

25th September 2026

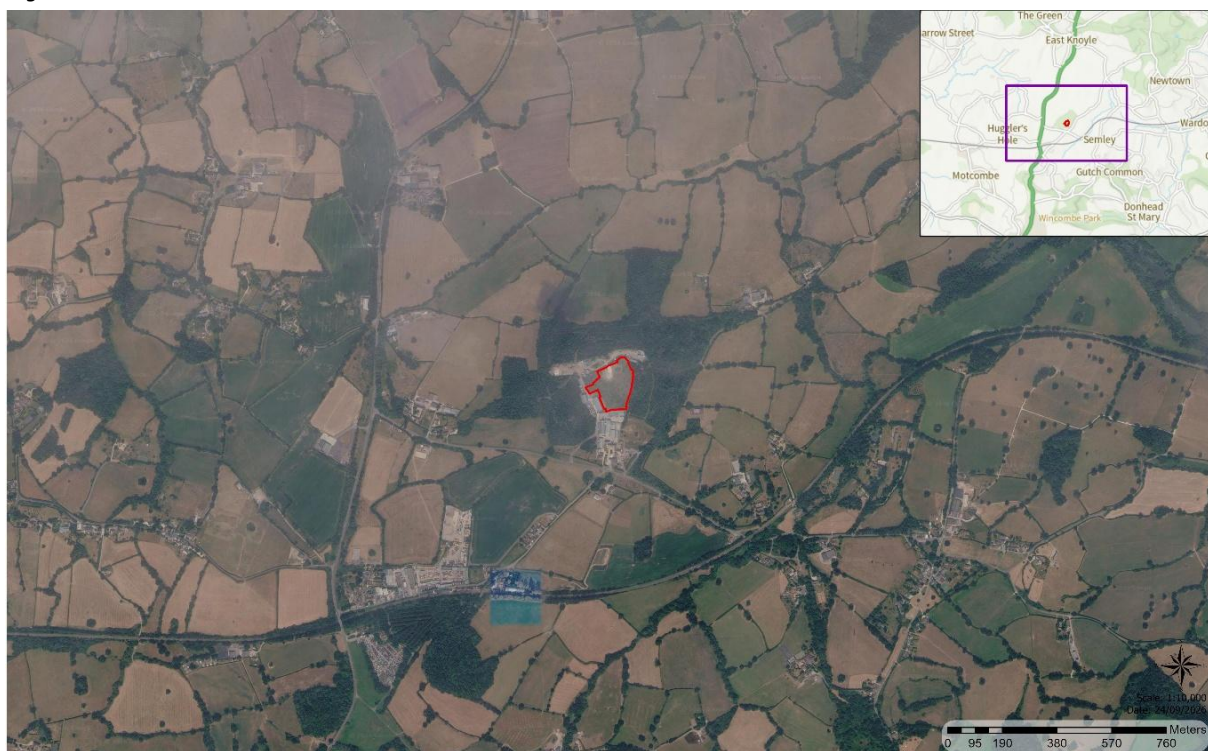
BNG Summary Report

Biodiversity Net Gain Assessment for Chaldicott Barns, Semley

1 Introduction

- 1.1 This Biodiversity Net Gain (BNG) Technical Note has been prepared by Ethos Environmental Planning (Ethos) in relation to the site at Chaldicott Barns, Semley (Figure 1). The site is 1.87ha and the proposed development works comprise the erection of a single building amounting to 7,448 sqm GIA (Use Class B2) with associated facilities, access with security, parking, hard and soft landscaping, drainage and associated works.

Figure 1. Site Location.



Legend
Red Application Boundary

2 Methodology

- 2.1 A UKHab survey was undertaken to assess the condition and types of habitats present on site. The accompanying condition assessments are found in Appendix 1.
- 2.2 The Statutory Biodiversity Net Gain (BNG) Metric was used to inform the assessment. Habitat areas were mapped using ArcGIS with area calculations based on this spatial data.

