habitat Creation Units					1.38

Table 5: Post-development hedgerow creation

Biodiversity Metric habitat	Distinctiveness	Length (km)	Target condition	Strategic significance	Biodiversity units
Native hedgerow	Low	0.049	Poor	Low	0.19
Total Hedgerow Creation Units					0.19

Table 6: Post-development habitat enhancement

Biodiversity Metric habitat	Area (ha)	Distinctiveness	Baseline condition	Target condition	Strategic significance	Biodiversity units
Other neutral grassland	0.5	Medium	Poor	Good	Low	4.34
Total Habitat Enhancement Units						4.34

Biodiversity Gain Metric outcome***Results Summary***

- 3.37 The Statutory Biodiversity Metric has been used to quantify biodiversity gain. With the incorporation of the above habitats the 'habitat unit' and 'hedgerow unit' scores have been calculated. There are no watercourse units associated with the Site. Habitat unit results are as follows:
- Existing Site baseline = 21.32 habitat units.
 - Post-development Site outcome = 24.49 habitat units.
 - Combined change in habitat units = +3.17 habitats units, equivalent to a 14.88% net gain.
- 3.38 The proposed habitat outcomes are considered to be achievable, can be legally secured and they are appropriate to the location and setting of the Site and the locally surrounding habitats.
- 3.39 Hedgerow unit results are as follows:
- Existing Site baseline = 1.66 hedgerow units.
 - Post-development Site outcome = 1.85 hedgerow units.
 - Combined change in habitat units = +0.19 hedgerow units, equivalent to a 11.42% net gain.
- 3.40 The trading rules within the metric are also satisfied.
- 3.41 A summary of results is provided in Appendix 3 with the full calculation provided in a separate excel document.

4 Summary

- 4.1 Overall, the habitat creation and enhancement post-development will deliver a 14.88% net gain in habitat units and a 11.42% hedgerow net gain. This is in line with statutory BNG targets and policy detailed in the current local plan (Wiltshire Core Strategy, adopted 2015), although it does fall short of the emerging local plan target of 20%, this is currently under review and at time of writing is not adopted (adoption expected Q2 of 2026). As such, onsite habitat proposals present an enhancement on baseline conditions, in line with statutory mechanisms and current local policy.

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6 **Figures**

(Overleaf)

Figure 1: Baseline Habitats

Figure 2: Post-Development Habitats



- Legend
- Existing Very Large Urban Tree
 - Existing Large Urban Tree
 - Existing Medium Urban Tree
 - Existing Small Urban Tree
 - Native Species Rich Hedgerow with trees (h2NE1)
 - Developed land; sealed surface
 - Developed land; sealed surface (Buildings)
 - Lowland calcareous grassland
 - Ornamental lake or pond
 - Other neutral grassland
 - Tall forbs
 - Vegetated garden
 - Site boundary

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PROJECT TITLE
HAZELBURY MANOR

DRAWING TITLE
Figure 1: Baseline habitats

DATE: 26/02/2026 CHECKED: ED SCALE: 1:1,250
DRAWN: CS APPROVED: PS VERSION: 1.3

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Sources: BSG Ecology survey data



- Legend
- Proposed Small Rural Tree
 - Retained Very Large Urban Tree
 - Retained Large Urban Tree
 - Retained Medium Urban Tree
 - Retained Small Urban Tree
 - Native Hedgerow (h2NE5)
 - Native Species Rich Hedgerow with trees (h2NE1)
 - Developed land; sealed surface
 - Developed land; sealed surface (Buildings)
 - Lowland calcareous grassland
 - Ornamental lake or pond
 - Other neutral grassland
 - Vegetated garden
 - Site boundary

