



Swan Orchard, Pewsey, SN9 5DF

Biodiversity Net Gain Design Stage Report



April 2026

All Ecology Ltd

Tel: 01453 374109

Email: info@allecology.co.uk

Web: www.allecology.co.uk

© ALL ECOLOGY 2026

Document Control

Site: Swan Orchard, Pewsey, SN9 5DF

Title: Biodiversity Net Gain Design Stage Report

For: Fowler Architecture and Planning

Project Number: 2459

Document Version: 1.1

Document Date: 28th April 2026

Version	Date	Version Details	Prepared by	Reviewed by	Approved by
1.0	07/10/2025	-	DR	JG	JG
1.1	28/04/2026	Revised proposed site plan and inclusion of offsite provision to achieve sufficient gain.	DR	JG	JG



England and Wales Office

All Ecology Ltd,
Haw Street,
Coaley,
Dursley,
Gloucestershire,
GL11 5AY.

Scotland Office

All Ecology Ltd,
Achadh Nan Geadh,
Upper Kilchattan,
Colonsay,
PA61 7YR.

Tel: 01453 374109
Email: info@allecology.co.uk
Web: www.allecology.co.uk

All Ecology is the trading name of All Ecology Ltd. Registered in England and Wales, Company Number 8306310

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.

Contents

Contents	1
1.0 Introduction	2
Background	2
Aerial Photograph	2
2.0 Methodology	3
3.0 Results	4
4.0 Conclusion	6
Biodiversity Offsetting	6
5.0 References	7
6.0 Plans	8
Plan 1 – Proposed Site Plan	8
Plan 2 – Proposed Landscape Plan	9
Plan 3 – Off-site Woodland Creation Plan	10
7.0 Appendices	11
Appendix 1 – Statutory Biodiversity Metric Calculation Tool	11
Appendix 2 – Baseline Habitat Condition Assessments	11

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

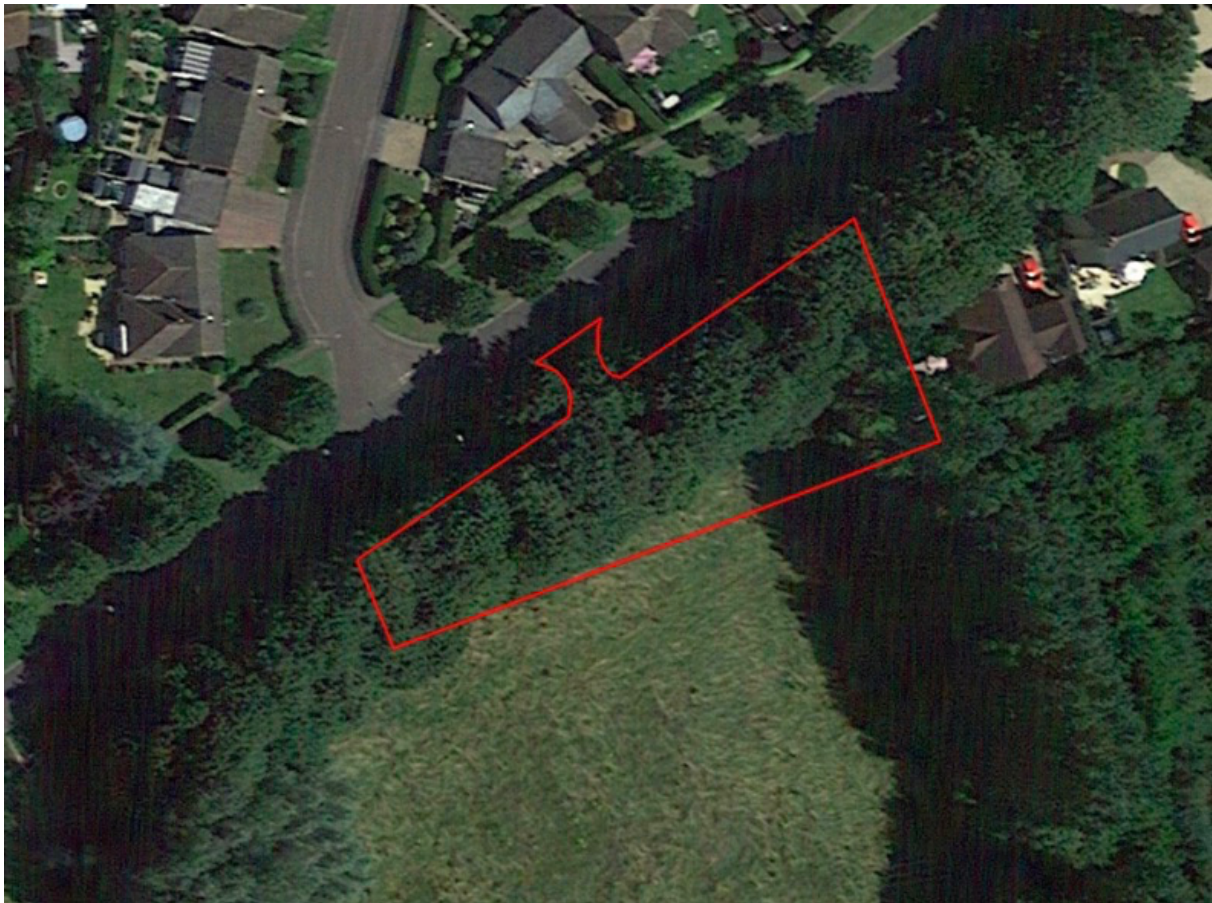


Figure 1. Aerial photo.

