



DARWIN ECOLOGY
integrating nature conservation

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Biodiversity Net Gain Assessment

Tisbury Motors
High Street
Tisbury
Salisbury
SP3 6HF

August 2025

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QUALITY CONTROL		
The information which we have prepared and provided is true, and has been prepared and provided in accordance with the Chartered Institute of Ecology and Environmental Management's Code of Professional Conduct.		
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Amended by	Ecologist Nathan Biggs BSc MSc (Hons)	08/08/25
This report remains valid for 12 months from date of issue. Survey data are valid for 12-24 months from the date the survey was undertaken.		

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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.

1. EXECUTIVE SUMMARY

- 1.1. This report has been produced to provide the results of the Biodiversity Net Gain calculation at Tisbury Motors, High Street, Tisbury, Salisbury, SP3 6HF in order to ensure compliance with the *National Planning Policy Framework (2023)* regarding no net-loss of biodiversity.
- 1.2. The site proposals are for the demolition of the existing garage site and the construction of a new residential block comprising 8 new dwellings which will range in size from two to three bedrooms.
- 1.3. Biodiversity Net Gain Assessments calculate the change in ecological value at a site by comparing the number of 'biodiversity units' within the site pre- and post-construction, for both linear habitats and areas of habitat, and demonstrating measurable loss or gain. The ecological value of the site is expressed as a percentage change in total Biodiversity Units following implementation of the proposals. Various forms of the metric are available, the most current being *DEFRA: The Statutory Biodiversity Small Sites Metric 4.0*, which has been used to complete this assessment.
- 1.4. This assessment has been informed by a Habitat Survey and habitat condition assessment.
- 1.5. Baseline habitats include developed land: sealed surface, artificial unvegetated, unsealed surface, vegetated garden, ruderal and ephemeral, non-native and ornamental hedgerow, and an existing rural tree.
- 1.6. Proposed habitats include buildings and hardstanding, vegetated gardens, other neutral grassland, rural trees, and non-native and ornamental hedgerows. The results of the metric can be summarised as follows:

FINAL RESULTS		
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	0.05
	Hedgerow units	0.02
	Watercourse units	0.00
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	10.95%
	Hedgerow units	86.85%
	Watercourse units	0.00%
Trading rules satisfied?	Yes ✓	

- 1.7. The Statutory Biodiversity Metric demonstrates a 10.95% change in habitat units and a 86.85% in hedgerow units.
- 1.8. Provided the proposed habitats are managed competently, the proposed development will be in compliance with the NPPF. It is recommended that a biodiversity management plan (BEMP) is written to ensure the habitats created meet their target score.

2. INTRODUCTION AND BACKGROUND

- 2.1. This report has been produced to provide the results of the Biodiversity Net Gain calculation at Tisbury Motors, High Street, Tisbury, Salisbury, SP3 6HF in order to ensure compliance with the *National Planning Policy Framework (2023)* regarding no net-loss of biodiversity.
- 2.2. The proposals are for the demolition of the existing garage site and the construction of a new residential block comprising 8 new dwellings which will range in size from two to three bedrooms.
- 2.3. This assessment is based on the landscape proposals as shown in **Appendix 1**.

Site Overview

- 2.4. The site consists of a large garage workshop building with forecourt within the town centre. There is a residential flat above the workshop and a car park to the rear of the building (see **Image 1**).
- 2.5. The site is within the centre of the town of Tisbury, approximately 9 km north east of Shaftesbury and within Cranbourne Chase Area of Outstanding Natural Beauty (AONB). A number of scattered mature trees and gardens are present in the immediate surrounding area, providing moderate connectivity to habitat outside the town. The wider landscape comprises agricultural fields, patches of broadleaved woodland and semi-improved grassland with the River Nadder approximately 320m to the east and Oddford Brook approximately 400m southwest of the site.



Image 1: Site location within the local landscape (Copyright Google Earth, 2024)

3. LEGISLATIVE AND POLICY BACKGROUND

National Planning Policy Framework (NPPF) 2021

- 3.1. The NPPF aims to minimise impacts on biodiversity and provide net gains in biodiversity where possible, contributing to the Government's commitment to halt the overall decline in biodiversity. Chapter 15 'Conserving and enhancing the natural environment' details what local planning policies should seek to consider with regard to planning applications:

"Planning policies and decisions should contribute to and enhance the natural and local environment by:

174 a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);

174 d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;

Habitats and biodiversity

179. To protect and enhance biodiversity and geodiversity, plans should:

a) identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity, wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation and

b) promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species and identify and pursue opportunities for securing measurable net gains for biodiversity.

