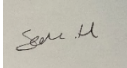


Roche Old Court - Biodiversity Net Gain Plan



20th March 2026

Document control

Project title	Roche Old Court – Biodiversity Net Gain Plan	
Client	Scot Masker	
Planning reference number	PL/2026/01074	
Project number	5986	
Version number	5986.1	
Date of issue	20 th March 2026	
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Declaration	I confirm that the information provided in this document is truthful and accurate at the time of completion.	
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Executive summary	
Purpose of report	To provide a Biodiversity Net Gain (BNG) Plan for the proposed development site, involving: • Details of the proposed development • On and off-site pre-development biodiversity • On and off-site post-development biodiversity • How BNG will be achieved • Mitigation and enhancement measures for the development.
Context of report	Brief description of the site. E.g. The Site is comprised of a section of wider grassland including is bordering hedgerows and patches of dense scrub. The proposed development and alterations to the site are as follows: • Improve the quality of the of off-site hedgerows. • Plant a mixed scrub habitat and new hedgerows. • Installation of a solar array and battery storage building.
Methodology	• The BNG metric was run using baseline conditions collected in through a UKHab habitat survey. • The open-source Geographic Information System, QGIS was used to map the pre-development and post-development UKHabitat 2.0 habitat maps and obtain the areas of each habitat. • Results from the metric including any credits required, mitigation and enhancement measures were recommended.
On-site biodiversity	The total area of the Site is 0.1472ha The habitats included g4-modified grassland h3-Bramble Scrub and h2-native hedgerow with trees.
Off-site biodiversity	The Proposed development will use off-site habitat improvement to mitigate for habitat units lost on site. The total off-site area is 0.3371ha. The habitats included g4-modified grassland h3-Bramble Scrub and h2-native hedgerow with trees.
Biodiversity Net Gain	Based on the data presented, the proposed project will yield a 66.47% total area net gain, see Figure 5 below for the results output of the Statutory Metric. No credits need to be purchased for the development to achieve BNG.

1. Introduction

1.1. Background

1.1.1. In February 2026, Wessex Ecology Ltd were commissioned by Scot Masker to undertake a UKHabitat 2.0 Survey and Biodiversity Net Gain of the land at Roche Old Court, Winterslow, Salisbury.

1.1.2. The planning reference for this project is PL/2026/01074

1.1.3. The purpose of this report was to:

- Provide details of the proposed development
- Present the on and off-site pre-development biodiversity
- Present the proposed on and off-site post-development biodiversity
- Show how BNG will be achieved
- Suggest measures for mitigation and enhancement for the development.

1.2. Site Description

1.2.1. The Ground for surveying at Roche Old Court, hereafter referred to as 'the Site', measured approximately 0.5ha and was situated on Pincroft Lane, which ran to the north of the Site (approximate OS grid reference: SU 24651 33988), see Figures 1 & 2 below.

1.2.2. The Site including the area within the redline boundary and the off-site area directly adjacent was comprised of a section of grassland, its bordering hedgerows and patches of bramble scrub.

1.2.3. There were no buildings on site.

1.2.4. At the time of writing, the proposed developments and alterations to the Site were as follows:

- Installation of a Solar array and Battery storage building
- Planting of a native hedgerow
- Improving an existing off-site hedgerow
- Off-site planting of native mixed scrub

1.2.5. All ecological surveys are led by Ecologists who are members of the Chartered Institute of Ecology and Environmental Management (CIEEM) at the appropriate level. By joining the CIEEM staff sign up to a professional code of conduct.

