

Land at Home Farm, Warminster

Biodiversity Net Gain

Prepared on behalf of

Bellway Homes

Final Report

20 April 2026

23/02-3C

Land at Home Farm, Warminster

Biodiversity Net Gain

Report Release Sheet

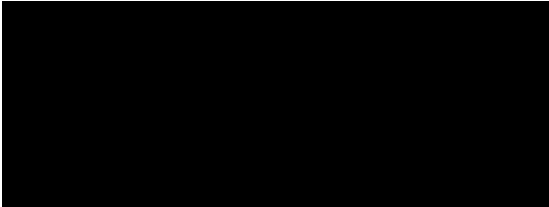
Draft/Final: Final Report

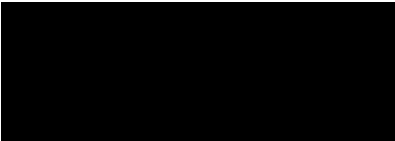
Issue Number: 23/02-3C

Date: 20 April 2026

Client: Bellway Homes
Bellway Homes
Towngate House
2-8 Parkgate Road
Poole
Dorset
BH15 2PW

Main Author(s): Alison Hogan BSc (Hons) MSc MCIEEM
Gareth Knass LLB (Hons) MSc

Report Prepared for Issue by: 
.....
Alison Hogan BSc (Hons) MSc MCIEEM

Report Approved for Issue by:  ...
Barney Scott BSc (Hons) MSc CEnv MCIEEM



Ecological Planning & Research Ltd

The Barn, Micheldever Station, Winchester, Hampshire SO21 3AR

t. 01962 794720 e. info@epr.uk.com w. www.epr.uk.com

Company registration number: 8592380

Land at Home Farm, Warminster
Biodiversity Net Gain

Contents

BIODIVERSITY GAIN VALIDATION STATEMENT4

1. INTRODUCTION 1

2. ASSESSMENT METHODOLOGY 5

3. SUMMARY OF RESULTS 7

4. PROPOSALS FOR DELIVERY AND MONITORING 10

5. REFERENCES 11

FIGURES

- Figure 1** On-site Habitat Baseline
- Figure 2** On-site Post-Development Habitats

APPENDICES/ANNEXES

- Appendix 1** Landscape Masterplan 09.03.26

Land at Home Farm, Warminster

Biodiversity Net Gain

BIODIVERSITY GAIN VALIDATION STATEMENT

This Statement provides the minimum statutory information required for Wiltshire Council to validate the planning application for the Proposals (the 'Application'), as set out in Article 7 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended by The Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024).

EPR hereby confirms that Bellway Homes (the Applicant) believes that planning permission, if granted, would be subject to the biodiversity gain condition.

The on-site pre-development biodiversity value is taken to be the date that the Application is submitted. No activities resulting in a loss of on-site biodiversity value (degradation) have taken place between 30 January 2020 and this date.

A completed Statutory Biodiversity (hereafter referred to as 'the Metric') (published on July 2025) has been submitted with the Application as part of the Information for Biodiversity Net Gain Pack. This shows the calculations of the pre-development biodiversity value of the on-site habitat on the date of application. The baseline on-site biodiversity value is calculated as follows:

- 25.91 Area habitat units
- 9.47 Hedgerow units

Plans, drawn to an identified scale and showing the direction of north, are included within this document (**Figures 1**) showing the on-site habitat existing on the date of application including any irreplaceable habitat if present.

The following irreplaceable habitats are present on-site:

- Veteran trees

Land at Home Farm, Warminster

Biodiversity Net Gain

1. INTRODUCTION

Scope

- 1.1 This report sets out the details of the Biodiversity Net Gain calculations completed for the proposed development for Land at Home Farm, Warminster, Wiltshire (Ordnance Survey Grid Reference ST89464437); hereafter referred to as 'the Site, including:
- Assessment methodology;
 - summary of evidence underpinning metric decisions;
 - assumptions and limitations;
 - headline results;
 - summary of proposed significant on-site habitat enhancements; and
 - overview of proposed arrangements for BNG delivery and monitoring.
- 1.2 It is equivalent to the 'BNG Design Stage Report' recommended by the Chartered Institute of Ecology and Environmental Management (CIEEM) in their Biodiversity Net Gain Report & Audit Templates guidance document (CIEEM, 2021a).