180. When determining planning applications, local planning authorities should apply the following principles:

a) if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;

- b) development on land within or outside of Sites of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the feature of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest;*
- c) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists; and*
- d) development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around development should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.*

4. METHODOLOGY

Biodiversity Net Gain Assessment

4.1. Biodiversity Net Gain Assessments calculate the change in ecological value at a site by comparing the number of 'Biodiversity Units' within the site pre and post construction for both linear habitats and areas of other habitats. The ecological value of the site is expressed as a percentage change in total Biodiversity Units following the completion of the proposed development. This is an indicator of what the proposed development's impact would be on the site's existing ecological value and will establish if a net loss of biodiversity has been avoided.

4.2. The biodiversity calculations were undertaken using the The Statutory Biodiversity Metric 4.0, the User Guide, Technical Supplement and Condition Assessment Sheets.

Calculation Components

4.3. The Statutory Biodiversity Metric 4.0 takes account of all the habitats on site prior to development and post development using UK Habitat Classification System (UKHabs). Using this metric, area habitats are measured in hectares and inputted to three decimal places. Linear habitats are measured in Kilometres to the nearest three decimal places.

4.4. The Biodiversity Metric further assesses all habitats using the following:

4.5. *Distinctiveness*- Habitats are automatically given a distinctiveness score based on habitat type. This ranges from 'High' to 'low'. 'High' distinctiveness habitats include those listed as Habitats of Principal Importance under the NERC act. Habitats of low wildlife value (such as ornamental planting) are given a 'low' distinctiveness score.

4.6. *Condition*- Habitat conditions are assessed for each individual habitat type using the technical supplement. Habitat condition uses criteria such as botanical diversity and invasive species cover.

4.7. *Strategic Significance*- This relates to the spacial location of a habitat type and if the location is 'ecologically desirable'. Habitats located in areas considered desirable are given larger weighting within the metric.

4.8. Once the post-development Biodiversity Units have been calculated, the mitigation hierarchy is applied. Application of the mitigation hierarchy is one of the guiding principles for biodiversity no net loss / net gain proposals. Through its application, the hierarchy highlights actions to avoid, minimise or restore biodiversity losses on site, and account for unavoidable losses off site.

4.9. The difference between the baseline Biodiversity Units and those calculated on the proposed development design indicate the number of units that would be needed to deliver no net loss or a net gain for biodiversity. Using this information the habitat types and the

size of the area that would be needed off site to deliver no net loss or net gain can be identified if required.

- 4.10. The area calculations of existing and proposed habitat areas are made using QGIS.
- 4.11. The proposed habitats were calculated from the site landscaping proposals.

Good Practice Principles

- 4.12. Good practice principles for biodiversity net gain are set out in Table 1.1 of the Biodiversity Net Gain: Good Practice Principles for Development (Baker *et al*, 2019). The key principles include:
 - Apply the Mitigation Hierarchy (CIEEM, 2018) and be additional by achieving outcomes that exceed existing obligations.
 - Avoid losing biodiversity which cannot be off-set elsewhere for example irreplaceable habitats such as ancient woodland.
 - Address any risk (e.g. difficulty of achieving habitat creation or enhancement for net gain.
 - Make a measurable net gain contribution for the site and ensure it is achievable.

Assumptions and Limitations

- 4.13. The accuracy of the habitat area measurements is limited by the form of the baseline data collection and resolution of development proposals plans. In this instance the baseline habitats for the site have been calculated by cross referencing illustrative habitat plans and aerial imagery. Post development habitats have been measured using QGIS by geo-referencing the proposed layout to the baseline dataset.
- 4.14. The proposed habitat baseline is calculated using both the landscaping plans and professional opinion on the target conditions that can be attained for each habitat type with proficient management. Therefore, all proposed habitat types rely on implementation of a long-term management plan and planting in line with the provided landscape proposals. Further information on this is provided in the conclusion.