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

On-site 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 0.0136 ha of the existing woodland will be retained outside private garden at the east end of the site.
- 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.

Off-site habitats and hedgerows to be retained, enhanced, created or lost

- 3.4 Offsite habitats comprise of 0.0806 ha of modified grassland in poor condition across two parcels. A strip along the south boundary of the site measuring 0.0286 ha will be replaced with mixed scrub, and an area at the southern end of the adjacent field will be replaced with Other woodland; broadleaved. These created habitats are expected to achieve a target condition of condition.

Biodiversity Net Gain – Habitats

- 3.5 The site development and proposed habitat creation, based on current and proposed habitat conditions, distinctiveness and areas, would result in a net unit change of +0.05 units; this is a net percentage change of +11.45%.

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

	Habitat Biodiversity Value
On-site Baseline Units	0.41
On-site Post-intervention Units	0.18
On-site Net Unit Change	- 0.23
On-site Net Percentage Change	- 55.78%
Off-site Baseline Units	0.16
Off-site Post-intervention Units	0.44
Off-site Net Unit Change	+ 0.27

Off-site Net Percentage Change	+ 170.01%
Total Net Unit Change	+ 0.05
Total Net Percentage Change	+ 11.45%

Biodiversity Net Gain – Hedgerows

3.6 There are no hedgerows present at baseline and none proposed.

4.0 Conclusion

Biodiversity Offsetting

- 4.1 The proposed development and habitats will result in a habitat net percentage change of + 11.45% which is a habitat unit gain of 0.05. Habitat trading rules have also been satisfied.
- 4.2 The additional off-site land used by the developer will need to be registered on the national biodiversity gain sites register. 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 would apply to habitats on-site used for BNG which provide significant net gains on site and also off-site offsetting. There are no significant net gains on site so this would only apply to the off-site habitat creation in this instance. The developer would usually be required to enter into a section 106 agreement before planning permission is granted.
- 4.3 Full details of the proposed habitat creation and management will be included within a detailed Habitat Management and Monitoring Plan, to be produced for the registration of the site and to satisfy the BNG condition that will be attached to the planning permission.

5.0 References

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

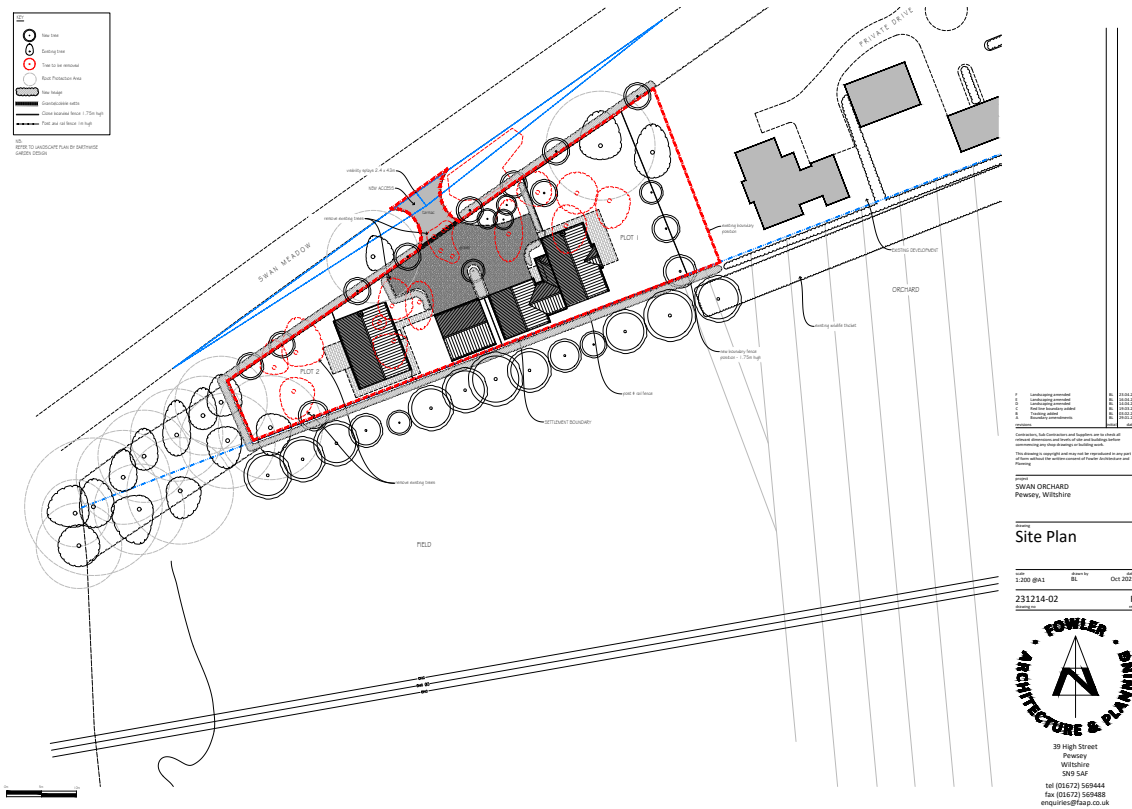
Department for Environment, Food and Rural Affairs (DEFRA) (2024), *Statutory Biodiversity Metric Calculation Tool*. [Online]. Available at:
<https://www.gov.uk/government/publications/statutory-biodiversity-metric-tools-and-guides>
[accessed on 7th October 2025].