Description of Site

- 1.3 The Site comprises grass leys, herbal leys and permanent pasture. Field boundaries include a mix of native hedgerows and tree lines with some areas of dense Bramble *Rubus fruticosus* scrub. See **Figure 1**.
- 1.4 Three fields of permanent pasture on Site are considered to be a species poor other neutral grassland, which contain non-agricultural grasses, and abundance of Rye-grass *Lolium perenne* and White Clover *Trifolium repens* is low to locally moderate (**Figure 1** areas 7, 8 and 11). They are likely to have received agricultural improvements, and the two northern fields have developed from arable over a period of c.10 years, but retain some limited semi-natural diversity.
- 1.5 Modified grassland is found along the field edges and are likely to have established from arable disturbance and are assessed as one unit. They comprise recently established species poor grassland dominated by False Oat Grass *Arrhenatherum elatius*, Cock's-foot *Dactylis glomerata* and Yorkshire Fog *Holcus lanatus*.
- 1.6 Around the field boundaries, this habitat grades into tall forb and Bramble scrub dominated sections, and the mapping is approximate based on the dominant vegetation type on a section of field margin.
- 1.7 The tall forb habitat may not have developed from a neutral grassland, but from ruderal vegetation on the edge of disturbed arable production. However, the most appropriate ruderal

habitats associated with arable in UKHab (secondary code 81) do not allow for a dominance of tall herb species such as Nettles *Urtica dioica*, Thistles *Cirsium* sp. and Docks *Rumex* sp., so this field margin habitat is listed here, and can be referred to in BNG as tall forb habitat. It grades into False Oat Grass dominated grassland margins in places. The habitat is dominated by Nettles, Cleavers *Galium aparine* and Creeping Thistle *Cirsium arvense*, with a few other species also present in places, including, Bramble, Cow Parsley *Anthriscus sylvestris*, Hogweed *Heracleum spodylium*, Comfrey *Symphytum* sp., Common Ragwort *Jacobaea vulgaris*, Spear Thistle *Cirsium vulgare*, Lesser Burdock *Arctium minus*, Ground Elder *Aegopodium podagraria*, Hedge Woundwort *Stachys sylvatica*, White Bryony *Bryonia dioica*, Hemp Agrimony *Eupatorium cannabinum* and Ivy *Hedera helix*.

- 1.8 Species poor False Oat Grass grassland is present along road verge at the south/eastern edge of the Site. The grasslands are mostly dominated by False Oat Grass, with some additional grasses sometimes present, including Yorkshire Fog, Cock's-foot, Meadow Foxtail *Alopecurus pratensis* and Crested Hair-grass *Deschampsia cespitosa*. Species diversity and density is generally low.
- 1.9 The hedgerows are either native hedgerows and can be described as species-rich native hedgerow or Other native hedgerow or Non-native and ornamental hedgerow. Hedges H2, H3, H5 and H6 contain tress. A description of the hedges is provided in **Table 1.1**.

Table 1.1 Hedgerow Descriptions.

