

Our ref: 8728 36 Oxford Street

Produced by: Jake Purchase

Checked by: Louisa Standbrook-Jones MCIEEM

Date: 20.03.25

This technical note provides details of the Biodiversity Net Gain (BNG) Assessment for the planning application at 36 Oxford Street, Ramsbury, Wiltshire. The proposed plans are for the construction of a single residential dwelling and associated parking. The development will result in the loss of over 25 square metres of vegetation and therefore requires a BNG assessment using the Small Sites Statutory Metric. This technical note should be read alongside the Small Sites Statutory Metric submitted alongside the application. Proposed plans are shown in **Appendix A**.

Methodology

Strategic Significance

A data gathering exercise was undertaken to obtain any available information relating to statutory and non-statutory nature conservation sites to establish the strategic significance of the site. The Defra website MAGIC and ordnance survey maps were consulted to determine locations of any designated sites with two kilometres of the development site. Wiltshire Council and Wiltshire Wildlife websites were consulted to determine locations of Landscape Biodiversity Areas (LBA) and Biodiversity Action Plan habitats.

Baseline Assessment

A site visit was undertaken on 5th February 2025 by ecologist Jake Purchase in clear and dry weather conditions, with light wind and an ambient temperature of 9°C. The survey employed techniques based on the UK Habitat Classification System. The collection of botanical information focused on the dominant and/or key indicator species for each habitat, to allow allocation of habitats to hierarchy levels 3 and/or 4 and where relevant to identify any priority habitats which are present on site.

Results

Strategic Significance

The site at 36 Oxford Street lies within the village of Ramsbury, just east of Marlborough Downs and Savernake Forest. The site lies 0.2 kilometres north of the River Kennet Site of Special Scientific Interest (SSSI) which flows west to east just south of Ramsbury. As the site does not lie within, or directly adjacent to any ecological network areas or designated sites it is considered to not within an area formally identified within the local strategy.

Habitats

Surrounding Habitat

The site at 36 Oxford street is located within the village of Ramsbury, and it is situated within an area of residential land, associated infrastructure, and commercial properties. The closest parcel of woodland to the site is located on the banks of the River Kennet, approximately 200 metres to the south of the site.

Baseline Habitats

The baseline habitats are described below and shown in **Appendix B**.

Artificial unvegetated, unsealed surface

The site contains an area of artificial unvegetated, unsealed land in the form a gravel surface in the centre of the site (**Figure 1**).



Figure 1: Artificial unvegetated; unsealed surface

Modified grassland

The site is dominated by modified grassland and is likely not managed routinely due to its long sward (15 centimetres on average) and tussocky structure (**Figure 2 and 3**). Grass species found include Yorkshire fog (*Holcus lanatus*), cocks foot grass (*Dactylis glomerata*), perennial rye grass (*Lolium perenne*) and fescue (*Festuca spp.*), as well as herbaceous plant species including common dandelion (*Taraxacum officinale*), ground ivy (*Glechoma hederacea*), common nettle (*Urtica dioica*), common bugloss (*Anchusa officinalis*) and cleavers (*Galium aparine*).



Figure 2 and 3: Modified grassland, northeastern and southern aspects, respectively.

Native hedgerow with trees

A native hedgerow with trees lines the majority of the sites' eastern boundary (**Figure 4 and 5**). The hedgerow is comprised of holly (*Ilex aquafolium*), ivy (*Hedera helix*), hawthorn (*Crataegus monogyna*) and blackthorn (*Prunus*

spinosa), with a ground layer comprising common nettle, bramble (*Rubus fruticosus*) and cleavers. The hedgerow is approximately 1.75 metres high and 1 metre wide.



Figure 4 and 5: Native hedgerow with trees, close up view and southern aspect respectively.

Individual trees

Two individual trees are present on site, in the northeastern corner there is a mature cypress (*Cupressus spp.*) tree (**Figure 6**), whilst in the southeastern corner there is a mature, ivy covered ash (*Fraxinus excelsior*) tree (**Figure 7**).



