

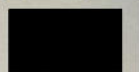
Haresbrook, Tockenham

Biodiversity Net Gain Assessment



14th July 2026

Document control

Project title	Haresbrook – Biodiversity Net Gain Plan	
Client	Ben Truswell	
Planning reference number	TBC	
Project number	5777	
Version number	5777.5	
Date of issue	14 th July 2026	
Prepared by	Wessex Ecology Ltd Home Farm House, Tidworth, SP9 7BE Email: info@wessexecology.co.uk Telephone: 01980 842709	
Declaration	I confirm that the information provided in this document is truthful and accurate at the time of completion.	
	Report author	Samuel Horner, BSc 
	Report reviewer	Daniel Ahern CEnv, MCIEEM, FLS 
Copyright	This report is intended for the commissioning party only and should not be copied or reproduced in any way without prior written permission from Wessex Ecology Ltd. Any third party referring to this report or relying on the information contained herein, does so entirely at their own risk. Whilst every effort has been made to guarantee the accuracy of this report, it should be noted that living creatures are capable of migration and whilst protected species may not have been located during the survey duration, their presence may be found on site at a later date. The views and opinions contained within the document are based on a reasonable timeframe between the completion of the survey and the commencement of any works. If there is any delay between the commencement of works that may conflict with timeframes laid out within this document or have the potential to allow the ingress of protected species, a suitably qualified ecologist should be consulted. It is the duty of care of the landowner/developer to act responsibly and comply with current environmental legislation if protected species are suspected or found prior to works.	

Contents

1. Introduction	5
2. Personnel	6
3. Planning and Legislation	7
4. Methodology	7
5. On-Site biodiversity	8
6. Biodiversity Net Gain	13
7. Habitat Mitigation, Creation & Management	14
8. References	15
9. Appendices.....	16

Executive summary	
Purpose of report	To provide a Biodiversity Net Gain (BNG) Plan for the proposed development site, involving: • Details of the proposed development • Outlining condition assessment results • On and off-site pre-development biodiversity • On and off-site post-development biodiversity • How BNG will be achieved
Context of report	The Site is comprised of several parcels within an agricultural field. • The permanent retention of existing hardstanding at the site entrance (retrospective) • The construction of a hard standing extension from to the recently permitted agricultural building (Ref PL/2026/01193); • A replacement market gardening potting tool shed and wash station; • A replacement polytunnel.
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 offsite units required, mitigation and enhancement measures were recommended.
Biodiversity Net Gain	The BNG metric was run on the 13th July 2026. Based on the data presented, the proposed project will yield a 13.35% Net Gain in BNG.

1. Introduction

1.1. Background

1.1.1. In February 2026, Wessex Ecology Ltd were commissioned by Ben Truswell to undertake a UKHabitat 2.0 Survey and Biodiversity Net Gain at Haresbrook farm, Tockenham, Wiltshire.

1.1.2. The planning reference for this project is TBC.

1.1.3. The purpose of this report was to:

- Provide details of the proposed development
- Present the pre-development biodiversity and condition assessment
- Present the proposed post-development biodiversity
- Show how BNG will be achieved including outline management to achieve the BNG targets

1.2. Site Description

1.2.1. Haresbrook and its grounds, hereafter referred to as 'the Site', measured approximately 2.5ha, of which 0.1845ha is within the redline boundary. Haresbrook was situated on The Greenway, which ran to the north of the Site (approximate OS grid reference: SU 04286 79074), see Figure 1 below.

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

- The permanent retention of existing hardstanding at the site entrance (retrospective)
- The construction of a hard standing extension from to the recently permitted agricultural building (Ref PL/2026/01193);
- A replacement market gardening potting tool shed and wash station;
- A replacement polytunnel.

1.2.3. 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



2. Personnel

2.1. BNG metric

2.1.1. 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 survey techniques.

2.2. Field survey and condition assessment

2.2.1. Samuel Horner see credentials above.

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 and the Wiltshire Core Strategy 2015.

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. Field Survey

4.1.1. The baseline habitat and condition assessment survey was carried out on the 4th February 2026. They followed the UK Hab Version 2.0 habitat classification and the statutory Annex I BNG condition assessment guidance.

4.2. Biodiversity Net Gain

4.2.1. The methodology for the BNG assessment follows the statutory metric and User Guide. The biodiversity metric used was completed on the 13th July 2026.

