

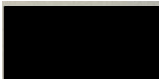
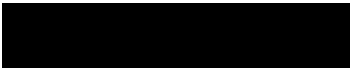
Haresbrook Farm, Tockenham, Swindon

Biodiversity Net Gain Plan



14th April 2026

Document control

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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	The Site is comprised of a grassland field used for various agricultural purposes. • A Polytunnel, woodchip path, barn apron and wash station will be installed • An orchard be planted • Willow scrub will be planted
Methodology	• The BNG metric was run using baseline conditions collected in the Preliminary Ecological Appraisal (PEA). • 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 which comprises land within the field excludes a 10m buffer from the watercourse and measures ~2.1ha. The habitat was comprised of g4 – modified grassland. At the time of surveying parcels of this habitat had already been developed.
Off-site biodiversity	The proposed development does not include any off-site areas.
Biodiversity Net Gain	The BNG metric was run on the 14th April 2026. Based on the data presented, the proposed project will yield a 14.73% Net Gain in Biodiversity Net Gain on Site, see Figure 6 below for the results output of the Statutory Biodiversity Net Gain Metric. No credits need to be purchased for the development to achieve BNG.

1. Introduction

1.1. Background

1.1.1. In January 2026, Wessex Ecology Ltd were commissioned by Ben Truswell to undertake a preliminary ecological appraisal (PEA), UKHabitat 2.0 Survey and Biodiversity Net Gain at Haresbrook Farm, Tockenham, Swindon, Wiltshire, SN4 7PW.

1.1.2. The planning reference for this project is not yet available.

1.1.3. The purpose of this report was to:

- Provide details of the proposed development
- Present the pre-development biodiversity
- Present the proposed 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 field at Haresbrook, hereafter referred to as 'the Site', measured approximately 2.1ha and was situated on Greenway, which runs to the north of the Site (approximate OS grid reference: SU 04362 79037), see Figure. 1 below.

1.2.2. The Site is comprised of a grassland field used for various agricultural purposes including crops, material storage and grazing that had begun post 2020. The habitat before modification was a grassland field used for grazing.

1.2.3. The buildings on Site were comprised of several farm related temporary structures. Sheds, field shelters, a polytunnel and temporary works area.

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

- A Polytunnel, woodchip path, barn apron and wash station will be installed
- An orchard be planted
- Willow scrub will be planted
- Mixed scrub will be planted

A barn is proposed to be built under permitted development as such they are excluded from this BNG report as is the grassland area they are proposed to be built upon.

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 the PEA. The biodiversity metric used was published on the 3rd July 2025.
- 4.2.2. Post-development data was collected from the client and the PEA.
- 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. A post-development UKHab 2.0 map showing the proposed enhancements was also created, see Figure 5.
- 4.2.5. The Statutory Biodiversity Metric was run with the areas obtained from QGIS and the client or agent alongside the Statutory Biodiversity Metric Condition Assessments for each relevant habitat.
- 4.2.6. Results from the metric are presented in Figure 6.

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 land has been used for various agricultural purposes since 2023 and as a result habitat has changed without Biodiversity Net Gain since its implementation. The baseline was therefore calculated on the habitats prior to these changes. Large areas of (grassland) habitat remained and were kept under the same conditions which were agricultural grazing. The unchanged areas of (grassland) habitat were assessed on the day of the site visit. The areas of (grassland) habitat that were lost could not be assessed for quality.

The quality of the (grassland) habitat that was lost pre-survey date was assumed to be consistent with the quality of the remaining (grassland) habitat that was assessable on the survey date. It is highly unlikely that the (grassland) habitat lost would have been of a significantly different quality to warrant an alternative score.

5. On-Site biodiversity

5.1. Pre-development

5.1.1. The total area of the Site which comprises land within the field excludes a 10m buffer from the watercourse and measures 2.183114ha. The UKHab 2.0 habitat map of the Site pre-development is presented in Figure 3 below, which has been used as the BNG baseline prior to recent changes. This differs from the habitats identified during the PEA survey presented in Figure 4 below.