Hedge	UKHab	Description
H1	h2a6	5m x 4m. Unmanaged gappy remnant hedge of Holly <i>Ilex aquifolium</i> , Ash <i>Fraxinus excelsior</i> , Elder <i>Sambucus nigra</i> , Hawthorn <i>Crataegus monogyna</i> . Ground flora tall forbs.
H2	h2a6 (11)	5m x 4m wide with Elder <i>Sambucus nigra</i> , Beech <i>Fagus sylvatica</i> , Ash <i>Fraxinus excelsior</i> , and Bramble <i>Rubus fruticosus</i> . Some Ivy <i>Hedera helix</i> present. At least 2 Ash <i>Fraxinus excelsior</i> are trees. Evidence of Ash, dieback. Hedge unmanaged and becoming gappy outgrown. Ground flora herb poor tall forb.
H3	h2a6 (11)	Outgrown hedge with mature Lime <i>Tilia × europaea</i> , Sweet Chestnut <i>Cryphonectria parasitica</i> , and Ash <i>Fraxinus excelsior</i> . Hedge shrubs include Hawthorn <i>Crataegus monogyna</i> , Dog-rose <i>Rosa canina</i> , Elm <i>Ulmus procera</i> , and Bramble <i>Rubus fruticosus</i> . Evidence of Ash dieback. Ground flora herb poor with extensive Bramble scrub
H4	h2a6	Outgrown and bordering gardens to north. Remnant hedge with Hawthorn <i>Crataegus monogyna</i> , Elm <i>Ulmus</i> sp, Holly <i>Ilex aquifolium</i> , Ash <i>Fraxinus excelsior</i> , Elder <i>Sambucus nigra</i> and some Cherry Laurel <i>Prunus laurocerasus</i> (<20%). Adjacent to Bramble <i>Rubus fruticosus</i> scrub.
H5	h2a5 (11) (204)	8m x 5m wide, with 3 large and 1 medium Ash <i>Fraxinus excelsior</i> . The hedge contains, dominant Hawthorn <i>Crataegus monogyna</i> , and Ash <i>Fraxinus excelsior</i> , Elder <i>Sambucus nigra</i> , Dog-rose <i>Rosa canina</i> , Cherry Plum <i>Prunus cerasifera</i> with 5 species per 30m length. Ground flora herb poor. Four mature Ash trees in this boundary are of veteran status.
H6	h2a6 (11)	A line of young Ash <i>Fraxinus excelsior</i> , with dieback and a gappy hedge with Dogwood <i>Cornus sanguineus</i> , Elm <i>Ulmus</i> sp., Elder <i>Sambucus nigra</i> , Bramble <i>Rubus fruticosus</i> and Roses <i>Rosa</i> sp. Ground flora herb poor tall forb.

Hedge	UKHab	Description
H7	h2a5	3m x 3m wide managed. The hedge contains abundant Hawthorn <i>Crataegus monogyna</i> , Frequent Bramble <i>Rubus fruticosus</i> , locally abundant Elm <i>Ulmus sp</i> , occasional Elder <i>Sambucus nigra</i> and Roses <i>Rosa sp</i> , and rare Ash <i>Fraxinus excelsior</i> . A single 30m stretch contained 5 woody species. Ground flora is herb poor.
H8	h2a6	2m x 1m wide. A short stretch (55m long) of hedge on the west side of a PROW. The hedge contains Hawthorn, Elm <i>Ulmus sp</i> , Bramble <i>Rubus fruticosus</i> and some Ivy <i>Ilex aquifolium</i> . Ground flora is herb poor with False Oat Grass and Nettles.
H9	h2a6	10m x 5m wide. On a bank. A Hawthorn <i>Crataegus monogyna</i> , Elm <i>Ulmus Sp</i> and Rose hedge, with some Black Bryony. Ivy present. Ground flora herb poor.
H10	h2a6	10 x 5m wide. As H7 but no bank and Yew <i>Taxus baccata</i> as rare.
H11	h2a6	3m x4m wide managed. A native hedge with Hawthorn <i>Crataegus monogyna</i> , Elm <i>Ulmus sp</i> , Dog-rose <i>Rosa canina</i> , Elder <i>Sambucus nigra</i> and some Bramble <i>Rubus fruticosus</i> . Black bryony is present. A single 5m gap is also present. Ground flora is herb poor with tall forbs.
H12	h2a6	1.5m x 1.2m wide. A managed Beech and Sycamore hedge on the boundary fence of the yard. Hawthorn <i>Crataegus monogyna</i> , Ash <i>Fraxinus excelsior</i> , Rose and Bracken is also present. Ground flora is species poor.
H14	h2a6	5m x 2m tall managed Hawthorn <i>Crataegus monogyna</i> dominated hedge on boundary, some Elder <i>Sambucus nigra</i> . Ground flora species poor
H15	h2b	Various treatment ornamental hedges of Honeysuckle <i>Lonerica</i> , Cherry Laurel <i>Prunus laurocerasus</i> and Lawson's Cypress <i>Chamaecyparis lawsoniana</i> .