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JOB REF: P25-359

PROJECT TITLE
HAZELBURY MANOR

DRAWING TITLE
Figure 2: Proposed habitats

DATE: 26/02/2026 CHECKED: ED SCALE: 1:1,250
DRAWN: CS APPROVED: PS VERSION:1.3

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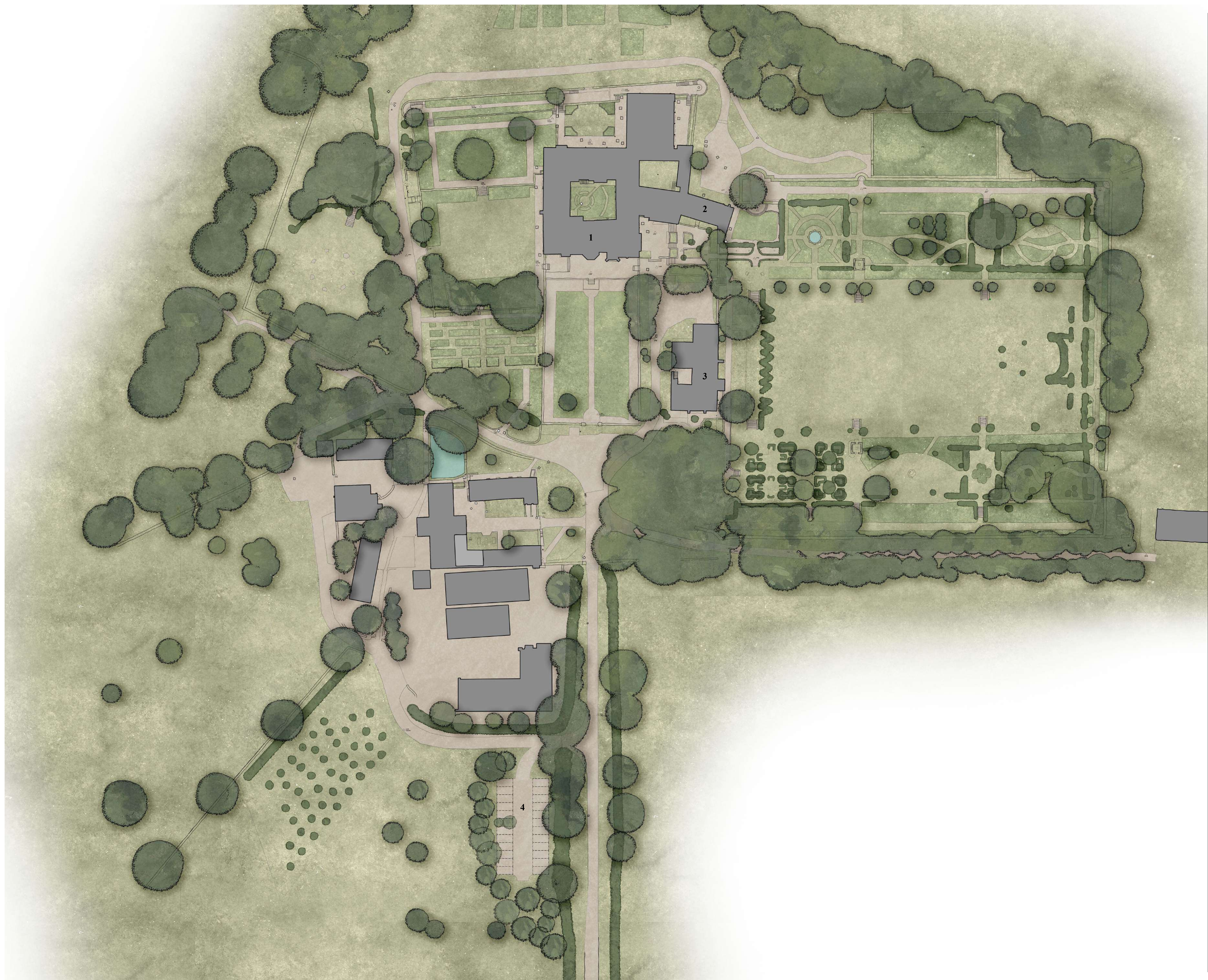
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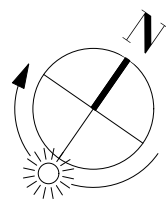
Sources: BSG Ecology survey data

Appendix 1: Landscape Plan



General Notes:

1. This drawing is to be read in conjunction with other consultants drawings.
2. Site conditions must be checked prior to the commencement of work.
3. Discrepancies must be reported directly to the Architect.
4. Do not scale off drawing. Use figured dimensions only unless for planning purposes.
5. This drawing may be issued in colour, and may be a non-standard paper size.
6. Copyright Yiangou Architects Ltd.