5.1.2. The following habitat types were recorded during and present pre-development.

- g4 – modified grassland
- h2 - hedgerow

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 (ha)
Grassland	Modified grassland	g4	2.183114

5.1.3. 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	Cocks foot (<i>Dactylis glomerata</i>)	35%
	Perennial rye (<i>Lolium perenne</i>)	25%
	Tufted hair grass (<i>Deschampsia cespitosa</i>)	20%
	<i>Galium</i> sp.	5%
	Hedgerow Crane's-bill (<i>Geranium pyrenaicum</i>)	5%
	Hairy bitter cress (<i>Cardamine hirsute</i>)	5%
	Creeping buttercup (<i>Ranunculus repens</i>)	4%
	Common Hogweed (<i>Heracleum sphondylium</i>)	1%
h2 – hedgerow	Salix sp.	40%
	Blackthorn (<i>Prunus spinosa</i>)	40%
	Hawthorn (<i>Crataegus monogyna</i>)	7.5%
	Bramble (<i>Rubus fruticosus</i>)	7.5%
	Hazel (<i>Corylus avellana</i>)	2%
	Ash (<i>Fraxinus excelsior</i>)	2%
	Dogrose (<i>Rosa canina</i>)	1%

5.1.4. The g4 grassland was classified as being in poor condition and the native hedgerow was classified as being in good condition. The detailed condition assessments are provided separately in the condition assessment tables.

5.1.5. Wiltshire has a published Local Nature Recovery Strategy (LNRS). The site does not fall under any areas designated within the LNRS and therefore all habitats have been included as 'not in local strategy'.

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

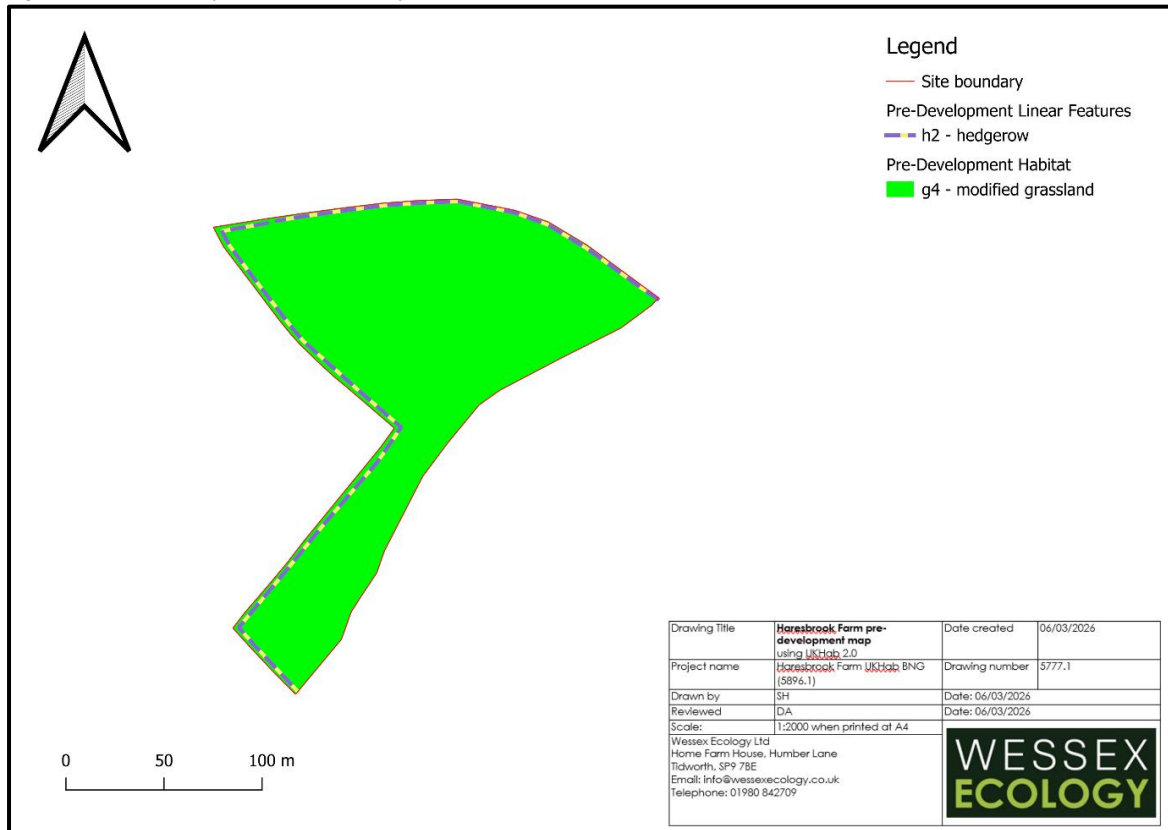
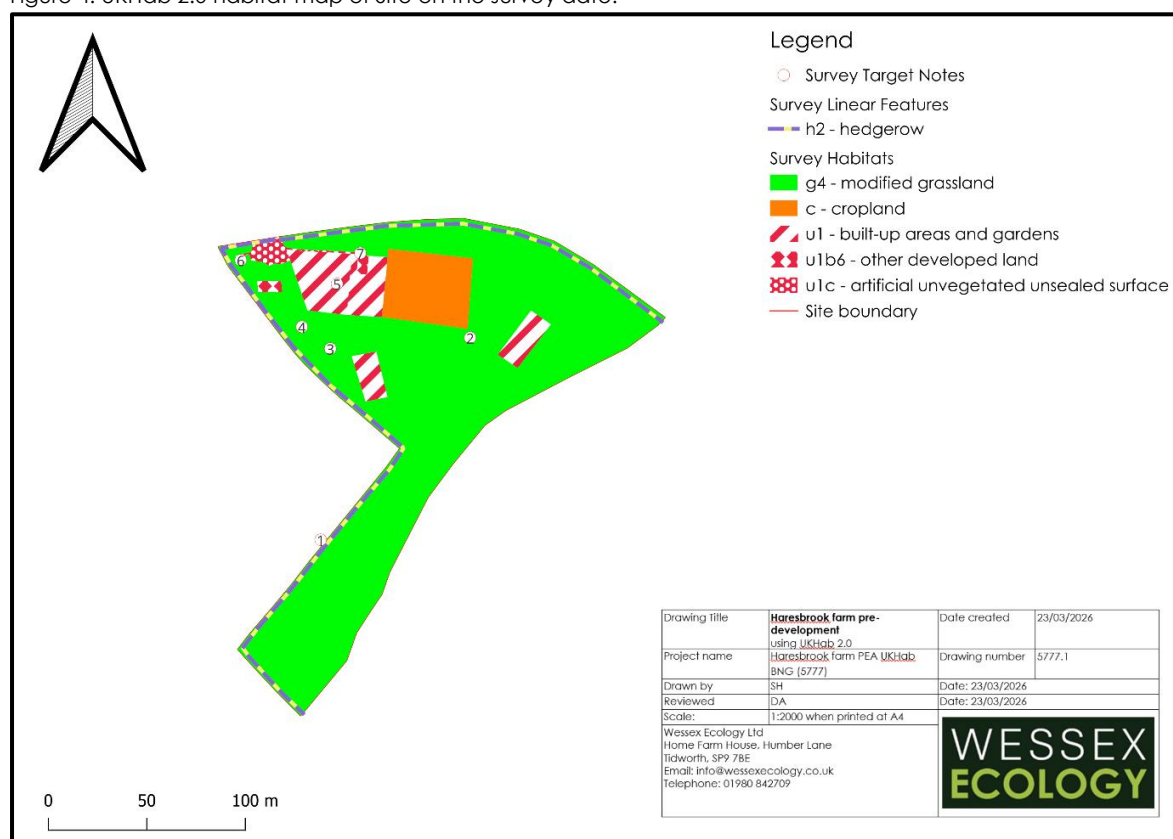