Description of Development

- 1.10 Full planning permission is sought for the development of Land at Home Farm, Warminster. The Proposals for the Site include the construction of 135 new homes with associated gardens and driveways. A new access road will be constructed from Boreham Road to serve the new housing development which will mainly lie within the north-western part of the Site. The Proposals also include a large area of natural greenspace to the south as well as Local equipped Area for Play (LEAP) and Local Area for Play (LAP) play areas in the north and south of the Site. The natural boundaries of the Site will be retained and buffered. **Appendix 1** includes the Indicative Masterplan.

Legislation and Policy Context

- 1.11 A minimum 10% net gain in biodiversity, as measured by the Statutory Biodiversity Metric (DEFRA, 2024a,) is now a condition of most types of planning permission in England under the Environment Act 2021 and associated secondary legislation.
- 1.12 Guidance has clarified that where present on-site, the 10% gain requirement applies individually to three categories of habitat: 'Area Habitats', 'Hedgerows', and 'Watercourses'. This is measured in 'units' which can be delivered on-site, off-site, or a combination of both, and must be secured for a minimum of 30 years.
- 1.13 The National Planning Policy Framework (NPPF) (DLUHC, 2023) requires local plans to "identify and pursue opportunities for securing measurable net gains in biodiversity" and enhance the

natural and local environment by “minimising impacts on and providing net gains for biodiversity”.

- 1.14 Wiltshire Core Strategy (Wiltshire 2015), Core Policy 50 Biodiversity and geodiversity requires all development to seek opportunities to enhance biodiversity, through measures to restore, enhance and create valuable habitats, ecological networks and ecosystem services.

Guidance

- 1.15 The following guidance documents have informed the BNG assessment and overall approach:
- Defra’s Biodiversity Gain Guidance, available at:
<https://www.gov.uk/government/collections/biodiversity-net-gain>
 - The Statutory Biodiversity Metric User Guide (DEFRA, 2025)
 - The UK Habitat Classification Version 2.0 (UKHab Ltd, 2023)
 - Biodiversity Net Gain. Good Practice Principles for Development – A Practical Guide (Baker et al., 2019)
 - Biodiversity Net Gain Report and Audit Templates (CIEEM, 2021a)
 - Good Practice Requirements for Delivering Biodiversity Net Gain (On- and Off-site) (CIEEM, 2021b)
 - BS8683:2021 Process for designing and implementing Biodiversity Net Gain – Specification (BSI, 2021)

2. ASSESSMENT METHODOLOGY

Metric Version and Assessors

- 2.1 The Statutory Biodiversity Metric and condition assessments published July 2025 were used for this BNG assessment.
- 2.2 The calculations were carried out by Alison Hogan BSc (Hons) MSc MCIEEM and reviewed by Barney Scott BSc (Hons) MSc CEnv MCIEEM both experienced ecologists and BNG practitioners.

Baseline Surveys

On-site

- 2.3 Baseline habitat and condition assessment surveys were carried out by Gareth Knass LLB (Hons) MSc between March and June 2025.
- 2.4 Habitat mapping was undertaken according to the UK Habitat Classification v.2.0 methodology (UKHab Ltd, 2023) and translated into BNG habitat categories where necessary.
- 2.5 Following the surveys, each area or length of habitat was assigned mapped in ESRI ArcGIS software (**Figure 1**).
- 2.6 Detailed habitat descriptions, including species lists where appropriate, are set out in Land at Home Farm, Warminster, Wiltshire Ecological Impact Assessment (EPR 2026).