Figure 6 and 7: Cypress and ash trees respectively.

Proposed Habitats

A biodiversity metric has been completed for the site using the Small Sites Statutory Metric based on the following inclusions within the development plans, based on the proposed plans (**Appendix C**).

- The retention of 325.56 square metres (2 mature trees) of individual trees.
- The creation of 356 square metres of vegetated garden.

Conclusions

With these measures in place the biodiversity metric provided alongside this report results in a net loss of 0.069 in habitat units (11.73%) and no change in hedgerow units (**Table 1**).

Table 1: Statutory Small Sites Metric results.

On-site baseline	Habitat units	0.4448
	Hedgerow units	0.2720
On-site post intervention	Habitat units	0.3317
	Hedgerow units	0.2720
Total net unit change	Habitat units	-0.1132 (-25.44%)
	Hedgerow units	0.00 (00.00%)
Trading Rules Satisfied	No	

As the entirety of the site post development will lie within the private curtilage of a residential property there is no room for enhancing habitats on site, therefore, offsite units will be purchased in order to achieve a 10% net gain in habitat and hedgerow units.

The development will require the purchase of 0.1577 low distinctiveness habitat units and 0.0272 hedgerow units in order to achieve a 10% net gain.

References

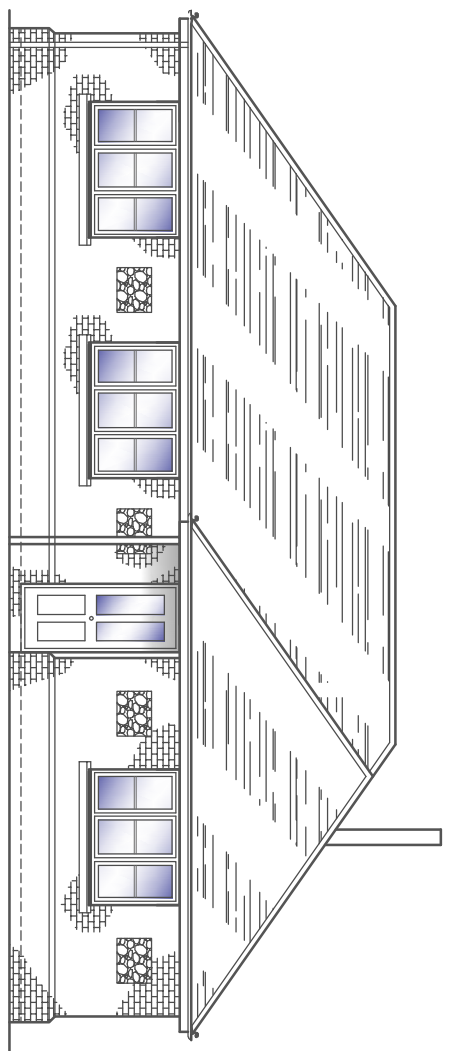
CIEEM, CIRIA, IEMA (2019). *Biodiversity Net Gain. Good practice principles for development. A practical guide*. CIRIA C776a. London, 2019.

Defra (2023). *The Small Sites Statutory Biodiversity Metric - auditing and accounting for biodiversity calculation tool*

National Planning Policy Framework (2023). *National Planning Policy Framework*. Ministry of Housing, Communities and Local Government, London.

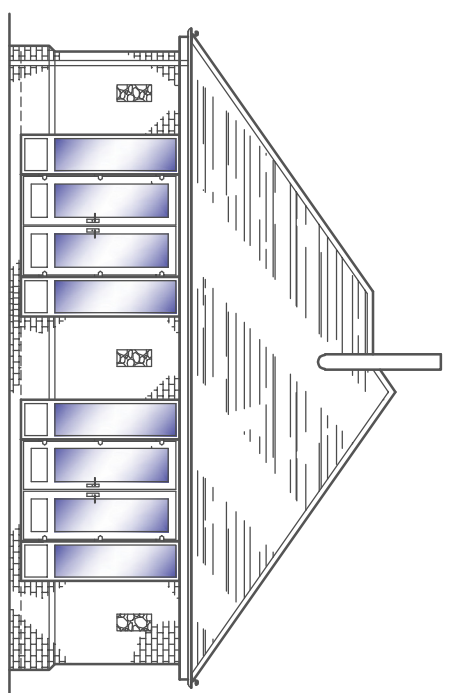
Wiltshire Council (2015). *The Wiltshire Council Core Strategy (2012-2026), adopted January 2015*.