1. The Manor (12 Suites)
2. Dower House (3 Suites)
3. The Granary (8 Suites)
4. Car Park (23 Spaces)

KEY:



H	08/01/2026	Updated Layouts	AG
G	15/12/2025	Updated Layouts	AG
F	05/12/2025	Updated Layouts	AG
E	18/11/2025	Updated Layouts	AG
D	18/11/2025	Updated Layouts	AG
C	18/11/2025	Updated Layouts	AG
B	11/11/2025	Updated Layouts	AG
A	31/10/2025	Pre-Application Issue	AG
Rev	Date	Notes	Drawn

Scale	1 : 500 @ A1	0 10 20 30m 0 50 100ft
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QA Serial Number

YIANGOU

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Project Address	Hazelbury Manor, Wiltshire, SN13 8HX		
Project Description	Proposed Alterations		
Drawing Title	Proposed Site Plan		
Drawing No.	2956-055	Rev.	H

Appendix 2: Quadrats and Habitat Condition Assessments

Other neutral grassland					
Species	Latin Name	DAFOR	ST 83631 68108	ST 83701 68033	ST 83617 67979
False oat-grass	<i>Arrhenatherum elatius</i>	A		✓	✓
Yorkshire fog	<i>Holcus lanatus</i>	A	✓	✓	✓
Red fescue	<i>Festuca rubra</i>	A	✓	✓	✓
Creeping bent	<i>Agrostis stolonifera</i>	A	✓	✓	✓
Cock's foot	<i>Dactylis glomerata</i>	F		✓	✓
Red clover	<i>Trifolium pratense</i>	O		✓	
Ribwort plantain	<i>Plantago lanceolata</i>	O	✓		✓
Common bent	<i>Agrostis capillaris</i>	O		✓	
Common Dandelion	<i>Taraxacum officinale</i>	F	✓	✓	✓
Brachythecium moss	<i>Brachythecium sp.</i>	A		✓	✓
Rhytiadelphus squarrosus	<i>Rhytiadelphus squarrosus</i>	O	✓		
Total species			6	9	8
Total species excluding bryophytes			5	8	7
Average species (excluding bryophytes)			6.66		

Lowland calcareous grassland					
Species	Latin Name	DAFOR	ST 83859 67897	ST 83781 67994	ST 83731 68067
False oat-grass	<i>Arrhenatherum elatius</i>	A	✓	✓	✓
Yorkshire fog	<i>Holcus lanatus</i>	F	✓		
Red fescue	<i>Festuca rubra</i>	F		✓	✓
Creeping bent	<i>Agrostis stolonifera</i>	F	✓	✓	✓
Cock's foot	<i>Dactylis glomerata</i>	O	✓	✓	✓
Common bird's-foot trefoil	<i>Lotus corniculatus</i>	O		✓	
Sweet vernal grass	<i>Anthoxanthum odoratum</i>	O		✓	
Ribwort plantain	<i>Plantago lanceolata</i>	O			✓
Smaller cats tail	<i>Phleum bertolonii</i>	F	✓	✓	
Blackthorn	<i>Prunus spinosa</i>	F	✓		
Common knapweed	<i>Centaurea nigra</i>	F	✓		✓
Salad burnet	<i>Sanguisorba minor</i>	O	✓		
Upright brome	<i>Bromus erectus</i>	R	✓	✓	
Field scabious	<i>Knautia arvensis</i>	O	✓	✓	✓
Total species			10	9	7

Average species	8.66
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Grassland (Medium, High and Very High Distinctiveness)							
Habitat	Condition	A: The parcel represents a good example of its habitat type, with a consistently high proportion of characteristic indicator species present relevant to the specific habitat type.	B: Sward height is varied	C: Cover of bare ground is between 1% and 10%, including localised areas	D: Cover of bracken Pteridium aquilinum is less than 20%	E: Combined cover of species indicative of suboptimal condition and physical damage less than 5%	F: 10 or more vascular plant species present per m ² .
g3c- Other neutral grassland	Poor	Fail	Fail	Pass	Pass	Pass	Fail
g2 – Calcareous grassland	Good	Pass	Fail	Pass	Pass	Pass	Pass

Urban				
Habitat	Condition	Vegetation structure is varied, providing opportunities for vertebrates and invertebrates.	The habitat parcel contains different plant species that are beneficial for wildlife, for example flowering species providing nectar.	Invasive species and those of detriment to native wildlife cover less than 5% of vegetated area.
Tall Forbs	Good	Pass	Pass	Pass

Ponds										
Habitat	Condition	A: The pond is of good water quality, with clear water (low turbidity) indicating no obvious signs of pollution.	B: Semi-natural habitat (moderate distinctiveness or above) completely surrounding the pond,	C: Less than 10% of the water surface is covered with duckweed Lemna spp. or filamentous algae	D: The pond is not artificially connected to other waterbodies	E: Pond water levels can fluctuate naturally throughout the year.	F: Absence of listed non-native plant and animal species	G: The pond is not artificially stocked with fish.	H: Emergent, submerged or floating plants (excluding duckweed) 4 cover at least 50%	I: The pond surface is no more than 50% shaded by adjacent trees and scrub
Ornamental pond	Poor	Fail	Fail	Fail	Pass	Fail	Pass	Pass	Fail	Fail