3 Existing Habitats Summary

3.1 Onsite Existing Habitats

- 3.1.1 Existing habitats onsite are displayed in Figure 2. Area habitats are listed in Table 1.



Figure 2. UKHab Existing Habitats.

Table 1. Existing area habitats summary

Label	Detailed Habitat	Distinctiveness	Condition	Description	Photo
A1	Modified grassland	Low	Poor	Dog agility field grassland short sword, managed primarily perennial rye and white clover	
A2	Other Woodland; Broadleaved	Medium	Poor	This woodland has been felled prior to the UKHab survey. Survey data pre felling was used to inform the pre existing baseline and Ethos condition assessed the adjacent woodland to the site boundary.	 

3.1.2 There are no linear features located within the application boundary and there are no linear watercourse features within 10m of the application boundary.

3.2 Offsite Existing Habitats

3.2.1 Existing habitats offsite are displayed in Figure 3 Area habitats are listed in Table 3.



Figure 3. UKHab Existing Habitats (Blue Line Boundary, offsetting site)

Table 3. Existing area habitats summary (Blue Line Boundary, offsetting site)

Label	Detailed Habitat	Distinctiveness	Condition	Description	Photo
O1	Cereal crops	Low	N/A	Area already planted with mitigation trees (felling licence) Advanced planting up to no net loss.	
O2	Cereal crops	Low	N/A	Cropland.	

3.2.2 There are no offsite linear features are recorded for the blue line area.

4 Proposed Habitats Summary

4.1 Created Onsite Habitat Summary

- 4.1.1 The purpose of this BNG Technical Note is to assess the changes in biodiversity value resulting from the proposed development. The proposals, the landscape plan and proposed habitats within the application site are illustrated in Figures 4, 5 and 6.