Figure 4. UKHab 2.0 habitat map of Site on the survey date.



5.2. Post-development

5.2.1. The proposed development will result in the loss of g4 – modified grassland.

5.2.2. 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	0.46718

5.2.3. The development will create new urban and agricultural habitats. Dense scrub will be introduced of willow and mixed scrub. This will be managed as moderate condition by diversifying the age structure, preventing establishment of invasive species and creating scalloped edges.

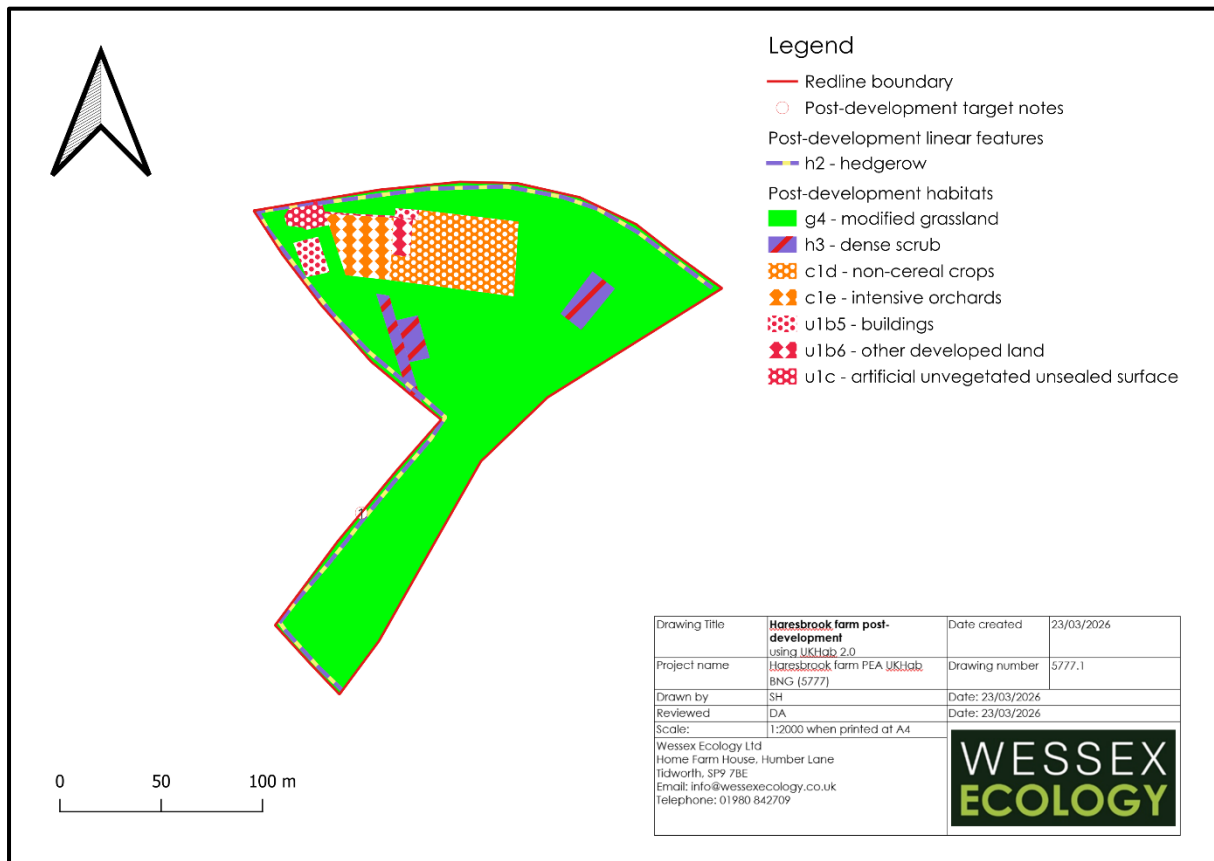
5.2.4. The areas of the on-site habitats created are presented in Table 4, and post-development landscape is shown in Figure 5, below.

Table 4. Areas of habitat created on-site

Broad habitat	Habitat type	UKHab 2.0 code	Area (ha)
Cropland	Non – cereal crops	c	0.092

Cropland	Intensive Orchard	c1e	0.08071
Urban	Developed land, sealed surface	u1b	0.0283
Urban	Artificial unvegetated, unsealed surface	u1c	0.0541
Heathland and scrub	Willow scrub	h3j	0.03712
Heathland and scrub	Willow scrub	h3j	0.02495
Heathland and scrub	Mixed scrub	h3h	0.15

Figure 5. Post-development design plan.



6. Biodiversity Net Gain

Based on the data presented above, the proposed project will yield a 14.73% Net Gain in Biodiversity Net Gain on site, see Figure 6 below for the results output of the Statutory Biodiversity Net Gain Metric.

Although the assessment does not achieve the 10% gain for hedgerow units, the hedgerows are outside the area of impact of the development, they are being well managed in good condition and will be entirely retained. For this reason there's no opportunity for enhancement on site and the 0% loss is considered to be acceptable.

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

Figure 6. Statutory Biodiversity Net Gain results for the proposed development

Haresbrook Farm

Headline Results

Scroll down for final results

Return to results menu

On-site baseline	Area habitat units	4.32	
	Hedgerow units	3.26	
	Watercourse units	0.00	
On-site post-intervention (Including habitat retention, creation & enhancement)	Area habitat units	4.96	
	Hedgerow units	3.26	
	Watercourse units	0.00	
On-site net change (unit & percentage)	Area habitat units	0.64	14.73%
	Hedgerow units	0.00	0.00%
	Watercourse units	0.00	0.00%
On-site net gain is less than target net Δ			
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 (unit & 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	0.64	
	Hedgerow units	0.00	
	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	0.64	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	Area habitat units	14.73%	
	Hedgerow units	0.00%	
	Watercourse units	0.00%	
Total net gain achieved is less than target net Δ			
Trading rules satisfied?		Yes ✓	

FINAL RESULTS				
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)		Area habitat units	0.64	
		Hodgson units	0.00	
		Intercourse units	0.00	
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)		Area habitat units	14.73%	
		Hodgson units	0.00%	
		Intercourse units	0.00%	
Trading rules satisfied?		Yes ✓		

Unit Type	Target	Baseline Units	Units Required	Unit Deficit	
Area habitat units	10.00%	4.32	4.15	0.00	No additional area habitat units required to meet target ✓
Hodgson units	10.00%	3.26	3.33	0.33	
Intercourse units	10.00%	0.00	0.00	0.00	No additional intercourse units required to meet target ✓

Input errors/rule breaks present in metric ▲

7. Habitat Mitigation

7.1. On-site habitat management

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

7.1.2. 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.