Species Rich Hedgerow with Trees											
Habitat	Condition	A1	A2	B1	B2	C1:	C2:	D1:	D2:	E1	E2
H1b	Good	Pass	Pass	Pass	Pass	Pass	Pass	Pass	Pass	Pass	Pass
A1: Height > 1.5m average along length A2: Width > 1.5m average along length B1: Gap between ground and base of canopy <0.5 m for >90% of length B2: Gaps make up <10% of total length; and no canopy gaps >5 m C1: Undisturbed ground and perennial vegetation C2: Nutrient-enriched perennial vegetation D1: >90% of the hedgerow and undisturbed ground is free of invasive non-native plant species D2: >90% of the hedgerow or undisturbed ground is free of damage caused by human activities E1: There is more than one age-class (or morphology) of tree present E2: At least 95% of hedgerow trees are in a healthy condition											

Tree Number	Habitat	DBH (cm)	Condition	A:	B:	C:	D:	E:	F:
1	Urban tree	80	Moderate	Pass	Pass	Fail	Pass	Fail	Pass
2	Urban tree	25	Moderate	Fail	Pass	Pass	Pass	Fail	Pass
3	Urban tree	50	Moderate	Pass	Pass	Fail	Pass	Fail	Pass
4	Urban tree	150	Good	Fail	Pass	Pass	Pass	Pass	Pass
5	Urban tree	70	Good	Fail	Pass	Pass	Pass	Pass	Pass
6	Urban tree	40	Moderate	Fail	Pass	Fail	Pass	Fail	Pass
7	Urban tree	40	Moderate	Fail	Pass	Fail	Pass	Fail	Pass
8	Urban tree	120	Good	Fail	Pass	Pass	Pass	Pass	Pass
9	Urban tree	100	Good	Pass	Pass	Pass	Fail	Pass	Pass
10	Urban tree	40	Moderate	Pass	Pass	Fail	Fail	Pass	Pass
11	Urban tree	15	Poor	Fail	Pass	Fail	Fail	Fail	Pass
12	Urban tree	25	Moderate	Fail	Pass	Fail	Pass	Pass	Pass
13	Urban tree	20	Moderate	Fail	Pass	Fail	Pass	Fail	Pass
14	Urban tree	35	Good	Fail	Pass	Pass	Pass	Pass	Pass
15	Urban tree	120	Good	Fail	Pass	Pass	Pass	Pass	Pass
16	Urban tree	120	Good	Fail	Pass	Pass	Pass	Pass	Pass
17	Urban tree	120	Good	Fail	Pass	Pass	Pass	Pass	Pass
18	Urban tree	120	Good	Fail	Pass	Pass	Pass	Pass	Pass
19	Urban tree	25	Poor	Fail	Pass	Fail	Fail	Fail	Pass
20	Urban tree	200	Good	Pass	Pass	Pass	Pass	Pass	Pass
21	Urban tree	25	Moderate	Pass	Pass	Fail	Pass	Fail	Pass
22	Urban tree	35	Good	Pass	Pass	Fail	Pass	Pass	Pass
23	Urban tree	45	Moderate	Pass	Pass	Fail	Pass	Fail	Pass
24	Urban tree	30	Moderate	Pass	Pass	Fail	Pass	Fail	Pass
25	Urban tree	30	Moderate	Fail	Pass	Fail	Pass	Fail	Pass
26	Urban tree	90	Good	Fail	Pass	Pass	Pass	Pass	Pass
27	Urban tree	25	Moderate	Fail	Pass	Fail	Pass	Fail	Pass
28	Urban tree	35	Good	Fail	Pass	Pass	Pass	Pass	Pass
29	Urban tree	40	Moderate	Fail	Pass	Fail	Pass	Fail	Pass
30	Urban tree	25	Moderate	Fail	Pass	Fail	Pass	Fail	Pass
31	Urban tree	30	Moderate	Fail	Pass	Fail	Pass	Fail	Pass
32	Urban tree	60	Good	Fail	Pass	Pass	Pass	Pass	Pass
33	Urban tree	40	Moderate	Fail	Pass	Fail	Pass	Fail	Pass
34	Urban tree	40	Good	Pass	Pass	Pass	Pass	Pass	Pass
35	Urban tree	35	Moderate	Fail	Pass	Fail	Pass	Fail	Pass
36	Urban tree	30	Moderate	Fail	Pass	Fail	Pass	Fail	Pass
37	Urban tree	50	Moderate	Fail	Pass	Pass	Pass	Fail	Pass
38	Urban tree	30	Moderate	Fail	Pass	Fail	Pass	Fail	Pass
39	Urban tree	30	Moderate	Fail	Pass	Fail	Pass	Fail	Pass
40	Urban tree	30	Moderate	Fail	Pass	Fail	Pass	Fail	Pass
41	Urban tree	45	Moderate	Fail	Pass	Pass	Pass	Fail	Pass
42	Urban tree	25	Moderate	Pass	Pass	Fail	Pass	Fail	Pass
43	Urban tree	15	Moderate	Fail	Pass	Fail	Pass	Fail	Pass
44	Urban tree	100	Good	Pass	Pass	Pass	Pass	Pass	Pass