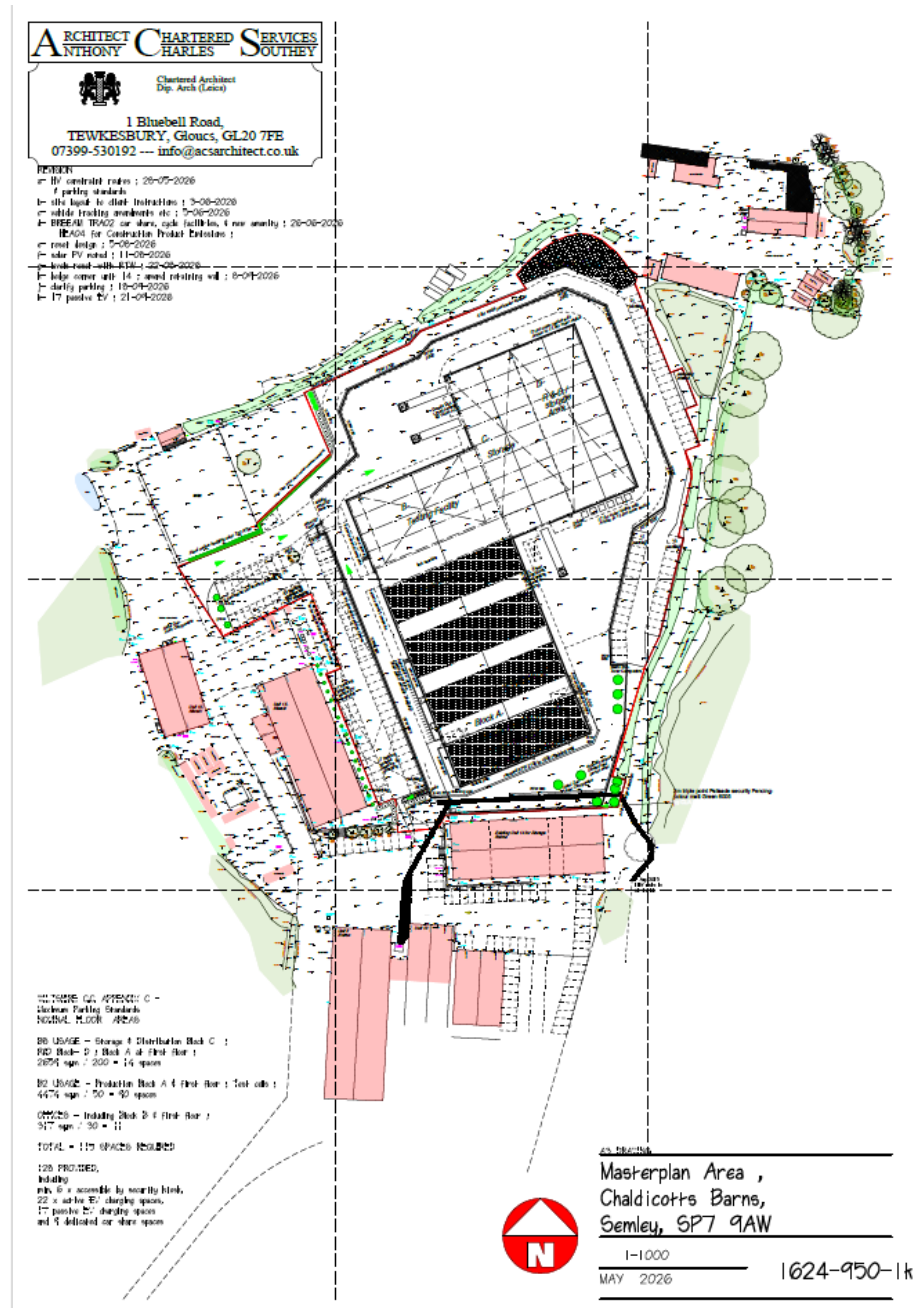


Figure 4. Development Proposal



Figure 5 Landscape Plan (942-2-R4)