4.2.2. Post-development plans and data was provided by the client or agent.

4.2.3. The open-source Geographic Information System, QGIS was used to map the baseline habitats on Site and obtain the areas of each habitat, see Figure 2.

4.2.4. A post-development UKHab 2.0 map showing the proposed enhancements was also created using QGIS based on proposed plans, see Figure 3.

4.2.5. The Local Nature Recovery Strategy for the area was consulted to inform strategic significance, which follows the guidance in the BNG User Guide.

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 18 months from the date of the survey.
- 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 and use (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 Sites which comprises of several parcels of land within an agricultural field measures 0.1845ha. The UKHab 2.0 habitat map of the Site pre-development is presented in Figure 2 below, which has been used as the BNG baseline prior to recent changes. This differs from the habitats identified during the PEA survey.
- 5.1.2. The following habitat types were recorded during the survey:
- g4 – modified grassland
 - u1b – urban developed land, sealed surface
- 5.1.3. The areas of each habitat are presented in Table 1 below. The condition assessments for each relevant habitat and photos are appended.

Table 1. Pre-development habitat areas on-site

Parcel ref.	Habitat type	Area (ha)	Condition
1	Developed land, sealed surface	0.047	N/A
2	Modified grassland	0.0395	Poor
3	Modified grassland	0.05	Poor
4	Modified grassland	0.014	Poor
5	Modified grassland	0.034	Poor

5.2. Post-development

- 5.2.1. The proposed development will result in the loss of g4 – modified grassland.
- 5.2.2. The proposed habitat map is shown in Figure 3. This has been based off the proposed site / landscape plan appended.
- 5.2.3. The following areas to be retained in the same condition are presented in Table 2 below.

Table 2. Pre-development habitat areas on-site

Parcel ref.	Habitat type	Area (ha)	Condition
1	Developed land, sealed surface	0.047	N/A

- 5.2.4. The following habitats to be created are presented in Table 3 below.

Table 3. Areas of habitat to be created on-site

Habitat type	Area (ha)	Condition
Artificial land, unsealed surface	0.0395	N/A
Developed land, sealed surface	0.05	N/A
Developed land, sealed surface	0.014	N/A
Mixed scrub	0.034	N/A

6. Off-site biodiversity

6.1. Off-site pre-development

6.1.1. The total area of the off-site blueline boundary, which comprises of a large area of the remaining field, was 1.9467ha. There is a planned development of a barn on a parcel of land within the field. The pre-development and post-development data related to the proposed barn is absent for the BNG metric and not considered within this report as it has already been approved (Ref PL/202601193). 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/UKHab survey.

6.1.2. The following habitat types were recorded within the blueline boundary.

- g4 – modified grassland
- h2 – Species rich native hedgerow with trees

6.1.3. The areas of each habitat are presented in Table 4 below. The condition assessments for each relevant habitat and photos are appended.

Table 4. Pre-development habitat areas on-site

Parcel ref.	Habitat type	Area (ha/km)	Condition
7	Modified grassland	1.9467	poor

6.1.4. The linear hedgerow units are presented in Table 5 below. The condition assessments for each relevant habitat and photos are appended.

Table 5. Pre-development hedgerow units on-site

Habitat type	Length (km)	Condition	Reference
Native hedgerow	0.544	good	H1

6.2. Off-site post-development

- 6.2.1. The proposed development will result in the loss of g4 – modified grassland.
- 6.2.2. The proposed habitat map is shown in Figure 3. This has been based off the current site habitats, and the proposed site plans.
- 6.2.3. The following areas to be retained in the same condition are presented in Table 6 below.

Table 6. Pre-development habitat areas on-site

Parcel ref.	Habitat type	Area (ha/km)	Condition
7	Modified grassland	1.6137	poor

- 6.2.4. The following areas to be retained in the same condition are presented in Table 7 below.

7. Table 7. Pre-development hedgerow units on-site

Habitat type	Length (km)	Condition	Reference
Native hedgerow	0.544	good	H1

- 7.1.1. The following habitats to be created are presented in Table 8 below.

Table 8. Areas of habitat to be created on-site

Habitat type	Area (ha)	Condition
Intensive orchards	0.083	N/A
Willow scrub	0.03	moderate
Willow scrub	0.03	moderate
Non-cereal crop	0.19	N/A

Figure 2. Pre-development habitat map of Site.