Appendix A – Proposed Plans



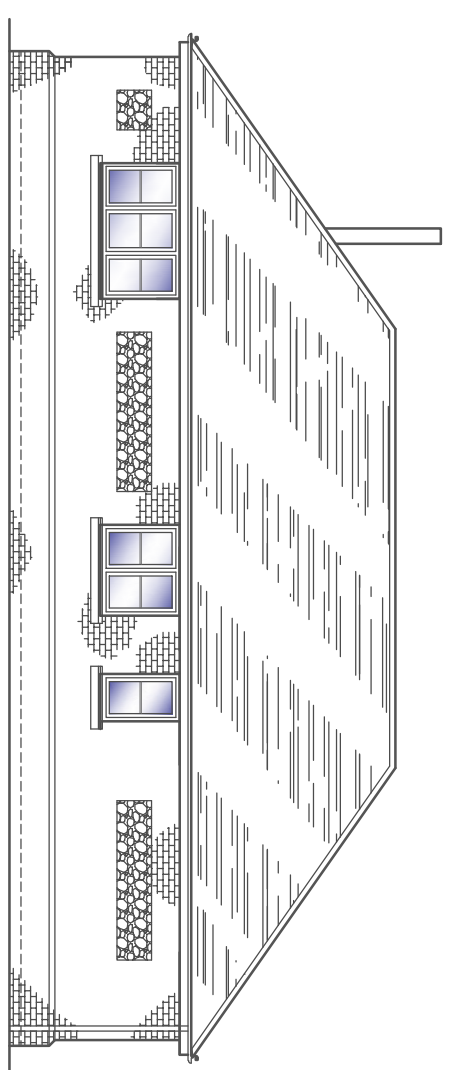
FRONT ELEVATION

Scale 1:100



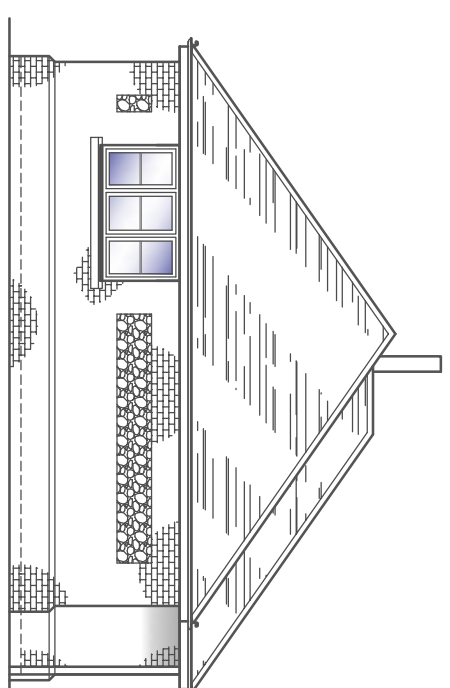
SIDE ELEVATION

Scale 1:100



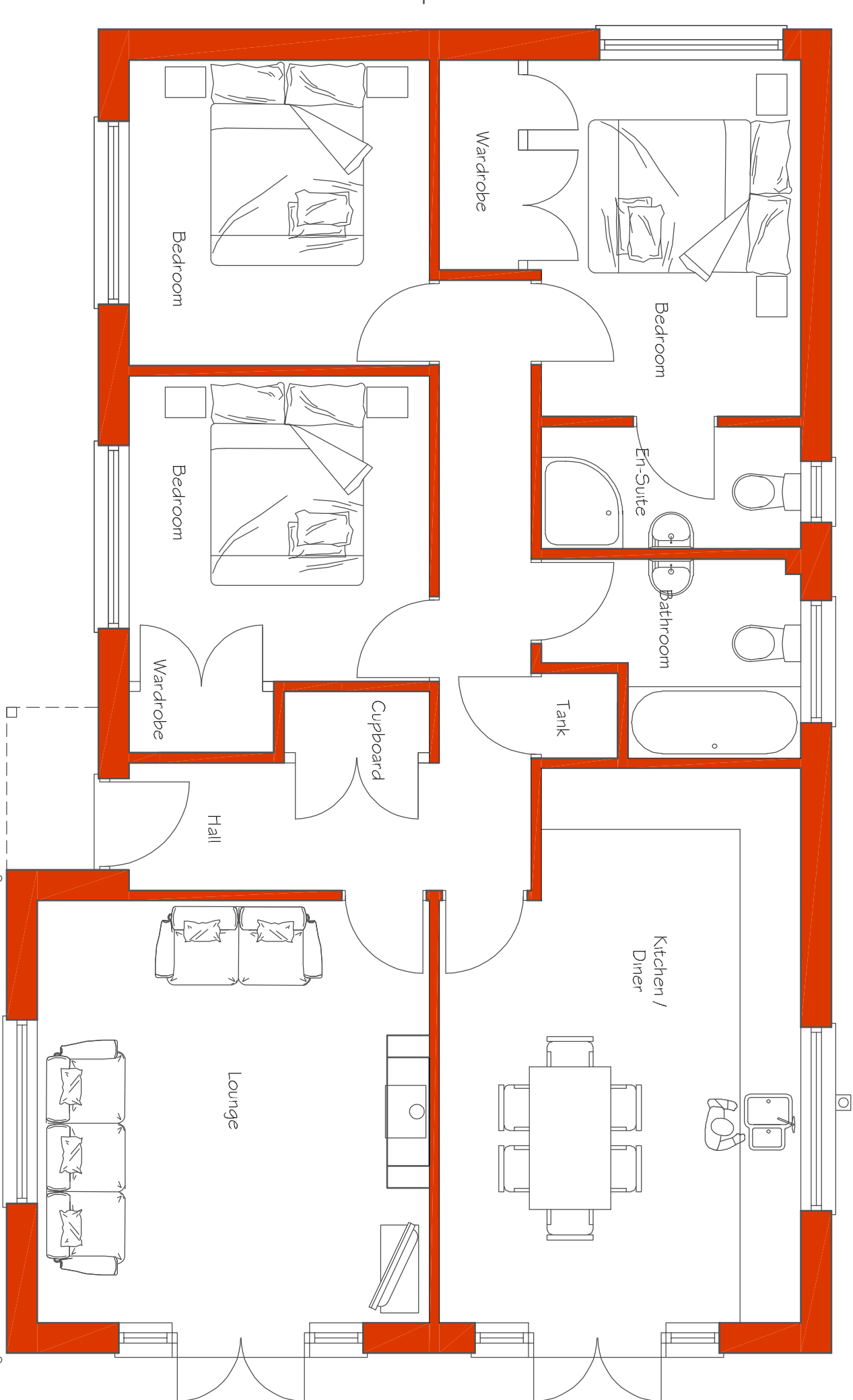
REAR ELEVATION

Scale 1:100



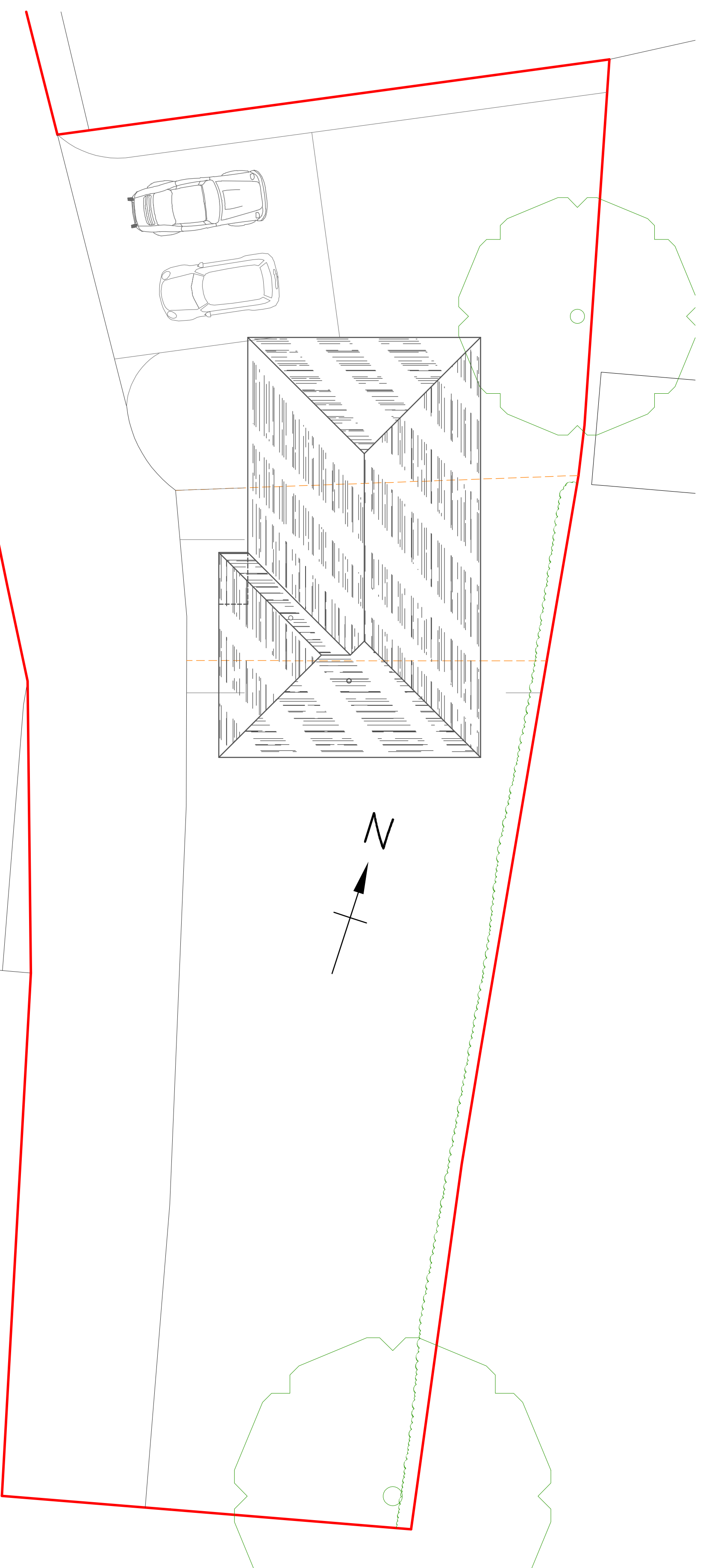
SIDE ELEVATION

Scale 1:100



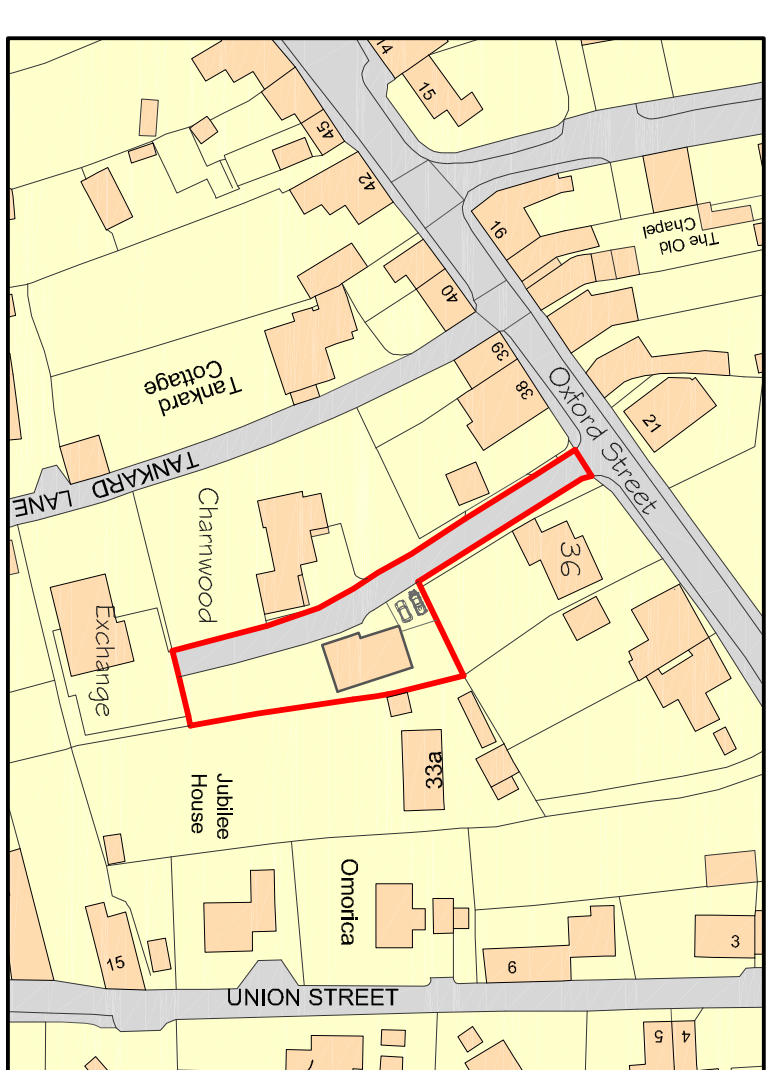
GROUND FLOOR PLAN

Scale 1:50



LOCATION PLAN

Scale 1:1250



LOCATION PLAN

Scale 1 : 1250

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Client		DAVID HUNTER			
Job Title		HOUSE ADJACENT TO: 36 OXFORD STREET, RAMSBURY, WILTSHIRE, SN8 2PS.			
Drawing Title		ELEVATIONS AND PLANS			
Scale		A5 SHOWN			
Date	10/07/2023	Drawn	AD		
Drawing No.	1341-01	Rev	A		

Appendix B – Baseline Habitats

The plan shown here is for the purpose of supporting a planning application only. Only scale from this drawing for the purposes of determining a planning application. Do not scale from this drawing for construction purposes.

The proposal presented here is subject to review by specialist consultants, and is to be read in conjunction with all relevant specialist's drawings and information where available. Any discrepancies between this and any other consultant's drawings and information should be reported to Pro Vision immediately.



Legend

- Red Line Boundary
- Artificial unvegetated, unsealed surface
- Developed land; sealed surface
- Modified grassland
- Existing Urban Tree
- Native hedgerow with trees