Figure 1. Site location with red line boundary



Figure 2. Landscape surrounding site of proposed development



2. Personnel

2.1. BNG metric and condition assessment

- 2.1.1. Daniel Ahern is an experienced ecologist with a wide skills base gained in both the private and public sectors. He has been technical lead on large capital projects for regulators, government and utilities. Daniel has led freshwater & terrestrial ecology teams and has a robust understanding of current legislation and monitoring requirements. He currently holds NE licences for bats (Natural England Class 2 Licence 2025-86241-CL18-BAT), white-clawed crayfish & GCN. Daniel has held SNH and NPWS licences for fresh-water pearl mussel and white-clawed crayfish in addition in addition to NE licences for *Lurionium natans*.
- 2.1.2. Samuel Horner is an experienced ecologist who completes UKHab surveys and quality assessments required for BNG projects. Samuel completes preliminary ecological appraisals and preliminary roost assessments. He has experience in a range of survey techniques.

2.2. Field survey

- 2.2.1. Samuel Horner is an experienced ecologist who completes UKHab surveys and quality assessments required for BNG projects. Samuel completes preliminary ecological appraisals and preliminary roost assessments. He has experience in a range of surveys.
- 2.2.2. Aaron Jones is an experienced ecologist who completes UKHab surveys and quality assessments required for BNG projects. Aaron completes preliminary ecological appraisals and preliminary roost assessments. He has experience in a range of surveys including dormouse, otter and bat surveys.

3. Planning and Legislation

3.1. Planning policies

- 3.1.1. This report is prepared with reference to the National Planning Policy Framework 2024.

3.2. Legislation

- 3.2.1. Biodiversity Net Gain is mandatory under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021). This means developers must deliver a BNG of 10% which means a development will result in more or better-quality natural habitat than was there prior to the development.

- 3.2.2. BNG can be achieved through creating biodiversity on-site within the red-line boundary, a mixture of on and off-site, or by buying statutory biodiversity credits from the government as a last resort.

4. Methodology

4.1. Desk study

- 4.1.1. The following publicly accessible websites were searched for relevant ecological information:

- <http://planningguidance.planningportal.gov.uk/>
- <http://jncc.defra.gov.uk/page-1376> - summary of nature conservation legislation
- www.ukbap.org.uk (archived 2012)
- www.gridreferencefinder.com and www.google.com for aerial photography
- The Multi Agency Geographic Information for the Countryside- <https://magic.defra.gov.uk/magicmap.aspx>

4.2. Biodiversity Net Gain

- 4.2.1. The BNG metric was run using baseline conditions collected from a UKHab habitat survey.
- 4.2.2. Post-development data was collected from the client.
- 4.2.3. The open-source Geographic Information System, QGIS was used to map the base line habitats on Site and obtain the areas of each habitat, see Figure 3.
- 4.2.4. The open-source Geographic Information System, QGIS was used to map the proposed habitats and enhancements, this was based of plans produced by the client, see Figure 4.
- 4.2.5. The Statutory Biodiversity Metric was run with the areas obtained from QGIS and the client alongside the Statutory Biodiversity Metric Condition Assessments for each relevant habitat.
- 4.2.6. Results from the metric are presented in Figure 5.

4.3. Limitations

- 4.3.1. The UKHabitat 2.0 survey provides a snapshot of conditions at the time of survey and some plant species may not have been present on the day due to time of year, conditions etc.

4.3.2. The details within this report will remain valid for a period of 12 months from the date of issue.

4.3.3. The field survey was conducted in late February and tree canopies of deciduous trees had not yet emerged. Surveyors had to assume the canopy spread for assessments based on branch growth.

5. On-Site biodiversity

5.1. Pre-development

5.1.1. The total area of the site within the redline boundary was 1472m², comprised of grassland habitat with a small patch of bramble scrub to the north. A section of the southern hedgerow lies within the red line boundary.