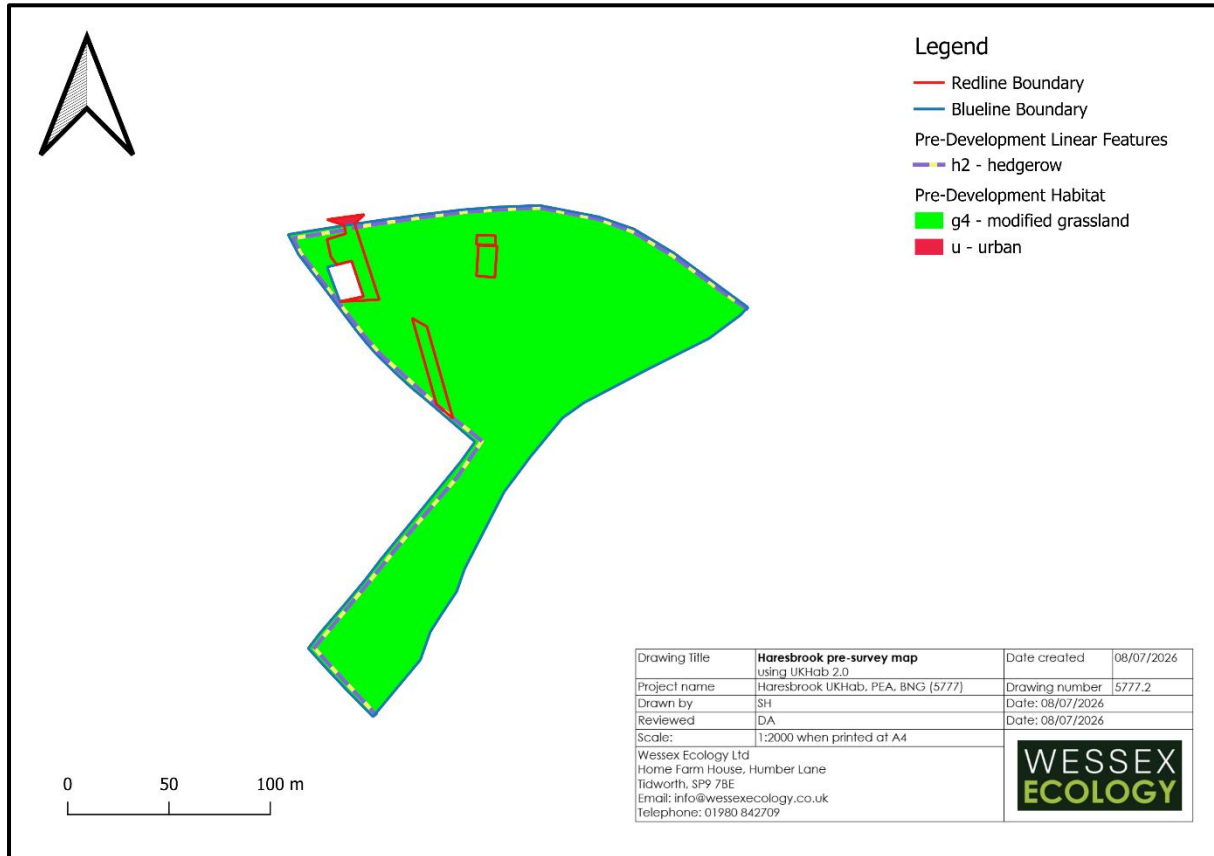
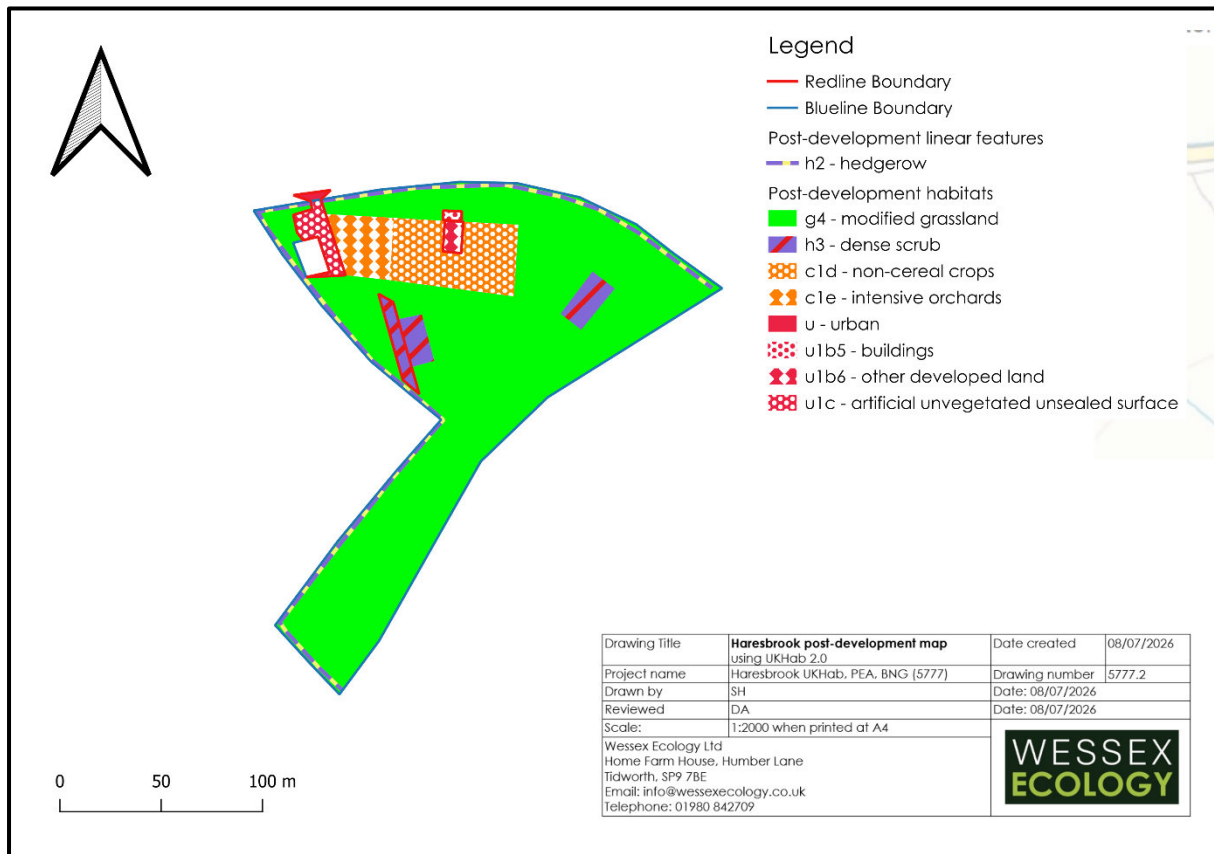