Post-Development Plans

On-site

- 2.7 The following plans produced by other technical consultants, submitted for approval with the application, were used as the basis for the post-development calculations. These plans were imported into ArcGIS software and each line or polygon was assigned a BNG habitat type and target condition (**Figure 2**):

- Land at Home Farm, Warminster – Landscape Master Plan DRWG:P22-1991_EN_05_B 09/03/2026

Metric Inputs

- 2.8 As set out in the Statutory Metric User Guide (DEFRA, 2024), one of the key principles of the Statutory Biodiversity Metric is that “this biodiversity metric is not a complex or comprehensive ecological model and is not a substitute for expert ecological advice”.
- 2.9 When completing a Metric, the assessor must therefore make a number of decisions based on available evidence (such as ecological survey data), professional judgement, and ecological expertise. The User Guide (DEFRA, 2025) also states that “Evidence for metric decisions should be provided and signposted within the ‘User Comments’ column of the biodiversity metric tool”.

- 2.10 To ensure that the Metric remains as user-friendly as possible, the following paragraphs expand upon the User Comments to provide more detail on the decisions behind the data entered into the Metric, where this is considered necessary and proportionate.

On-site Habitat Type and Condition

Target Conditions

- 2.11 Target habitat conditions have been predicted with reference to the relevant condition assessment sheet (DEFRA, 2025b), with full details and justifications set out in the separate spreadsheet submitted with the Application.
- 2.12 The target conditions are considered to be realistic and achievable and will be delivered and maintained through the implementation of the Habitat Management and Monitoring Plan (HMMP) to be submitted alongside the Biodiversity Gain Plan to discharge the general biodiversity gain planning condition, should consent be granted. A draft version of the HMMP has been submitted with this Application.

Strategic Significance

- 2.13 Reference was made to the Local Nature Recovery Strategy for Wiltshire and Swindon when considering strategic importance.

Assumptions and Limitations

General Limitations of Metrics

- 2.14 As acknowledged in the User Guide (DEFRA, 2024), the Metric includes several inherent limitations. Extracts are provided below:

“The use of this biodiversity metric does not override existing biodiversity protections, statutory obligations, policy requirements, ecological mitigation hierarchy or any other requirements. This includes consenting or licensing processes, for example woodlands.” (Principle 2).

“This biodiversity metric is not a complex or comprehensive ecological model and is not a substitute for expert ecological advice.” (Principle 4)

“This biodiversity metric is designed to inform decisions in conjunction with locally relevant evidence, expert input, or guidance.” (Principle 6)

- 2.15 In relation to Principle 2, protected and valued species are considered in detail as part of the Ecological Impact Assessment (EclA). This also includes avoiding and mitigating impacts and promoting enhancements such as the provision of wildlife boxes, the latter of which should also be taken into account when assessing the overall BNG that can be delivered by the Proposals.

3. SUMMARY OF RESULTS

Introduction

- 3.1 The following should be read with reference to **Figures 1 and 2** and the completed Metric (particularly the Assessor Comments column) and Condition Assessment spreadsheets submitted separately with the Application.

Description of Baseline

- 3.2 The total number of on-site baseline units is calculated as follows:

- Area Habitats: 25.91 units
- Hedgerows: 9.47 units

The BNG Hierarchy

- 3.3 The Proposals were designed with ecological input from an early stage and due consideration has been given to the BNG Hierarchy throughout the masterplanning process.
- 3.4 The BNG Hierarchy, as set out in Article 37A of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) requires developers to take the following steps in relation to BNG:
- Avoidance of adverse effects to on-site habitats of 'Medium' distinctiveness and above
 - Insofar as they cannot be avoided, mitigating those effects
 - Insofar as they cannot be mitigated; compensating for those effects by prioritising in order, where possible:
 - 1) Enhancement of existing on-site habitats;
 - 2) creation of new on-site habitats;
 - 3) allocation of registered off-site gains; and finally
 - 4) purchase of national off-site biodiversity credits.
- 3.5 **Table 3.1** sets out a summary of how the BNG Hierarchy has been applied by the Proposals.