5.1.2. The following habitat types were recorded during the survey:

- g4 – modified grassland
- h2a – native hedgerow with trees
- h3d – bramble Scrub

5.1.3. The areas of each habitat are presented in Table 1 below.

Table 1. Pre-development habitat areas on-site

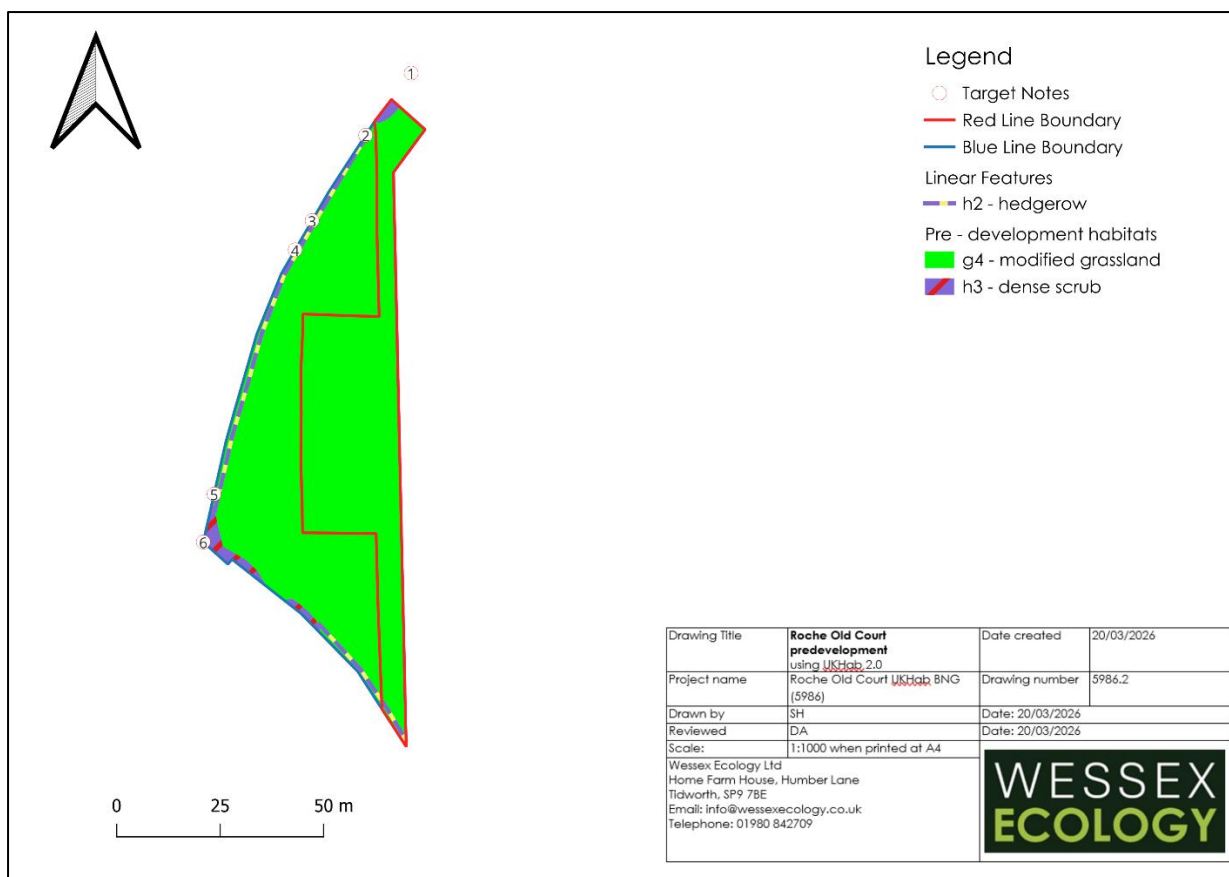
Broad habitat	Habitat type	UKHab 2.0 code	Area/Length (ha/Km)
Grassland	Modified grassland	g4	0.1457ha
Hedgerow	Native Hedgerow with trees	h2a	0.011Km
Scrub	Bramble Scrub	h3d	0.0015ha