45	Urban tree	60	Moderate	Pass	Pass	Fail	Pass	Fail	Pass
46	Urban tree	35	Moderate	Fail	Pass	Fail	Pass	Fail	Pass
47	Urban tree	50	Moderate	Fail	Pass	Fail	Pass	Fail	Pass
48	Urban tree	50	Moderate	Fail	Pass	Fail	Pass	Fail	Pass
49	Urban tree	200	Good	Pass	Pass	Pass	Pass	Pass	Pass
50	Urban tree	30	Moderate	Pass	Pass	Fail	Pass	Fail	Pass
51	Urban tree	30	Moderate	Pass	Pass	Fail	Pass	Fail	Pass
52	Urban tree	30	Moderate	Pass	Pass	Fail	Pass	Fail	Pass
53	Urban tree	30	Moderate	Pass	Pass	Fail	Pass	Fail	Pass
54	Urban tree	70	Good	Fail	Pass	Pass	Pass	Pass	Pass
55	Urban tree	80	Good	Pass	Pass	Pass	Pass	Pass	Pass
56	Urban tree	90	Moderate	Fail	Pass	Fail	Pass	Fail	Pass
57	Urban tree	35	Good	Fail	Pass	Pass	Pass	Pass	Pass
58	Urban tree	80	Good	Pass	Pass	Pass	Pass	Pass	Pass
59	Urban tree	70	Good	Pass	Pass	Pass	Pass	Pass	Pass
60	Urban tree	70	Good	Pass	Pass	Pass	Pass	Pass	Pass
61	Urban tree	20	Good	Pass	Pass	Fail	Pass	Pass	Pass

A: The tree is a native species (or at least 70% within the block are native species)

B: The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion)

C: The tree is mature (or more than 50% within the block are mature)

D: There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height

E: Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark

F: More than 20% of the tree canopy area is overhanging vegetation beneath

Appendix 3: BNG Result Summary

On-site baseline	Area habitat units	21.32		
	Hedgerow units	1.66		
	Watercourse units	0.00		
On-site post-intervention (Including habitat retention, creation & enhancement)	Area habitat units	24.49		
	Hedgerow units	1.85		
	Watercourse units	0.00		
On-site net change (units & percentage)	Area habitat units	3.17	14.88%	
	Hedgerow units	0.19	11.42%	
	Watercourse units	0.00	0.00%	
Off-site baseline	Area habitat units	0.00		
	Hedgerow units	0.00		
	Watercourse units	0.00		
Off-site post-intervention (Including habitat retention, creation & enhancement)	Area habitat units	0.00		
	Hedgerow units	0.00		
	Watercourse units	0.00		
Off-site net change (units & percentage)	Area habitat units	0.00	0.00%	
	Hedgerow units	0.00	0.00%	
	Watercourse units	0.00	0.00%	
Combined net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Area habitat units	3.17		
	Hedgerow units	0.19		
	Watercourse units	0.00		
Spatial risk multiplier (SRM) deductions	Area habitat units	0.00		
	Hedgerow units	0.00		
	Watercourse units	0.00		
FINAL RESULTS				
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Area habitat units	3.17		
	Hedgerow units	0.19		
	Watercourse units	0.00		
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	Area habitat units	14.88%		
	Hedgerow units	11.42%		
	Watercourse units	0.00%		
Trading rules satisfied?		Yes ✓		
Unit Type	Target	Baseline Units	Units Required	Unit Deficit
Area habitat units	10.00%	21.32	23.45	0.00
Hedgerow units	10.00%	1.66	1.82	0.00
Watercourse units	10.00%	0.00	0.00	0.00