Table 3.1: Application of the BNG Hierarchy

Action	Evidence of application
Impact Avoidance:	Hedgerows retained (with minimal loss for access. Veteran trees retained with the road and SuDs layout designed to avoid impact on the trees and buffered from development Concentrated development on arable field of low distinctiveness.
Mitigation:	
Compensation:	
Habitat enhancements (on-site)	
Habitat creation (on-site)	Native tree and scrub planting, creation of species rich long grassland, wildflower meadow and flowering lawn. Creation of species rich hedgerows
Off-site gains allocated to Application	N/A
Purchase of Biodiversity Credits	N/A

Headline Results

- 3.6 As set out in the Metric submitted with the Application, the Proposals are predicted to deliver the following net gains, with all Trading Rules met:
- 35.86 area habitat units, or 38.37%
 - 15.41 hedgerow units, or 62.79%
- 3.7 All of the gains are predicted to be delivered on-site, such that the purchase or delivery of off-site units or credits is not required.

On-Site Proposals to Deliver Net Gain

Significant on-site enhancements

- 3.8 A large proportion of the BNG is being delivered through the creation of approximately 4 ha of species rich grassland primarily within the public open space. This includes areas described on the Landscape Masterplan as, Flowering lawn (Emersgate mix EL1 or similar), Species rich long grassland (Emersgate mix EM10 or similar), Wildflower meadow (Emersgate mix EM2 or similar) or Hedgerow mixture (Emersgate EH1 mix or similar). These have all been classified as 'Other neutral grassland' within the Metric and will be a mix of wildflower and non-agricultural grasses suitable for specific locations such as shade tolerant mix to be sown around scrub and hedgerows.
- 3.9 Sustainable Drainage System (SuDS) basin and swales will be sown with a grassland mixture suitable for wet conditions containing predominantly native species.

- 3.10 A significant number of trees are being planted across the development, which will comprise native species within the open space and predominantly native species across the developed area.

Irreplaceable Habitats

- 3.11 Four veteran Ash *Fraxinus excelsior* trees are present on the Site, which are to be retained and buffered from development. The road and SuDs layout were designed to avoid impacts on the trees.

4. PROPOSALS FOR DELIVERY AND MONITORING

Delivery

On-site

- 4.1 A HMMP will be produced setting out the proposed details of how the target habitat types and conditions required to achieve the BNG results reported in **Section 3** will be achieved. This will be through a combination of habitat retention and creation measures, followed by ongoing management for a minimum period of 30 years for the 'significant' on-site enhancements described in **Section 3**.
- 4.2 Should planning consent be granted, the HMMP will be submitted to Wiltshire Council alongside a Biodiversity Gain Plan to discharge the biodiversity gain planning condition. The mechanism for securing the delivery of significant on-site enhancements is to be agreed with Wiltshire Council, but could take the form of a planning condition, planning obligation or conservation covenant.

Monitoring

On-site

- 4.3 The successful establishment of newly created habitats, and progress of all habitats towards their post-development target conditions, will need to be regularly monitored to ensure that the predicted BNG will be realised on the ground. The HMMP will set out details of the proposed monitoring actions and frequency.

Conclusion

- 4.4 This report has set out the methodology and results of the Metric calculations completed for the Proposals, which predict a net gain of 9.94 habitat units (38.37%) and 5.94 hedgerow units (62.79%).
- 4.5 Net gains will be delivered on-site through a combination of habitat retention and creation.
- 4.6 Should planning consent be granted, full details of the arrangements for the delivery of minimum 10% BNG will be set out in a Biodiversity Gain Plan and Habitat Management and Monitoring Plan and submitted to Wiltshire Council for approval.
- 4.7 It is therefore concluded that the Proposals as envisaged would comply with the statutory minimum requirements for 10% biodiversity net gain as a condition of planning permission in England under the Environment Act 2021 and Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended), as well as with the NPPF and local planning policy.