5.1.4. Species lists for the habitats recorded are set out in Table 2, below.

Table 2. Species list for the habitats recorded on site

Habitat type	Species recorded	Percentage present
g4 – modified grassland	Perennial Rye grass – <i>Lolium perenne</i> Cocks foot – <i>Dactylis glomerata</i> Red sorrel – <i>Rumex acetosa</i> Dandelion - <i>Taraxacum officinale</i> <i>Galium</i> sp. Cow parsley - <i>Anthriscus sylvestris</i>	60% 15% 10% 5% 5% 5%
h2 - hedgerow	English elm - <i>Ulmus procera</i> Field maple – <i>Acer campestre</i> Ash - <i>Fraxinus excelsior</i> Bramble – <i>Rubus fruticosus</i> Hazel – <i>Corylus avellana</i>	50% 15% 15% 15% 5%
h3 – Bramble scrub	Bramble - <i>Rubus fruticosus</i>	100%

Figure 3. Pre-development UKHab 2.0 habitat map of Site.



5.2. Post-development

5.2.1. The proposed development will result in the loss of g4 – modified grassland habitat and of h3 – dense scrub (bramble scrub). Habitats introduced will consist of Urban habitats, a solar array and battery storage building.

5.2.2. 2 Individual small, moderate trees will be planted in the g4 – modified grassland to the northeast of the new battery building.

5.2.3. The areas of the on-site habitats lost are presented in Table 3 below.

Table 3. Areas of habitat lost on-site

Broad habitat	Habitat type	UKHab 2.0 code	Area (ha)
Grassland	Modified grassland	g4	0.02412ha
Scrub	Bramble scrub	h3d	0.0015ha

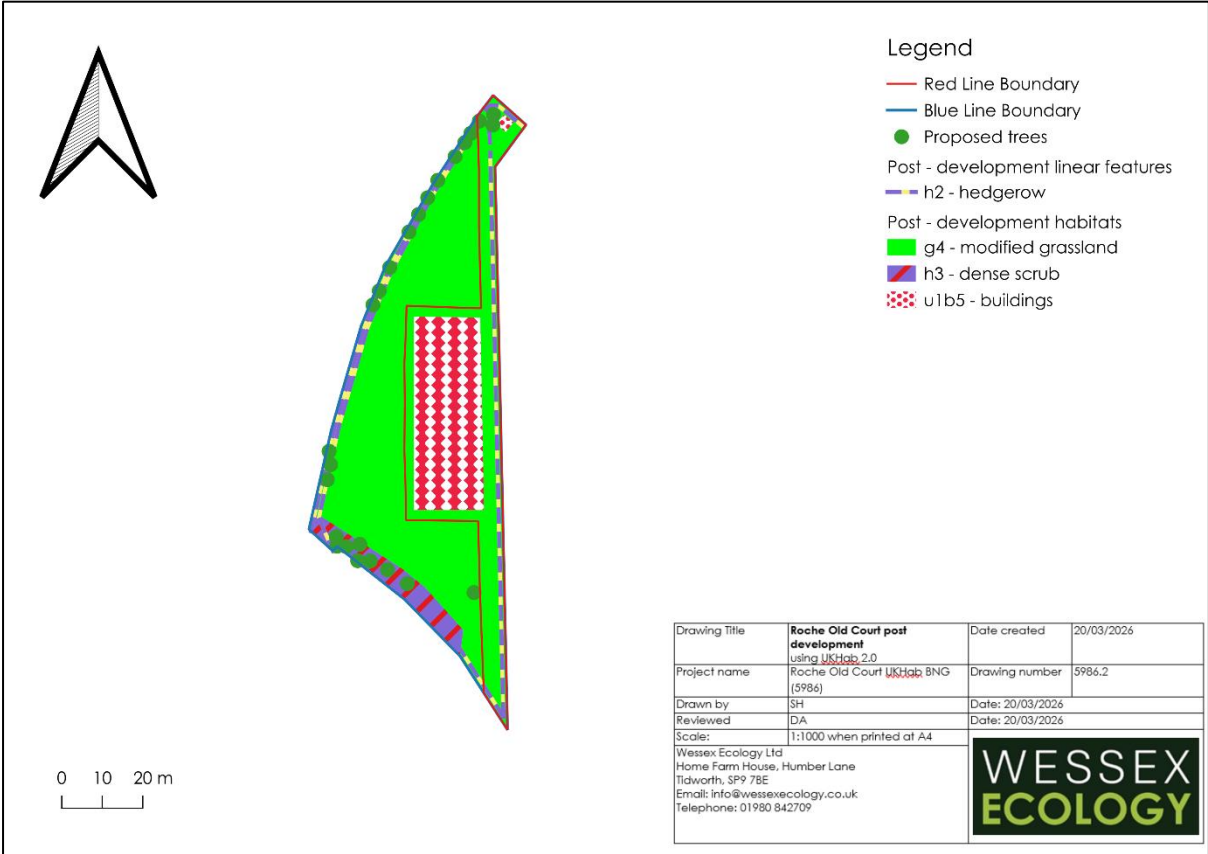
5.2.4. The areas of the on-site habitats created are presented in Table 4, and post-development landscape is shown in Figure 4, below.