7.1.3. 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.

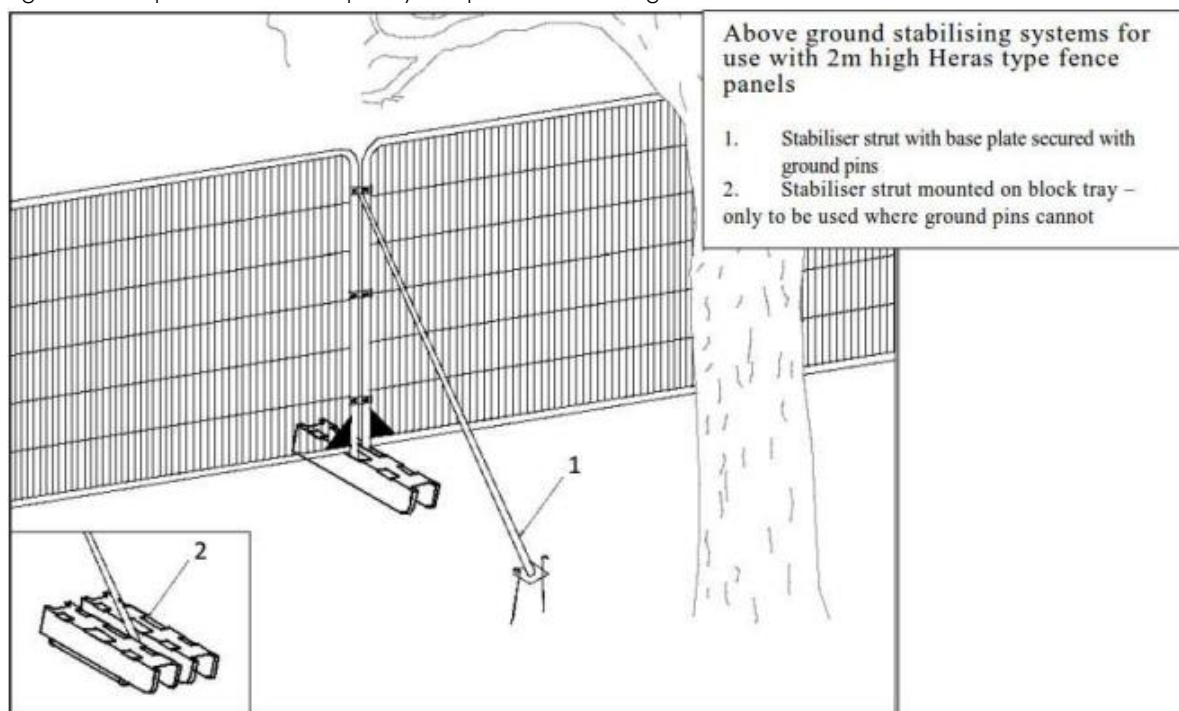
7.1.4. Tree protection

- 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



7.1.5. 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

7.1.6. 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.

7.2. Off-site habitat management

7.2.1. There were areas of priority habitat (Watercourse) to the east site boundary. There is a veteran ash tree on the southwest hedgerow refer to the PEA for more information. The works are not localised in this area of the site and therefore the tree will be exempt from impact. These habitats should be protected during the works using the recommendations set out in Section 7.

7.2.2. A buffer zone of 15m should be established from the east Site boundary adjacent to the watercourse habitats.

7.3. Habitat enhancement

7.3.1. The following are recommendations for additional habitat enhancement on-site.

- One [Harlech bat box](#). Installed at a height of at least 3m above the ground on a west facing building elevation.

- One [Woodstone bird box](#) - Installed at a height of at least 3m above the ground on a west facing building elevation.
- One [insect block](#) - Installed at a height of 1.5m above the ground on a south facing tree or building elevation.

8. References

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

5777.2 Haresbrook PEA (2026) Wessex Ecology.

9. Appendix

A. Photos

Photo 1: A photo of the grassland at the south of the site (facing north).



Photo 2: A photo taken from the centre of the site (facing northeast).



Photo 4: A photo to show evidence of the hedgerow species and quality.



Photo 3: A photo of habitat changed between 2020 and the survey date.