5. REFERENCES

- Chartered Institute of Ecology and Environmental Management (CIEEM) (2021). *Biodiversity Net Gain Report & Audit Templates. Version 1 July 2021*. CIEEM, Winchester.
- CIEEM, CIRIA and IEMA (2019). *Biodiversity net gain. Good practice principles for development*.
- DEFRA (2025a). *The Statutory Biodiversity Metric Calculation Tool. July 2025*.
- DEFRA (2025b). *The Statutory Biodiversity Metric User Guide. July 2025*.
- DEFRA (2025c). *The Statutory Biodiversity Metric – Technical Annex 1: Condition Assessment Sheets and Methodology. July 2025*.
- DEFRA (2025d). *Collection: Biodiversity Net Gain*. Available at: <https://www.gov.uk/government/collections/biodiversity-net-gain>
- Gurnell, A.M., England, J., Scott S.J. and Shuker L.J. (2024). *A Guide to Assessing River Condition. Part of the Rivers and Streams Component of the Biodiversity Metric Watercourse Module for calculating Biodiversity Net Gain*.
- His Majesty's Stationery Office (HMSO) (2015). *The Town and Country Planning (Development Management Procedure) (England) Order 2015*. HMSO, London.
- HMSO (2021). *Environment Act 2021*. HMSO, London.
- HMSO (2024a). *The Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024*. HMSO, London.
- HMSO (2024b). *The Environment Act 2021 (Commencement No. 8 and Transitional Provisions) Regulations 2024*. HMSO, London.
- HMSO (2024c). *The Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024*. HMSO, London.
- Ministry of Housing, Communities and Local Government (MHCLG) (2024). *National Planning Policy Framework*.
- Ministry of Housing, Communities and Local Government (MHCLG) and Department for Levelling Up, Housing and Communities (DLUHC) (2025). *Planning Practice Guidance: Biodiversity Net Gain*. Available at: <https://www.gov.uk/guidance/biodiversity-net-gain>
- The British Standards Institution (BSI) (2021). *BS 8683:2021 Process for designing and implementing Biodiversity Net Gain – Specification*. British Standards Limited, 2021.
- UKHab Ltd (2023). *UK Habitat Classification Version 2.0*. Available at <http://ukhab.org>
- Wiltshire Council (205) *Wiltshire Core Strategy Adopter January 2015*, Wiltshire Council

FIGURES

- Figure 1** On-site Habitat Baseline
Figure 2 On-site Post-Development Habitats

Figure 1 On-Site Habitat Baseline



KEY

- Site boundary
- Individual trees
- Veteran trees
- ⚡ Species-rich native hedgerow with trees
- ⚡ Species-rich native hedgerow
- Native hedgerow with trees
- Native hedgerow
- Non-native and ornamental hedgerow
- Temporary grass and clover leys
- Modified grassland
- Other neutral grassland
- Bramble scrub
- Mixed scrub
- Tall forbs
- Developed land; sealed surface

SCALE: 1:2,000 at A3

0 20 40 60 80 100 Metres



CLIENT: Bellway Homes

PROJECT: Warminster, Wiltshire

DATE: 30 January 2026

Y:\Warminster, Wiltshire 230703\BHD\Figures\On-Site\HabitatBaseline_P3275_4421_300126a.aprx

Aerial Image: Microsoft, Vantor



Figure 2 On-Site Post Development Habitats

KEY

Site boundary

Retained

Individual trees

Veteran trees

Species-rich native hedgerow with trees

Species-rich native hedgerow

Native hedgerow with trees

Native hedgerow

Non-native and ornamental hedgerow

Bramble scrub

Mixed scrub

Created

Medium trees

Small trees

Species-rich native hedgerow

Native hedgerow

Non-native and ornamental hedgerow

Modified grassland

Other neutral grassland

Mixed scrub

Artificial unvegetated, unsealed surface

Developed land; sealed surface

Introduced shrub

Sustainable urban drainage feature

Vegetated garden

SCALE: 1:2,000 at A3

0

20

40

60

80

100 Metres

N



CLIENT: Bellway Homes

PROJECT: Warminster, Wiltshire

DATE: 18 March 2026

Appendix 1

Landscape Masterplan 09.03.26

ISSUE: 01

All Intellectual Property Rights (including but not limited to copyright) subsisting in or arising out of this drawing and the building works depicted are owned by Pegasus Planning Group Ltd (Pegasus Group) and may not be copied, adapted, disseminated, redistributed, reproduced and/or otherwise used without a written licence. Pegasus Group accepts no liability for any use of this drawing other than for its original purpose and by the original client except in circumstances where approval for use has been provided by Pegasus Group in writing. Use only written dimensions. Drawing prepared for planning application purposes only. Do not scale (or use) for construction, sales or any other purpose. Any queries to be reported to Pegasus Group for clarification. Copyright © Pegasus Planning Group Limited [2025]. Use of this drawing is subject to the Terms & Conditions available at [pegasusgroup.co.uk](https://www.pegasusgroup.co.uk)