Table 4. Areas of habitat created on-site

Broad habitat	Habitat type	UKHab 2.0 code	Area/Length/Quantity (ha/Km)
Hedgerow	Native hedgerow	H2 - hedgerow	0.158Km

Individual trees	Trees	-	2 Small
Urban	Developed land, sealed surface	u1b5	0.001ha
Urban	Artificial, unsealed surface	u1b6	0.02462ha

Figure 4. Post-development design plan.



6. Off-Site biodiversity

6.1. Pre-development

6.1.1. The total off-site area comprised broadly of the same habitats as on-site. The off-site area measured 3371m². The UKHab 2.0 habitat map of the Site pre-development is presented in Figure 3 below.

6.1.2. The following habitat types were recorded during the survey:

- g4 – modified grassland
- h2a – native hedgerow with trees
- h3d – bramble scrub

6.1.3. The areas of each habitat are presented in Table 5 below.

Table 5. Pre-development habitat areas off-site

7. Broad habitat	Habitat type	UKHab 2.0 code	Area/Length/Quantity (ha/Km)
Grassland	Modified grassland	g4	0.1457ha
Hedgerow	Native Hedgerow with trees	h2a	0.011Km
Scrub	Bramble Scrub	h3d	0.0015ha

7.1.1. Species lists for the habitats recorded are set out in Table 6, below.

Table 6. Species list for the habitats recorded off-site

Habitat type	Species recorded	Percentage present
g4 – modified grassland	Perennial Rye grass – <i>Lolium perenne</i> Cocks foot – <i>Dactylis glomerata</i> Red sorrel – <i>Rumex acetosa</i> Dandelion – <i>Taraxacum officinale</i> <i>Galium</i> sp. Cow parsley – <i>Anthriscus sylvestris</i>	60% 15% 10% 5% 5% 5%
h2 - hedgerow	English elm – <i>Ulmus procera</i> Field maple – <i>Acer campestre</i> Ash – <i>Fraxinus excelsior</i> Bramble – <i>Rubus fruticosus</i> Hazel – <i>Corylus avellana</i>	50% 15% 15% 15% 5%
h3 – Bramble scrub	Bramble – <i>Rubus fruticosus</i>	100%

7.2. Post-development

7.2.1. The proposed development will result in the loss of g4 – modified grassland habitat and of h3 – dense scrub (bramble scrub).

7.2.2. The areas of the off-site habitats lost are presented in Table 7 below.

Table 7. Areas of habitat lost off-site

Broad habitat	Habitat type	UKHab 2.0 code	Area (ha)
Grassland	Modified grassland	g4	0.01911
Scrub	Bramble scrub	h3d	0.0056

7.2.3. The off-site development will create new a new "natural" area of h3 - mixed scrub. A native hedgerow with trees will also be created that will run linearly to the hedgerow habitat parcel 1. Figure 4, shows the location of proposed trees to be planted, they are not considered individual trees. The majority of the newly planted trees will enhance off-site hedgerow parcel 1 or be considered a quality of the other introduced habitats. 1 tree planted off-site is not within the remaining or introduced habitats and is therefore an individual tree and is treated as such.

