

BNG Exemption Statement

Site Address: Blackberries Camping, Monkton Farleigh, Wiltshire, BA15 2QP

Client Name: Stuart Anderson

Reference: Biodiversity Net Gain Exemption

Date: 21st April 2026

The site comprises a mosaic of habitats including areas of modified grassland, mixed scrub, bramble scrub, artificial unvegetated surfaces, buildings, and a woodland located within the southern and western sections of the site. The majority of the site is of generally low ecological value and reflects previous and ongoing site use, with habitats such as mown grassland, gravel tracks, buildings and introduced scrub being common within the local landscape. The woodland onsite has previously been identified as UK Priority Habitat: Deciduous Woodland and is also listed on the National Forest Inventory (MAGIC, 2025). Current survey findings indicate that, although the woodland retains some semi-natural characteristics and supports a number of woodland-associated species, it is modified and somewhat degraded, with a canopy dominated by beech and sycamore, limited natural regeneration, low levels of deadwood, evidence of ground disturbance, and the presence of non-native species including cherry laurel, Indian clusterberry, variegated yellow archangel and Italian lords-and-ladies.

An onsite survey, assessing habitat composition, and a desk-based ecological assessment of the site, using aerial imagery and photographic evidence, was undertaken on 1st April 2026 by Arbtech Consulting Ltd. Based on this assessment, the proposed development is considered to be exempt from the requirement to demonstrate statutory Biodiversity Net Gain (BNG). The proposed works comprise the erection of replacement clubhouse, replacement of reception building and erection of sauna after demolition of toilet/shower/pot wash building, all within the same footprint of the removed buildings. No vegetation removal is required and no existing habitats will be impacted. The UK Priority Habitat: Deciduous Woodland onsite is not considered to decrease in condition as a result of the proposed plans owing to the localised area of works and limited impacts.

In accordance with the published guidance Biodiversity Net Gain: Exempt Developments (GOV.UK, 2024), developments are exempt where they fall under the de minimis exemption, defined as:

- No impacts to any priority habitats;
- Less than 25m² of on-site area-based habitats impacted; and
- Less than 5m of on-site linear-based habitats impacted.

During the desk survey, it was concluded that:

- The site has not undergone any degradation since January 2020, following satellite examination;
- The priority habitat on site will not be impacted as a result of the works; and

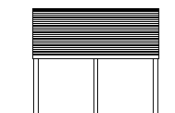
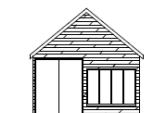
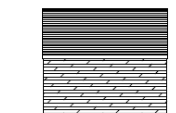
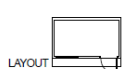
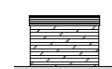
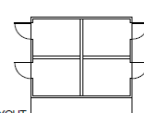
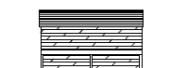
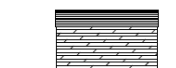
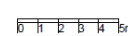
- Proposals for the site seek to provision buildings on existing hardstanding/previous footprint and as such the proposals do no 'impact' more than 25m² of on-site area-based habitats since such proposals do not decrease the biodiversity value of the site (sealed surfaces have no value in BNG).

Evidence of the aerial searches and the existing/proposed plans are provided below:

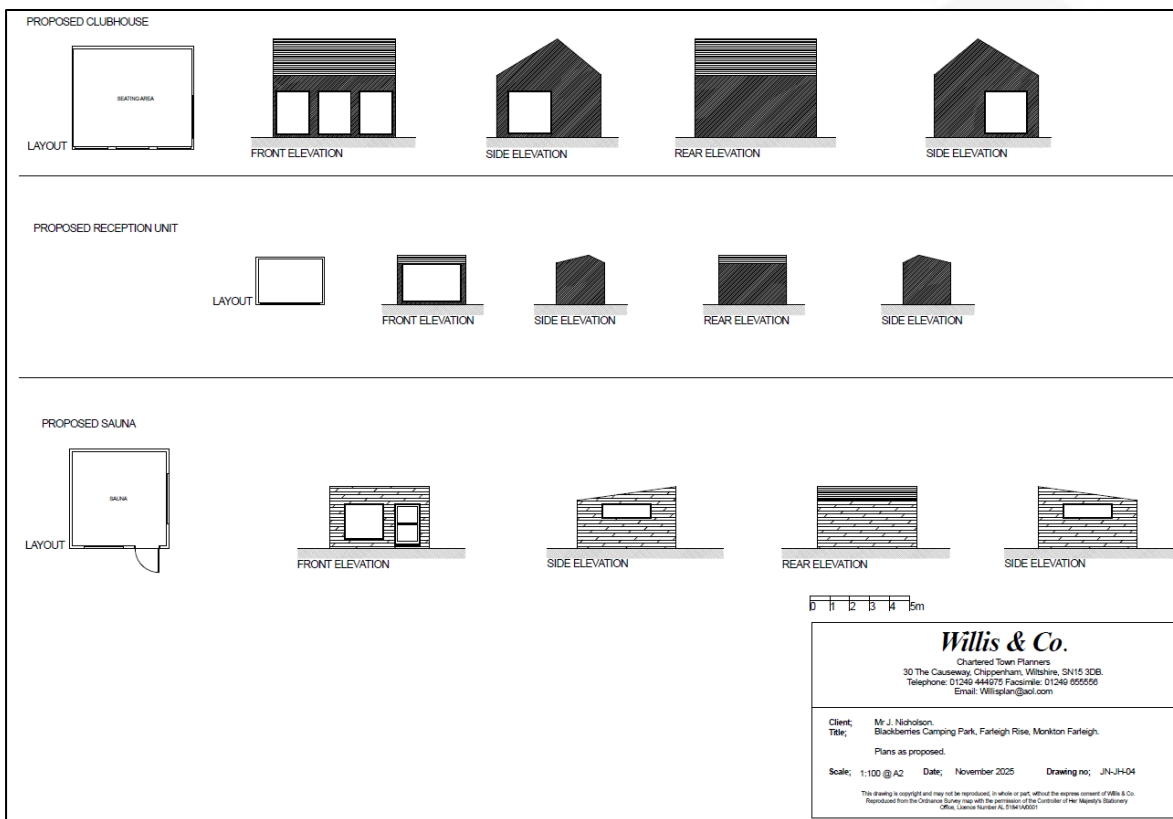
Historic Aerial Evidence – No habitat degradation (May 2020 – January 2026)