KEY

- Site boundary
- Existing site vegetation to be retained to BS 5837 with RPAs
- Existing veteran tree to be retained to BS 5837 with buffer
- Existing trees/ vegetation to be removed
- Existing Public Right of Way
- Existing Bridleway
- Grade II Listed Building
- Key identified views from the site to existing monument
- Proposed structural planting
- Proposed feature tree planting
- Proposed public open space tree planting
- Proposed street tree planting
- Proposed mixed native hedgerow
- Proposed single species native hedgerow planting
- Proposed native shrub planting
- Proposed native scrub planting
- Proposed ornamental shrub planting
- Proposed bulb planting
- Flowering lawn - e.g. EL1 mix by Emorsgate or similar
- Species rich long grassland - e.g. EM10 mix by Emorsgate or similar
- Wildflower meadow - e.g. EM2 mix by Emorsgate or similar
- Hedgerow mixture - e.g. EH1 mix by Emorsgate or similar
- Proposed SuDS basin with grass mix
- Indicative location of proposed attenuation swales
- Proposed footpaths - to be compacted gravel with timber edge or similar
- Areas of safety surfacing for play equipment to be bound rubber mulch - to be natural in colour e.g. brown/ green/ beige colour mix
- Proposed play equipment with fall zone (blue)
- Proposed natural play features - logs and boulders
- Proposed play space railings - to be 1m high, vertical bow top railings with matching gates in a contrasting colour
 - 2No 1.2m wide self closing pedestrian gates (marked 'PG')
 - 1No 3.5m wide double leaf maintenance gates with lockable dropbolts (marked 'MG')
- Timber seat
- Picnic bench
- Litter bin
- Proposed 0.45m estate rail
- Proposed 1.2m estate rail
- Proposed pedestrian links
- Proposed pedestrian link to PROW - crossing MOD land
- Proposed street lighting - refer to dwg no. WLC1413-1300-001 by WLC Lighting for details
- Proposed drainage - refer to dwg by others for details

Concept On-plot

- Proposed on-plot tree planting
- Proposed specimen shrub
- Proposed ornamental hedgerow - Spine Road
- Proposed ornamental shrub/ herbaceous planting
- Proposed climber planting
- Proposed amenity grass
- Rear gardens
- Proposed areas of ornamental gravel

Proposed Play Equipment - LAP and LEAP

 1) Fallen Tree Logs	 2) Bee sculpture by Handmade Places Product nr: BX/HMP 350001 Age: 3+ yrs	 3) Play Boulders	 4) Log Seats	 5) Bird Nest Swing by Kompan Product nr: NR0906 Age: 2+ yrs	 6) Multi Deck with Banister Bars by Kompan Product nr: NR0102601 Age: 4+ yrs
 7) Wheelchair Carousel by Kompan Product nr: PCM57 Age: 2+ yrs	 8) 2 Seat Swing with Baby Seat and Swing Seat by Kompan Product nr: NR0922, SW990023 and SW990001 Age: 1+ yrs	 9) Spring Board by Kompan Product nr: NR0004 Age: 3+ yrs	 10) Little Fox Shop by Kompan Product nr: NR0416 Age: 1+ yrs	 11) Bee Springer by Kompan Product nr: NR0118 Age: 3+ yrs	 12) Forest Bug Springer by Kompan Product nr: NR0312 Age: 3+ yrs

Inset 1 - LAP (1:250@A0)

Inset 2 - LEAP (1:250@A0)

LAND AT HOME FARM, WARMINSTER – LANDSCAPE MASTERPLAN