Department for Environment, Food and Rural Affairs (DEFRA) (2024), *Statutory Biodiversity Metric Condition Assessments*. [Online]. Available at:
<https://www.gov.uk/government/publications/statutory-biodiversity-metric-tools-and-guides>
[accessed on 7th October 2025].

Department for Environment, Food and Rural Affairs (DEFRA) (2024), *Statutory Biodiversity Metric: User Guide*. [Online]. Available at:
<https://www.gov.uk/government/publications/statutory-biodiversity-metric-tools-and-guides>
[accessed on 7th October 2025].

Fowler Architecture & Planning. (2025). Site Plan. Drawing No. 231214-02.

Full resolution plan supplied separately

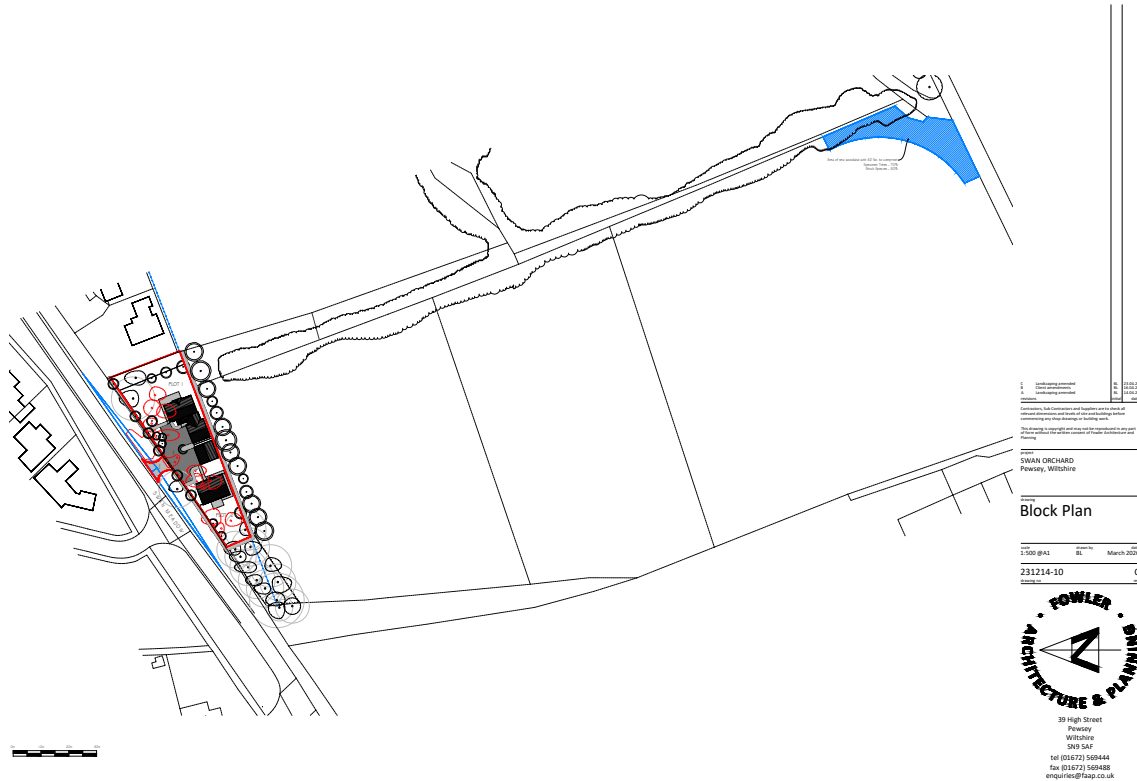


Full resolution plan supplied separately



Plan 3 – Off-site Woodland Creation 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