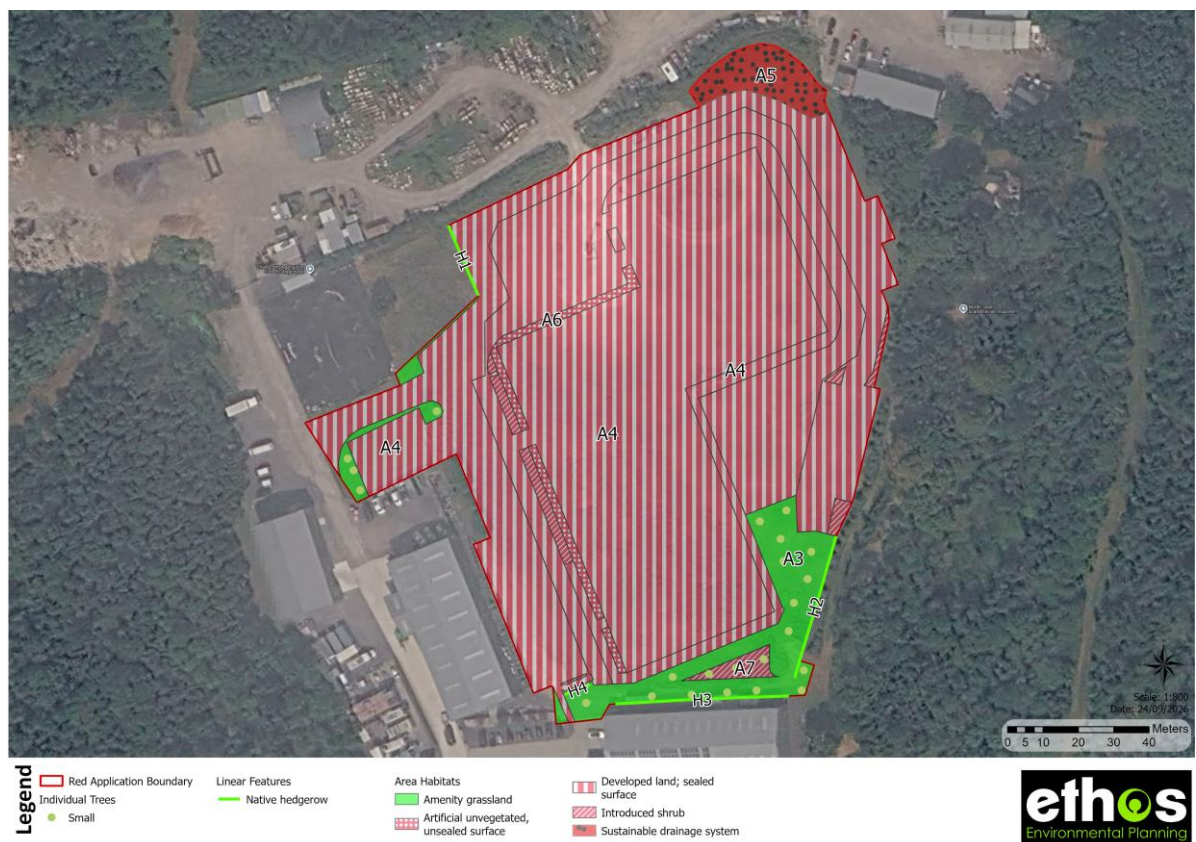


Figure 6. UKHab Proposed Habitats.

Table 5. Proposed area habitats summary

Label	Detailed Habitat		Distinctive ness	Condition	Description
A3	Modified grassland		Low	Moderate	Biodiverse seed mix. Managed in part as amenity and in part as wildflowers.
A4	Developed land; sealed surface		V.Low	N/A	
A5	Sustainable drainage system		Low	Good	Attenuation pond in NE corner, adjacent to offsite habitat, providing good connectivity and buffer habitat.
A6	Artificial unvegetated, unsealed surface		V.Low	N/A	
A7	Introduced shrub		Low	N/A	

Table 6. Proposed hedgerows summary

Label	Detailed Habitat	Distinctive ness	Condition	Description
H1	Native hedgerow	Low	Poor	Sections of native species hedging within the development site. Target condition poor due to short lengths and context on site.
H2	Native hedgerow	Low	Poor	
H3	Native hedgerow	Low	Poor	
H4	Native hedgerow	Low	Poor	

4.2 Created Offsite Habitat Summary

4.3

- 4.3.1 The proposals and proposed habitats within the offsite boundary are illustrated in Figure 7 and summarised in table 7.



Figure 7. UKHab Proposed Habitats (Blue Line Boundary, offsetting site).

Table 7. Proposed area habitats summary (Blue Line Boundary, offsetting site)

Label	Detailed Habitat	Distinctiveness	Condition	Description
O3	Other woodland; broadleaved	Medium	Moderate	Existing tree planting, habitat advancement of 1 year applied.
O4	Other woodland; broadleaved	Medium	Moderate	Tree planting, shrub layer planting and natural regeneration. Appropriately source stock of native provenance, and strong biosecurity standards. Appropriate management of O3 and O4, including protection of young trees from browsing, retaining areas of open ground, create and maintain rides and other measures for improving woodland structure and biodiversity.

4.3.2 Biodiversity Net Gain will be delivered within the applicant's ownership through the conversion of existing arable/cropland to Other Broadleaved Woodland. This habitat creation strategy within the wider estate avoids the need for off-site compensation or the purchase of statutory biodiversity credits, ensuring gains are secured, monitored and managed directly by the landowner for the statutory minimum 30-year period.

- 4.3.3 Delivery within ownership ensures spatial proximity to the site of impact, supporting ecological connectivity and is in a locality highlighted for woodland creation under Wiltshire and Swindon's Nature Recovery Strategy. The offsetting site is suitably located within an identified area targeted with a measure 'to create more'. This spatial alignment with local strategic priorities strengthens the ecological rationale for the proposed habitat creation and supports the delivery of wider nature recovery objectives at the landscape scale
- 4.3.4 The habitat will be established and managed in accordance with a Habitat Management and Monitoring Plan (HMMP), securing long-term condition and distinctiveness targets over the required 30-year commitment period.