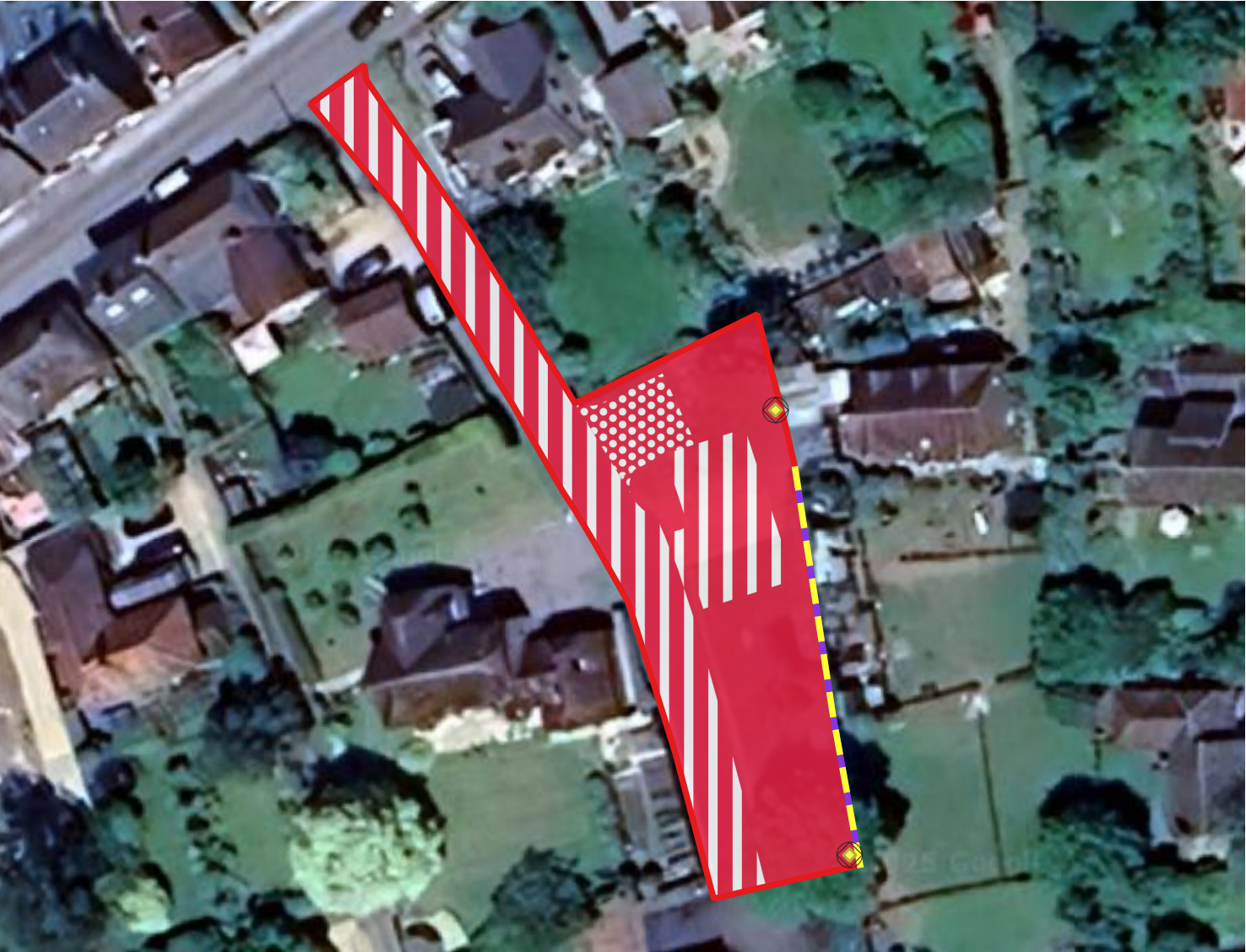
ISSUE	DATE	DESCRIPTION	DRAWN	CHECKED
v1	20.03.25	First Issue	JP	U

CLIENT:	David Hunter		
PROJECT:	36 Oxford Street		
DRAWING:	Baseline Habitats	1:550	
NUMBER:	8728-XX-E0-01	A4	
ISSUE:	v1	20.03.25	

Appendix C – Proposed Habitats

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Legend

- Red Line Boundary
- Artificial unvegetated, unsealed surface
- Developed land; sealed surface
- Vegetated garden
- Retained Urban Tree
- Native hedgerow with trees



ISSUE	DATE	DESCRIPTION	DRAWN	CHECKED
v1	20.03.25	First Issue	JP	U

CLIENT:	David Hunter		
PROJECT:	36 Oxford Street		
DRAWING:	Proposed Habitats		1:550
NUMBER:	8728-XX-E0-02		A4
ISSUE:	v1		20.03.25