Figure 3. Post-development habitat map of Site.



7.2. Strategic Significance

- 7.2.1. Wiltshire and Swindon have a published Local Nature Recovery Strategy (LNRS). As such all baseline habitats have been included in the metric as not in local strategy, as per the User Guide.
- 7.2.2. The LNRS mapping has been consulted to determine if any potential proposed habitats may be considered as formally identified. The site is not within any areas identified within the LNRS and therefore all proposed habitats have been set to not in local strategy.

7. Biodiversity Net Gain

8.1. Results

Based on the data presented, the proposed project will yield a 17.23% net loss in BNG on Site. and a 2.21% net gain off-site, see Figure 4 below for the results output of the Statutory Biodiversity Net Gain Metric.

A total project net gain of 14.08% will be achieved.

Figure 4. Statutory Biodiversity Net Gain results for the proposed development

FINAL RESULTS		
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Area habitat units	0.04
	Hedgerow units	0.00
	Watercourse units	0.00
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	Area habitat units	13.35%
	Hedgerow units	0.00%
	Watercourse units	0.00%
Trading rules satisfied?	Yes ✓	

Unit Type	Target	Baseline Units	Units Required	Unit Deficit
Area habitat units	10.00%	0.28	0.30	0.00
Hedgerow units	10.00%	0.00	0.00	0.00
Watercourse units	10.00%	0.00	0.00	0.00

No additional area habitat units required to meet target ✓

No additional hedgerow units required to meet target ✓

No additional watercourse units required to meet target ✓

8.2. Mitigation hierarchy

8.2.1. The mitigation hierarchy has been considered in the proposals for this site, as shown in Table 9.

Table 9. How mitigation hierarchy has been achieved in BNG

Hierarchy stage	Details
Avoidance / Minimisation	The habitats within the redline are poor grassland and urban. The habitat loss associated with the development is limited to low scoring abundant habitat.
Compensation	Valuable habitats are proposed into the off-site design, including mixed scrub planting within the redline boundary and additional willow scrub planting within the blue line boundary.