5 BNG Position Summary

- 5.1 The onsite baseline habitats equate to 7.34 Area Habitat Units (AHUs), while the post-intervention habitats equate to 0.98 AHUs. The development therefore results in a net loss of 6.36 AHUs, representing a 86.60% decrease onsite.
- 5.2 The onsite hedgerow baseline habitats equate to 0.00 Linear Habitat Units (LHUs), while the post intervention habitats equate to 0.00 LHUs. This is a change of 0.00 LHUs, which represents a 0.00% change.
- 5.3 The offsite baseline habitats (within landownership) equate to 5.64 Area Habitat Units (AHUs), while the post-intervention habitats equate to 13.51 AHUs, with a gain of 7.84 AHUs, representing a 139.59% increase.
- 5.4 The offsite habitat units therefore provide enough to offset the loss onsite through the development resulting in an overall gain of 20.66%. This meets the statutory requirement of a minimum 10% biodiversity net gain and the trading rules are satisfied.
- 5.5 Furthermore, this gain of 20.66% meets Policies NR1 and NR2 of the Cranborne Chase National Landscape Partnership Plan 2025-2030, which requires biodiversity to be conserved and enhanced at landscape scale, through strategic nature recovery networks. Policy NR2 sets a local biodiversity net gain result in exceedance of the statutory minimum of 10%, targeting 20%. Together these policies are delivering the principle of taking greater and more strategic action in nature recovery for the Cranborne Chase area.
- 5.6 The BNG results are summarised in Figures 8 and 9.

On-site baseline	<i>Habitat units</i>	7.34	
	<i>Hedgerow units</i>	0.00	
	<i>Watercourse units</i>	0.00	
On-site post-intervention (Including habitat retention, creation & enhancement)	<i>Habitat units</i>	0.98	
	<i>Hedgerow units</i>	0.15	
	<i>Watercourse units</i>	0.00	
On-site net change (units & percentage)	<i>Habitat units</i>	-6.36	-86.60%
	<i>Hedgerow units</i>	0.15	N/A
	<i>Watercourse units</i>	0.00	0.00%
Off-site baseline	<i>Habitat units</i>	5.64	
	<i>Hedgerow units</i>	0.00	
	<i>Watercourse units</i>	0.00	
Off-site post-intervention (Including habitat retention, creation & enhancement)	<i>Habitat units</i>	13.51	
	<i>Hedgerow units</i>	0.00	
	<i>Watercourse units</i>	0.00	
Off-site net change (units & percentage)	<i>Habitat units</i>	7.87	139.59%
	<i>Hedgerow units</i>	0.00	0.00%
	<i>Watercourse units</i>	0.00	0.00%

Figure 8. Summary of onsite and offsite BNG change

FINAL RESULTS		
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	<i>Habitat units</i>	1.52
	<i>Hedgerow units</i>	0.15
	<i>Watercourse units</i>	0.00
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	<i>Habitat units</i>	20.66%
	<i>Hedgerow units</i>	N/A
	<i>Watercourse units</i>	0.00%
Trading rules satisfied?	Yes ✓	

Figure 9. Final BNG results.

Appendix 1 Existing Habitat Condition Assessments

Modified Grassland:

Parcel Reference	Habitat Type	Assessment	Condition	Failed Criteria
CHBAS-GL-001	Modified grassland	Habitat Description: Dog agility field grassland short sward, managed primarily perennial rye and white clover Is the site located in Wales, and is therefore BNG exempt?: no 1) There are 6-8 vascular plant species per m2 present, including at least 2 forbs (the undesirable species list). Note - this criterion is essential for achieving Moderate or Good condition.: fail Evidence: An average 6 species were recorded per quadrat within the grassland. 2) Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for vertebrates and invertebrates to live and breed: fail Evidence: Grassland had consistently 6cm sward throughout. Mown for amenity. 3) Some scattered scrub (including bramble Rubus fruticosus agg.) may be present, but scrub accounts for less than 20% of total grassland area. Note - patches of scrub with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.: pass Evidence: No scrub was present. 4) Physical damage is evident in less than 5% of total grassland area. Examples of physical damage include excessive poaching, damage from machinery use or storage, erosion caused by high levels of access, or any other damaging management activities: pass Evidence: Minor damage present, less than 5%. 5) Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens)2.: fail Evidence: No bare ground present. Cover of bracken Pteridium aquilinum is less than	Poor	Failed criteria 1, 2 and 5