7.2.4. The areas of the off-site habitats created are presented in Table 8, and post-development landscape is shown in Figure 5, below.

Table 8. Areas of habitat created off-site

Broad habitat	Habitat type	UKHab 2.0 code	Area (ha)
Scrub	Mixed scrub	h3h	0.02471ha
Individual trees	Trees	-	1 small
Hedgerow	Native hedgerow with trees	h2a	0.158km

7. Biodiversity Net Gain

Based on the data presented above, the proposed project will yield a 30.47% net gain in biodiversity on Site, see Figure 5 below for the results output of the

Statutory Metric. No credits need to be purchased for the development to achieve BNG.

Figure 5. Statutory Biodiversity Net Gain results for the proposed development

Roche Old Court

Headline Results

Scroll down for final results ↴

Return to results menu

On-site baseline

Area habitat unit0.30

Hedgerow unit0.13

Watercourse unit0.00

On-site post-intervention

(including habitat creation, creation & enhancement)

Area habitat unit0.26

Hedgerow unit0.66

Watercourse unit0.00

On-site net change

(units & percentage)

Area habitat unit-0.03-10.92%

Hedgerow unit0.53400.66%

Watercourse unit0.000.00%

On-site net gain is less than target

Off-site baseline

Area habitat unit0.69

Hedgerow unit1.48

Watercourse unit0.00

Off-site post-intervention

(including habitat creation, creation & enhancement)

Area habitat unit0.92

Hedgerow unit1.85

Watercourse unit0.00

Off-site net change

(units & percentage)

Area habitat unit0.2333.58%

Hedgerow unit0.3825.63%

Watercourse unit0.000.00%

Combined net unit change

(including all on-site & off-site habitat creation, creation & enhancement)

Area habitat unit0.20

Hedgerow unit0.91

Watercourse unit0.00

Spatial risk multiplier (SRM) deductions

Area habitat unit0.00

Hedgerow unit0.00

Watercourse unit0.00

FINAL RESULTS

Total net unit change

(including all on-site & off-site habitat creation, creation & enhancement)

Area habitat unit0.20

Hedgerow unit0.91

Watercourse unit0.00

Total net % change

(including all on-site & off-site habitat creation, creation & enhancement)

Area habitat unit66.47%

Hedgerow unit617.21%

Watercourse unit0.00%

Trading rules satisfied?

Yes ✓

Unit Type

Target

Baseline Units

Units Generated

Unit Deficit

Area habitat unit

10.00%

0.30

0.33

0.00

Additional area habitat units required to meet target

Hedgerow unit

10.00%

0.13

0.15

0.00

Additional hedgerow units required to meet target

Watercourse unit

10.00%

0.00

0.00

0.00

Additional watercourse units required to meet target

8. Habitat Mitigation

9.1. On-site habitat management

9.1.1. The following recommendations should be followed to minimise adverse effects of the proposed development on the existing biodiversity on-site:

9.1.2. Control measures

- All potentially environmentally damaging chemicals will be stored off-site.
- The fuel store must be bunded so that any spillage is contained.
- Small hand-held containers must be stored on spill mats at all times when not in use.
- A suitable spill kit must be available at all times. Site staff must be made aware of its location and how and when to deploy it.
- Any spillage must be reported to the Site Foreman immediately.

