



**nature
bureau**

Biodiversity Gain Plan

Manor Farm, Collingbourne Kingston, Wiltshire,
SN8 3SD

NatureBureau
Unit 2C, The Votec Centre
Hambridge Lane
Newbury
RG14 5TN

<https://www.naturebureau.co.uk/>

A. DETAILS OF SUBMISSION

1. Date of submission	Planning Application Submission: 02 February 2026 Validation Date: 10 February 2026 Decision Date: 12 May 2026 Biodiversity Gain Plan Submission: Post-decision
2. Planning application reference number	PL/2026/00704
3. Local Planning Authority	Wiltshire Council
4. Development site address	Manor Farm, Collingbourne Kingston, Wiltshire, SN8 3SD OS Grid Reference: SU 22840 55916
5. Description of development to which the Biodiversity Gain Plan relates	The proposal involves the erection of a livestock building to house dairy cows during calving and over winter.

B. APPLICANT DETAILS

1. Applicant name	Mr Ben King
2. Company name	Coverlait Ltd
3. Address	Manor Farm, Collingbourne Kingston, Wiltshire, SN8 3SD
4. Email address	Redacted
5. Telephone number	Redacted
6. Declaration	I/we hereby submit our biodiversity gain plan as described in this form. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
7. Signed	Sarah King
8. Dated	17/06/2026

C. BIODIVERSITY GAIN PLAN RESPONSIBLE PERSON

1. Name	Kristina Wood
2. Company name	NatureBureau ltd
3. Address	NatureBureau Unit 2C, The Votec Centre Hambridge Lane Newbury RG14 5TN
4. Email address	kristina@naturebureau.co.uk
5. Telephone number	+44 1635 550380

6. Declaration	
I/we hereby submit our biodiversity gain plan as described in this form. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.	
7. Signed	<i>K. Wood</i>
8. Dated	16 June 2026

D. BIODIVERSITY GAIN STRATEGY	
1. Is the relevant date for the pre-development biodiversity value the same date as the planning application?	Yes. The habitat assessment was undertaken on 31/07/2025, comprising a site walkover, with photographs taken. The information collected during this survey is considered to provide a fair and accurate representation of the habitats present and their condition at the site prior to development (Preliminary Ecological Appraisal and Biodiversity Net Gain Report, NatureBureau, 2025). The Biodiversity Metric was completed on 02/11/2025. The planning application was validated on 10/02/2026. The survey report and Metric forms part of the documentation submitted with the planning application.
2. Please explain how you have met the 'what counts towards your BNG' guidance¹	The project has been designed to comply with the guidance outlined in the GOV.UK document titled "What you can count towards a development's biodiversity net gain (BNG)". The following measures have been implemented: All biodiversity net gains delivered on site will arise solely from habitat creation measures that are not part of any existing or additional schemes. Only habitat creation that is measurable using the Natural England Biodiversity Metric, genuinely additional, and secured for a minimum period of 30 years has been included within the calculations. A commitment has been made to manage and monitor the created and retained habitats for a minimum of 30 years: Retained habitats and units: Temporary grass and clover leys: 0.33 units Developed land; sealed surface: 0.00 units Created habitats and units: Arable field margins; pollen and nectar: 0.76 units Developed land; built structure: 0.00 units

¹ <https://www.gov.uk/guidance/what-you-can-count-towards-a-developments-biodiversity-net-gain-bng>

	No temporary measures, standard landscaping, or actions required solely for impact mitigation have been counted towards the Biodiversity Net Gain. By implementing these measures, the project ensures full compliance with the guidance on what can be counted towards a development's biodiversity net gain (Preliminary Ecological Appraisal and Biodiversity Net Gain Report, NatureBureau, 2025).
3. Set out the steps taken on site to avoid impacts to habitats and/or minimise impacts to habitats including irreplaceable habitats where on site	Impacts to habitats have been avoided and minimised in accordance with the mitigation hierarchy (avoid, minimise, restore, offset). Access to the development area will be via the existing site entrance, avoiding the need for new access tracks or disturbance to surrounding habitats. The site layout has been designed to retain existing habitats wherever possible, and no Priority or irreplaceable habitats will be impacted during or after development. By following the mitigation hierarchy and incorporating habitat creation into the design, the project seeks to ensure that biodiversity is conserved and opportunities for net gain are maximised in accordance with Biodiversity Net Gain principles.
4. Did you use your local nature recovery strategy to inform the strategic significance of habitats?	Yes. The Wiltshire Core Strategy (2015) was viewed. It shows that the site does not fall under any policy and none of the species or habitats found on site are referenced for special protection (Preliminary Ecological Appraisal and Biodiversity Net Gain Report, NatureBureau, 2025).
5. How will you achieve the target net gain percentage?	On-site
6. Are any of your on-site enhancements considered 'significant'? If yes, provide details if the enhancement and appropriate planning condition or obligation to secure long-term management	Yes. The national guidance does not provide definitive criteria for what constitutes a 'significant' on-site enhancement but instead offers general indicators. In this project, an assumption has been made that certain enhancements should be treated as significant based on the nature and scale of habitat creation proposed. Specifically, the creation of pollen and nectar arable field margins (medium distinctiveness) will be used to compensate for the loss of temporary grass and clover lays (low distinctiveness). These enhancements are considered significant due to: • The contribution of medium distinctiveness habitats towards the post-development biodiversity value; • Habitat creation where distinctiveness is increased relative to the distinctiveness of the habitat before development;