Parcel Reference	Habitat Type	Assessment	Condition	Failed Criteria
		20%.: pass Evidence: No Bracken found on site. 6) There is an absence of invasive non-native plant species3 (as listed on Schedule 9 of WCA4).: pass Evidence: No invasive schedule 9 species were found within the habitat.		

Condition scoring reference – Grassland (low distinctiveness)

Condition Assessment Result	Condition Assessment Score	Achieved
Passes 6 or 7 criteria, including essential criterion A.	Good (3)	
Passes 4 or 5 criteria, including essential criterion A.	Moderate (2)	
Passes 3 or fewer criteria; OR passes 4-6 criteria excluding criterion A.	Poor (1)	Achieved

Parcel Reference	Habitat Type	Assessment	Condition	Failed Criteria			
W1	Other woodland; broadleaved	Habitat Description (in proximity to the site – similar age and structure to the woodland habitat on site pre clearance): Young planted ash woodland with a couple of other species. Ruderal and ephemeral ground vegetation. Tree cutting present. Herbivore impact seen. Very open woodland. Scoring: <table><tr><td>Good (3 points)</td><td>Moderate (2 points)</td><td>Poor (1 point)</td></tr></table> Is the site located in Wales, and is therefore BNG exempt?: no. Age distribution of trees: 1 Evidence: An average distribution of 1 was recorded.	Good (3 points)	Moderate (2 points)	Poor (1 point)	Poor	Score 23 Poor (score lower than 26 is Poor, Moderate is 26 32, Good is 33 and up)
Good (3 points)	Moderate (2 points)	Poor (1 point)					