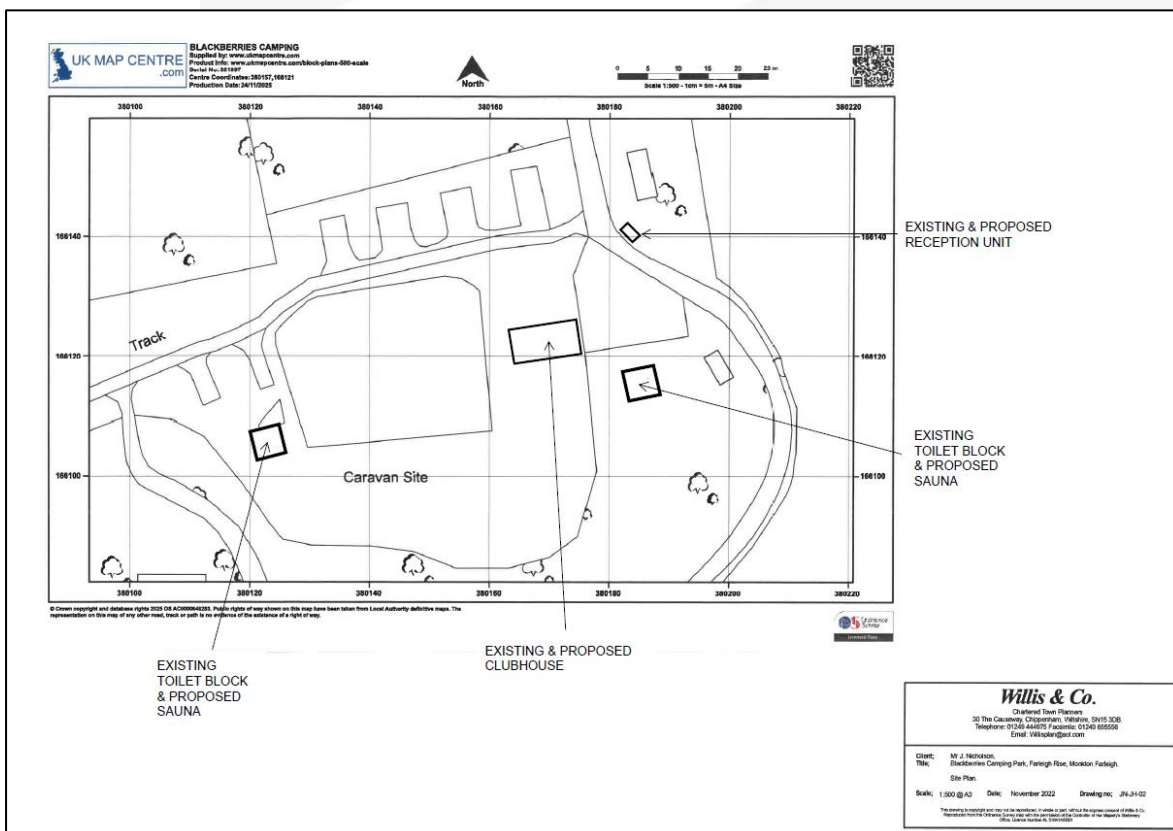
Existing Elevations and Floor Plans

EXISTING CLUBHOUSE					
					
LAYOUT	FRONT ELEVATION	SIDE ELEVATION	REAR ELEVATION	SIDE ELEVATION	
EXISTING RECEPTION UNIT					
					
LAYOUT	FRONT ELEVATION	SIDE ELEVATION	REAR ELEVATION	SIDE ELEVATION	
EXISTING TOILET/SHOWER/POT WASH UNIT					
					
LAYOUT	FRONT ELEVATION	SIDE ELEVATION	REAR ELEVATION	SIDE ELEVATION	
 Willis & Co. Chartered Town Planners 30 The Causeway, Chigwell, Waltham Forest, Essex, UK Telephone: 0204 444777 Registered: 21248 688888 Email: willis@willis.co.uk Client: Mr J. Nicholson Title: Blackthornes Camping Park, Farnleigh Rise, Monks Cleeve Plans as existing Scale: 1:100 @ A2 Date: November 2025 Drawing No: JN-JW-03 This drawing is intended for use only for the purposes of the project and is not to be used for any other purpose without the written consent of Willis & Co. It is the user's responsibility to ensure that the drawing is used in accordance with the terms of the contract.					

Proposed Elevations and Floor Plans



Proposed block plan



The proposed development qualifies for the statutory 'de minimis' exemption and is therefore not required to demonstrate Biodiversity Net Gain or submit a Statutory Biodiversity Metric. While the nature of the site has areas that could benefit from habitat enhancement, national planning policy encourages proportionate biodiversity improvements where feasible. Any such measures would be voluntary and will be considered where they can be reasonably integrated into the scheme, but they are not required for the application to comply with the statutory BNG framework.

*This statement has been prepared by **Laurence Wills ACIEEM BSc (Hons), Senior Ecologist** on behalf of Arbtech Consulting Ltd, in support of the planning application.*

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