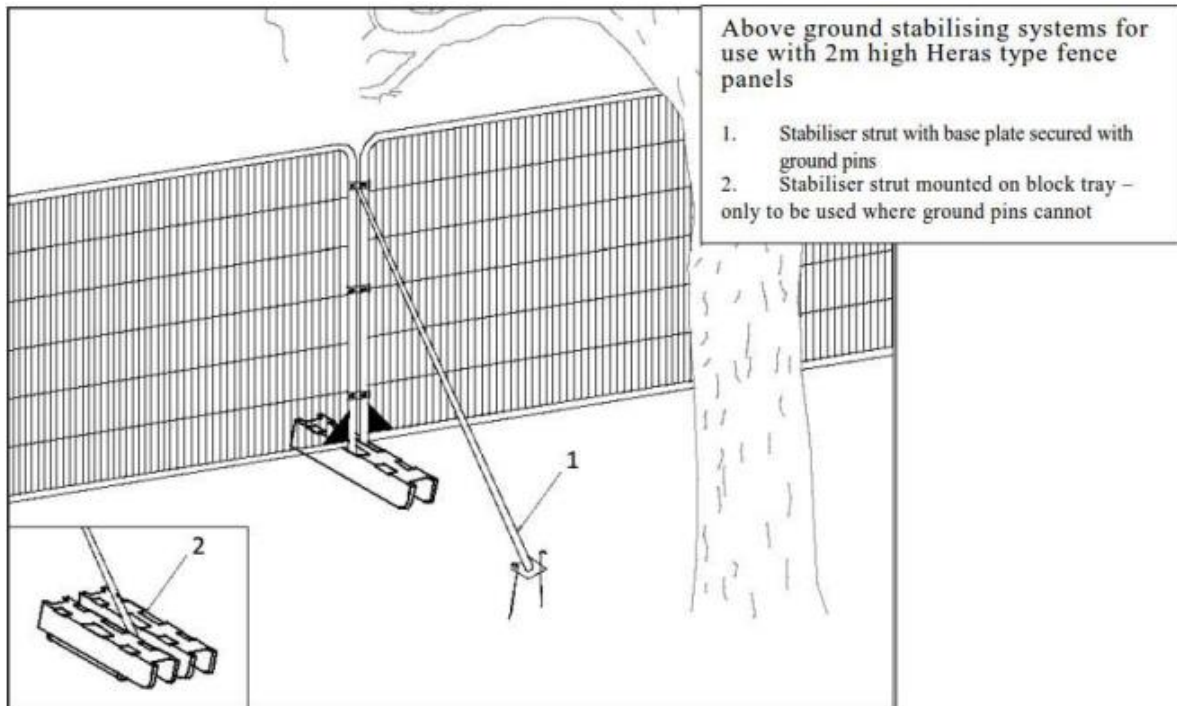
9.1.3. Biosecurity

- Everyone on Site should ensure vehicle access is kept to a minimum.
- Everyone on Site should arrive at the site with clean footwear. Any vehicles entering or leaving the Site should be clean, with tires clean of soil and debris.
- Everyone on Site should ensure footwear is clean (visually from soil and debris) before entering or leaving the site.
- Construction waste shall be removed from Site by a licenced contractor.

9.1.4. Tree protection

- Root Protection Areas should be established to protect the trees being retained. No construction activity whatsoever, including on-site parking, routing of underground services, or storage of materials must be allowed within Root Protection Areas.
- No chemicals can be stored or mixed within 10m of the trunk of any retained trees, nor in any position where the slope of the ground could lead to contamination of the Root Protection Area. This includes cement, concrete, oil, fuel, bitumen or other chemicals.
- No fires should be lit in a position where their flames could extend to within 10m of foliage, branches or trunk.
- All landscaping carried out within Root Protection Areas must be undertaken carefully, without damaging shallow roots. Rotovators and other heavy mechanical cultivation equipment must NOT be used.
- Temporary tree protection fencing should be erected prior to any enabling works commencing on the Site. The fencing is to be to the specification shown at Figure 6 below.
- The fenced areas are to exclude all construction activities, including temporary materials storage, for the duration of the development works and shall be affixed with appropriate signage at regular intervals to warn contractors that the enclosed areas are strictly off-limits, other than for essential maintenance works.