7. How many Biodiversity Units are needed off-site to meet the required net gain percentage?	None.
8. Rationale for proposed off-site delivery (if applicable)	N/A
9. Rationale for proposed use of Statutory biodiversity credits (if applicable)	N/A
10. Do you have a Habitat Management and Monitoring Plan?	No.
11. Have you used the statutory biodiversity metric tool?	Yes.
12. Completed biodiversity metric tool (file name and link)	Title: Manor Farm BNG Metric Planning Portal: https://development.wiltshire.gov.uk/pr/s/planning-application/a0iQ300000JKX05IAH/pl202600704?tabset-8903c=2
13. Condition assessments (file name and link)	Title: N/A Planning Portal: N/A
14. Pre-development habitat survey report and map (file name and link)	Title: Preliminary Ecological Appraisal and Biodiversity Net Gain Planning Portal: https://development.wiltshire.gov.uk/pr/s/planning-application/a0iQ300000JKX05IAH/pl202600704?tabset-8903c=2
15. Post-development habitat map or landscape plan (file name and link)	Title: Preliminary Ecological Appraisal and Biodiversity Net Gain (map contained within) Planning Portal: https://development.wiltshire.gov.uk/pr/s/planning-application/a0iQ300000JKX05IAH/pl202600704?tabset-8903c=2
16. Have you included an approved habitat degradation in the baseline? If yes, include any relevant consenting body and reference number	No Consenting body: N/A Reference number: N/A

E. IRREPLACEABLE HABITATS

1. Does the development impact any irreplaceable habitats?	No
2. Have you submitted an approved compensation plan?	No

F. ON-SITE HABITAT ENHANCEMENTS/CREATION

1. Survey date(s)	31/07/2025		
2. Survey Constraints	None.		
3. Total pre-development biodiversity value	Area Habitat Biodiversity units	0.97	
	Hedgerow Habitat Biodiversity units	0	
	Watercourse Habitat Biodiversity units	0	
4. Total post-development biodiversity value	Area Habitat Biodiversity units	1.09	
	Hedgerow Habitat Biodiversity units	0	
	Watercourse Habitat Biodiversity units	0	
5. Total net change in Biodiversity Units	Area Habitat Biodiversity units	+0.12	+12.09%
	Hedgerow Habitat Biodiversity units	0	0%
	Watercourse Habitat Biodiversity units	0	0%
6. Will Biodiversity Units being delivered on any part of your site be registered and allocated to other developments? If yes or provisionally, please provide details	No.		

G. OFF-SITE HABITAT ENHANCEMENTS/CREATION

1. Please give details of the off-site habitat enhancement being proposed	N/A		
2. Biodiversity Gain Site Register reference number(s)			
3. How have off-site habitat enhancement proposals been secured?			
4. Total pre-development biodiversity value	Area Habitat Biodiversity units		
	Hedgerow Habitat Biodiversity units		
	Watercourse Habitat Biodiversity units		

5. Total post-development biodiversity value	Area Habitat Biodiversity units		
	Hedgerow Habitat Biodiversity units		
	Watercourse Habitat Biodiversity units		
6. Total net change in Biodiversity Units	Area Habitat Biodiversity units		
	Hedgerow Habitat Biodiversity units		
	Watercourse Habitat Biodiversity units		

H. STATUTORY BIODIVERSITY CREDITS

1. Are Statutory biodiversity credits required?	No.	
2. If yes, how many statutory biodiversity credits are required?	Tier	Unit shortfall by tier (spatial risk multiplier included)
	A1	
	A2	
	A3	
	A4	
	A5	
	H	
	W	
3. What evidence is there that no units are available through the market?		
4. Proof of purchase		

I. TRADING SUMMARY

Distinctiveness Group	Trading satisfied?	If no, has bespoke compensation been agreed?
Very high	N/A	N/A
High	N/A	N/A
Medium	N/A	N/A
Low	Yes	N/A

J. SHARING DATA

1. Will you share relevant ecological survey data with the appropriate Local Environmental Records Centre (LERC) or any other bodies?	Yes.
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