8. Habitat Mitigation, Creation & Management

9.1. Protection of existing habitats

9.1.1. There are habitats of biodiversity value to be retained on site. These should be protected during the construction works to ensure they are retained in their same condition.

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

- Protective fencing will be installed around any retained habitats of value to protect them during the works. This includes:
 - Native hedgerows
- The fenced areas are to exclude all construction activities, including materials storage, parking or similar for the duration of the development works and shall be affixed with appropriate signage restricting access other than for essential maintenance works.
- General good practice construction measures will be employed including suitable storage of chemicals, fuels, spillage containment and other pollution control measures.
- Biosecurity measures will be considered ensuring all vehicles and equipment entering or leaving the site are adequately cleaned between sites.
- All construction waste will be removed from Site by a licensed contractor.

9.2. Outline of Habitat Creation & Management

9.2.1. Some habitats to be retained, enhanced or created will require specific creation and/or management for biodiversity. This is expected to be detailed in a future Habitat Management and Monitoring Plan (HMMP) and is outlined below in Table 9.

Table 9. Proposals for management of habitats providing biodiversity benefit

Proposed habitats for biodiversity	Target Condition	Area (ha)	Details of Creation & Management
Mixed scrub	Moderate	0.034	Recommended species include Hawthorn, Blackthorn, Hazel, Dogwood, willow and Spindle, with a minimum of 3 species planted. These will be planted in Year 1 and allowed to establish into more dense mixed scrub. Once established, the scrub will be managed annually to prevent encroachment into the grassland and any dominant species thinned on rotation to maintain a mix of species and age structures. This management will target condition criteria A, B, C and D to achieve moderate condition.
Willow scrub	Moderate	0.06	Willow scrub will be created and managed as a part of the natural farmstead. The willow will be harvested appropriately. Recommended species is grey willow. These will be planted in Year 1 and allowed to establish into more dense mixed scrub. Once established, the scrub will be managed annually to prevent encroachment into the grassland and any dominant individuals/species thinned on rotation to maintain a mix of species and age structures. The scrub will be structured to allow for glades and well-developed edge habitats. This management will target condition criteria C, D and E to achieve moderate condition.

9. References

DEFRA (2024) The Statutory Biodiversity Metric User Guide. Updated 3 July 2025.

DEFRA (2025) The Statutory Biodiversity Metric. Version 1.0.4.

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

10. Appendices

Appendix 1 – Site Photos to Support Assessments

Photo 1 – Works/storage area that consists of the site entrance point.



Photo 2 – View of one of the pig pens where the ground is being prepared for the planting of an orchard.



Photo 3 – View of the areas where the market garden and polytunnel are proposed.



Photo 4 – View of the grassland at haresbrook.



Appendix 2 – Condition Assessment Sheets

Modified Grassland (low distinctiveness)

Condition Assessment Criteria		Passed?	Notes
A	There are 6-8 vascular plant species per m ² present, including at least 2 forbs. Note – this criterion is essential for achieving Moderate or Good Condition	N	As described above, the grassland has well under 6 species per m ² and is highly dominated by fast growing grasses such as perennial rye and cocksfoot. 2-6
B	Sward height is varied (at least 20% of the sward is less than 7cm and at least 20% is more than 7cm) creating microclimates which provide opportunities for vertebrates and invertebrates to live and breed.	N	The grassland has tussocky species but these are generally not tall enough to create microclimates due to heavy grazing.
C	Any scrub accounts for less than 20% of the total grassland area. (Some scattered scrub may be present)	Y	Scrub at very low percentages and grassland regularly maintained across majority, preventing encroachment.
D	Physical damage is evidence in less than 5% of total grassland area.	N	Physical damage from farming practices such as poaching and heavy machinery.
E	Cover of bare ground is between 1% and 10% including localised areas.	Y	Minimal bare ground present.
F	Cover of Bracken <i>Pteridium aquilinum</i> is less than 20%.	Y	No Bracken on site.
G	There is an absence of invasive non-native plant species (as listed on Schedule 9 of WCA)	Y	No non-native species noted.
Essential criterion achieved (Yes or No)		No	Due to very low species diversity on site, the grassland is considered to be of poor condition as it does not pass the essential criterion A.
Number of criteria passed		4	
Result:		Poor	