Parcel Reference	Habitat Type	Assessment	Condition	Failed Criteria																					
		<table><tr><td>Three age-classes¹ present.</td><td>Two age-classes¹ present.</td><td>One age-class¹ present.</td></tr></table> Wild, domestic and feral herbivore damage: 1 Evidence: 100% of browsing recorded across the woodland. Deer seen whilst doing assessment <table><tr><td>No significant browsing damage evident in woodland².</td><td>Evidence of significant browsing pressure is present in less than 40% of whole woodland².</td><td>Evidence of significant browsing pressure is present in 40% or more of whole woodland².</td></tr></table> Invasive plant species: 3 Evidence: The following invasive species were recorded within the woodland: none. <table><tr><td>No invasive species³ present in woodland.</td><td>Rhododendron <i>Rhododendron ponticum</i> or cherry laurel <i>Prunus laurocerasus</i> not present, and other invasive species³ <10% cover.</td><td>Rhododendron or cherry laurel present, or other invasive species³ ≥10% cover.</td></tr></table> Number of native tree species: 3 Evidence: An average 6 native species were recorded. <table><tr><td>Five or more native tree or shrub species⁴ found across woodland parcel.</td><td>Three to four native tree or shrub species⁴ found across woodland parcel.</td><td>Two or less native tree or shrub species⁴ across woodland parcel.</td></tr></table> Cover of native tree and shrub species: 3 Evidence: 100% of species were native. <table><tr><td>>80% of canopy trees and >80% of understory shrubs are native⁵.</td><td>50 - 80% of canopy trees and 50 - 80% of understory shrubs are native⁵.</td><td><50% of canopy trees and <50% of understory shrubs are native⁵.</td></tr></table> Open space within woodland: 1 Evidence: Average percentage of open space across the woodland was 80% <table><tr><td>10 - 20% of woodland has areas of temporary open space⁶. Unless woodland is <10ha, in which case 0 - 20% temporary open space is permitted⁷.</td><td>21 - 40% of woodland has areas of temporary open space⁶.</td><td><10% or >40% of woodland has areas of temporary open space⁶. But if woodland <10ha has <10% temporary open space, please see Good category⁷.</td></tr></table> Woodland regeneration: 2 Evidence: 1 classes were present on average across the woodland. <table><tr><td>All three classes present in woodland⁸; trees 4 - 7 cm Diameter at Breast Height (DBH), saplings and seedlings or advanced coppice regrowth.</td><td>One or two classes only present in woodland⁸.</td><td>No classes or coppice regrowth present in woodland⁸.</td></tr></table> Tree health: 1 Evidence: An average 70% tree mortality coverage	Three age-classes ¹ present.	Two age-classes ¹ present.	One age-class ¹ present.	No significant browsing damage evident in woodland ² .	Evidence of significant browsing pressure is present in less than 40% of whole woodland ² .	Evidence of significant browsing pressure is present in 40% or more of whole woodland ² .	No invasive species ³ present in woodland.	Rhododendron <i>Rhododendron ponticum</i> or cherry laurel <i>Prunus laurocerasus</i> not present, and other invasive species ³ <10% cover.	Rhododendron or cherry laurel present, or other invasive species ³ ≥10% cover.	Five or more native tree or shrub species ⁴ found across woodland parcel.	Three to four native tree or shrub species ⁴ found across woodland parcel.	Two or less native tree or shrub species ⁴ across woodland parcel.	>80% of canopy trees and >80% of understory shrubs are native ⁵ .	50 - 80% of canopy trees and 50 - 80% of understory shrubs are native ⁵ .	<50% of canopy trees and <50% of understory shrubs are native ⁵ .	10 - 20% of woodland has areas of temporary open space ⁶ . Unless woodland is <10ha, in which case 0 - 20% temporary open space is permitted ⁷ .	21 - 40% of woodland has areas of temporary open space ⁶ .	<10% or >40% of woodland has areas of temporary open space ⁶ . But if woodland <10ha has <10% temporary open space, please see Good category ⁷ .	All three classes present in woodland ⁸ ; trees 4 - 7 cm Diameter at Breast Height (DBH), saplings and seedlings or advanced coppice regrowth.	One or two classes only present in woodland ⁸ .	No classes or coppice regrowth present in woodland ⁸ .		
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Parcel Reference	Habitat Type	Assessment			Condition	Failed Criteria																		
		<table><tr><td>Tree mortality 10% or less, no pests or diseases and no crown dieback⁹.</td><td>11% to 25% tree mortality and or crown dieback or low-risk pest or disease present⁹.</td><td>Greater than 25% tree mortality and or any high-risk pest or disease present⁹.</td></tr></table> Vegetation and ground flora: 1 Evidence: No ancient woodland indicators, no recognisable NVC plant community at ground layer. <table><tr><td>Recognisable NVC plant community¹⁰ at ground layer present, strongly characterised by ancient woodland flora specialists.</td><td>Recognisable woodland NVC plant community¹⁰ at ground layer present.</td><td>No recognisable woodland NVC plant community¹⁰ at ground layer present.</td></tr></table> Woodland vertical structure: 1 Evidence: Average of 1 storeys across all survey plots. <table><tr><td>Three or more storeys across all survey plots, or a complex woodland¹¹.</td><td>Two storeys across all survey plots¹¹.</td><td>One or less storey across all survey plots¹¹.</td></tr></table> Veteran Trees: 1 Evidence: No veteran trees present in the woodland. <table><tr><td>Three or more storeys across all survey plots, or a complex woodland¹¹.</td><td>Two storeys across all survey plots¹¹.</td><td>One or less storey across all survey plots¹¹.</td></tr></table> Amount of deadwood: 3 Evidence: Less than 25% disturbance across all survey plots. <table><tr><td>50% of all survey plots within the woodland parcel have deadwood, such as standing and fallen deadwood, large dead branches and or stems, branch stubs and stumps, or an abundance of small cavities¹³.</td><td>Between 25% and 50% of all survey plots within the woodland parcel have deadwood, such as standing and fallen deadwood, large dead branches and or stems, stubs and stumps, or an abundance of small cavities¹³.</td><td>Less than 25% of all survey plots within the woodland parcel have deadwood, such as standing and fallen deadwood, large dead branches and or stems, stubs and stumps, or an abundance of small cavities¹³.</td></tr></table> Woodland disturbance: 2 Evidence: < 20% of woodland has damaged ground <table><tr><td>No nutrient enrichment or damaged ground evident¹⁴.</td><td>Less than 1 hectare in total of nutrient enrichment across woodland area, and or less than 20% of woodland area has damaged ground¹⁴.</td><td>1 hectare or more of nutrient enrichment, and or 20% or more of woodland area has damaged ground¹⁴.</td></tr></table> Total Score:: 23 Age Distribution: 1			Tree mortality 10% or less, no pests or diseases and no crown dieback ⁹ .	11% to 25% tree mortality and or crown dieback or low-risk pest or disease present ⁹ .	Greater than 25% tree mortality and or any high-risk pest or disease present ⁹ .	Recognisable NVC plant community ¹⁰ at ground layer present, strongly characterised by ancient woodland flora specialists.	Recognisable woodland NVC plant community ¹⁰ at ground layer present.	No recognisable woodland NVC plant community ¹⁰ at ground layer present.	Three or more storeys across all survey plots, or a complex woodland ¹¹ .	Two storeys across all survey plots ¹¹ .	One or less storey across all survey plots ¹¹ .	Three or more storeys across all survey plots, or a complex woodland ¹¹ .	Two storeys across all survey plots ¹¹ .	One or less storey across all survey plots ¹¹ .	50% of all survey plots within the woodland parcel have deadwood, such as standing and fallen deadwood, large dead branches and or stems, branch stubs and stumps, or an abundance of small cavities ¹³ .	Between 25% and 50% of all survey plots within the woodland parcel have deadwood, such as standing and fallen deadwood, large dead branches and or stems, stubs and stumps, or an abundance of small cavities ¹³ .	Less than 25% of all survey plots within the woodland parcel have deadwood, such as standing and fallen deadwood, large dead branches and or stems, stubs and stumps, or an abundance of small cavities ¹³ .	No nutrient enrichment or damaged ground evident ¹⁴ .	Less than 1 hectare in total of nutrient enrichment across woodland area, and or less than 20% of woodland area has damaged ground ¹⁴ .	1 hectare or more of nutrient enrichment, and or 20% or more of woodland area has damaged ground ¹⁴ .		
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Condition scoring reference – Woodland