Figure 7. Example of suitable temporary tree protection fencing



9.1.5. Weatherproof notices must be fixed to the tree protection fencing, one every 10m of fencing. These should include the following;

TREE PROTECTION AREA

KEEP OUT

THE FOLLOWING MUST BE OBSERVED BY ALL PERSONS:

- The Protection Fence must not be moved
- No person or machine must enter the area
- No materials or spoil must be deposited
- No excavation must be permitted

9.1.6. Groundworks

- Excavations will be boarded or fenced using steel mesh fencing at the end of each day to prevent wildlife becoming trapped.
- Where closing excavations is not possible, ramps will be provided to allow any trapped wildlife to escape.
- Dust suppression measures should be taken during dry conditions to reduce pollution spread.
- Use sensitive construction practices including no routine night-time working.
- Reduction of light spill by directing lighting only where needed, not facing upward and away from trees and the priority habitats.

9.2. Off-site habitat management

- 9.2.1. There was a continuation of the grassland habitat to the east of the site. There will be avoidance of damage to this habitat to avoid degradation of quality. No heavy machinery should be used over this habitat, and the hedgerow should be planted by hand.
- 9.2.2. The boundary of the red line should be clearly marked to avoid encroachment of works on offsite habitats.

9.3. Habitat enhancement

- 9.3.1. The following are recommendations for habitat enhancement on-site.
- One Harlech bat box - https://www.birdfood.co.uk/harlech-woodstone-bat-box-black?gclid=EAlaIQobChMIwlbT2pqD_glVYz7tCh1AoAVbEAAYAiAAEgLxGfD_BwE. Installed at a height of at least 3m above the ground on a west facing tree or building elevation.
 - One Woodstone bird box - https://www.birdfood.co.uk/national-trust-woodstone-32mm-nest-box-green?utm_source=google_shopping&gclid=EAlaIQobChMI-ef86JqD_glVjdPtCh21_QonEAQYASABEgLZcPD_BwE. Installed at a height of at least 3m above the ground on a west facing tree or building elevation.
 - One insect block - https://www.birdfood.co.uk/woodstone-insect-block-grey?utm_source=google_shopping&gclid=EAlaIQobChMIrZm8-ZqD_glVEmHmCh2g5g_FEAQYAiABEgJu4fD_BwE. Installed at a height of 1.5m above the ground on a south facing tree or building elevation.

9. References

Collins, J. (ed.) (2023) Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th edn.) The Bat Conservation Trust, London.

Gunnell, K., et al (2010) Designing for Biodiversity: A technical guide for new and existing buildings. (2nd edn). RIBA.

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

10. Appendix

A. Photos

Photo 1: Grassland habitat.



Photo 2: Hedgerow, Gaps visible at further distance.



Photo 3: Grassland species diversity.



Photo 4: Bramble scrub.



Appendix: 2

Habitat Creation

h3h - mixed scrub

The mixed scrub will be supported and planted after clearing much of the bramble on the southwest border of the site. Natural colonisation and planting of a range of species will create the diversity and quality required to meet the BNG goal.

Introduced scrub should be planted in groups with variation in scrub height. The species chosen will be of a wide range to meet the requirements of mixed scrub. No one species will be dominant.

Suggested species:

- Field maple – *Acer campestre*
- Blackthorn – *Prunus spinosa*
- Hawthorn – *Crataegus monogyna*
- Elder – *Sambucus nigra*
- Hazel – *Corylus avellana*

h2a - Native hedgerow & trees

Suggested species:

- Crab apple - *Malus sylvestris*
- Blackthorn – *Prunus spinosa*
- Field maple – *Acer campestre*
- Hawthorn – *Crataegus monogyna*
- Elder – *Sambucus nigra*
- Hazel – *Corylus avellana*