Condition Assessment Result	Condition Assessment Score	Achieved
Total score 33-39 (out of a possible 39).	Good (3)	
Total score 26-32.	Moderate (2)	
Total score below 26 (13-25).	Poor (1)	Achieved

Condition Assessment – Individual tree (rural)

Parcel Reference	Habitat Type	Assessment	Condition	Failed Criteria
T1	Rural Tree	Habitat Description: Individual tree Is the site located in Wales, and is therefore BNG exempt?: no The tree is a native species (or at least 70% within the block are native species).: pass Evidence: One tree The tree canopy is predominantly continuous, with gaps in canopy cover making up 5 m wide (individual trees automatically pass this criterion).: pass Evidence: Individual tree The tree is mature (or more than 50% within the block are mature): fail Evidence: Semi There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.: pass Evidence: No evidence of adverse impact by human Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.: fail Evidence: No notable ecological niches More than 20% of the tree canopy area is oversailing vegetation beneath.: pass Evidence: Over sailing Vegetation (pre clearance, currently oversailing bare ground).	Moderate	Failed criteria 3 and 5

Condition scoring reference – Individual Trees

Condition Assessment Result	Condition Assessment Score
Passes 5 or 6 criteria.	Good (3)
Passes 3 or 4 criteria.	Moderate (2)
Passes 2 or fewer criteria.	Poor (1)