5. BIODIVERSITY NET GAIN ASSESSMENT

Pre-development Habitats/Baseline

- 5.1. Below is a summary of the habitats and condition assessments recorded on site during the Habitat Survey undertaken by Ecologist Jon Baylis BSc (Hons) on 15th May 2024. The location and extend of this habitats is shown in **Figure 1** in the Appendix.

Developed land; Sealed surface u1b

- 5.2. The majority of the site comprises a garage with associated hardstanding. A garage workshop also covers a large section of the south-east of the site.

Artificial unvegetated - unsealed surface u1c

- 5.3. An area of unsealed surface was present on site at the north-west, this area was used for car storage and parking.

Vegetated garden 828, h2b, 203

- 5.4. An area of vegetated garden surrounded the unsealed surface at the north-west of the site and included a Leylandii *Cupressus × leylandii* hedge bordering the site at the south and a Monterey Cypress *Cupressus macrocarpa* in the middle of the site.

Ruderal and ephemeral 81

- 5.5. A 1m wide strip of ruderal and ephemeral vegetation surrounded the vegetated garden, species included within this habitat were; dandelion *Taraxacum*, ivy *Hedera helix*, dock *Rumex spp*, herb Robert *Geranium robertianum*, creeping buttercup *Ranunculus repens*, forget-me-not *Myosotis sp*, golden rod *Solidago sp*, ragwort *Jacobaea vulgaris*, wild strawberry *Fragaria vesca*, red valerian *Centranthus ruber*, white valerian *Centranthus ruber albus*, and yellow oat grass *Trisetum flavescens*.

Baseline

- 5.6. The total area of pre-development habitat area is 0.16ha with a total of **0.49 baseline Habitat Units**. The total length of pre-development linear features is **0.02km**. The proposals will retain 0.04ha base line area with a total of **0.44ha of Habitat Units retained**. The proposals will retain 0.02km of baseline hedgerows with a total of **0.02km of baseline units retained**.

Post Development Habitats

- 5.7. The post-development proposals for the site are the development of 8 new residential dwelling of varying sizes, with associated parking and vegetated gardens. Landscaping has

also been proposed for the site. The location and extend of this habitats is shown in **Figure 2** in the Appendix.

Vegetated garden

- 5.8. The proposed dwellings will have associated vegetated gardens at the rear and sides of the properties. The area will measure 0.0329ha. This habitat type is allocated a pre-determined fixed condition score within the Metric, therefore, vegetated garden has been set as condition assessment N/A.
- 5.9. The proposed creation of this habitat as part of this development will provide **+0.06 habitat units.**

Other neutral grassland

- 5.10. An area of other neutral grassland will be created at the east of the site. The area will measure 0.002ha and will be managed to a poor condition.
- 5.11. The proposed creation of this habitat as part of this development will provide **+0.01 habitat units.**

Developed land, sealed surface

- 5.12. The proposed development will create developed land, sealed surface throughout the site. This area will measure 0.0827. This habitat type is allocated a pre-determined fixed condition score within the Metric, therefore, artificial developed land, sealed surface has been set as condition assessment N/A.
- 5.13. This will achieve **+0.00 habitat units for the site.**

Tree planting

- 5.14. Small urban trees will be planted within the other neutral grassland area. These trees will provide **+0.025 habitat units.**

Non-native / ornamental hedgerow

- 5.15. For this feature, 0.018km of non-native / ornamental hedgerow will be created at the south of the site.
- 5.16. This will achieve **+0.02 units for the site.**

6. RESULTS AND EVALUATION

- 6.1. Overall, the site will achieve a **10.95% (0.05 units) net gain for habitats. The site will also achieve 86.85% (0.02 units) net gain for hedgerows** within the site based on the current proposals as set out in **Appendix 1**. A summary of these results within the metric can be found below:
- 6.2. The Metric in an excel spreadsheet will also be provided along with comments where deemed necessary.

FINAL RESULTS		
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	0.05
	Hedgerow units	0.02
	Watercourse units	0.00
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	10.95%
	Hedgerow units	86.85%
	Watercourse units	0.00%
Trading rules satisfied?	Yes ✓	

Further Recommendations

- 6.3. A biodiversity management plan should be written for the site to ensure that all habitats created obtain their target scores. The Biodiversity Net Gain Principles document stipulates that created habitats must be maintained over a period of at least 25-30 years, along with providing monitoring and review, therefore any management plan must take this into account.

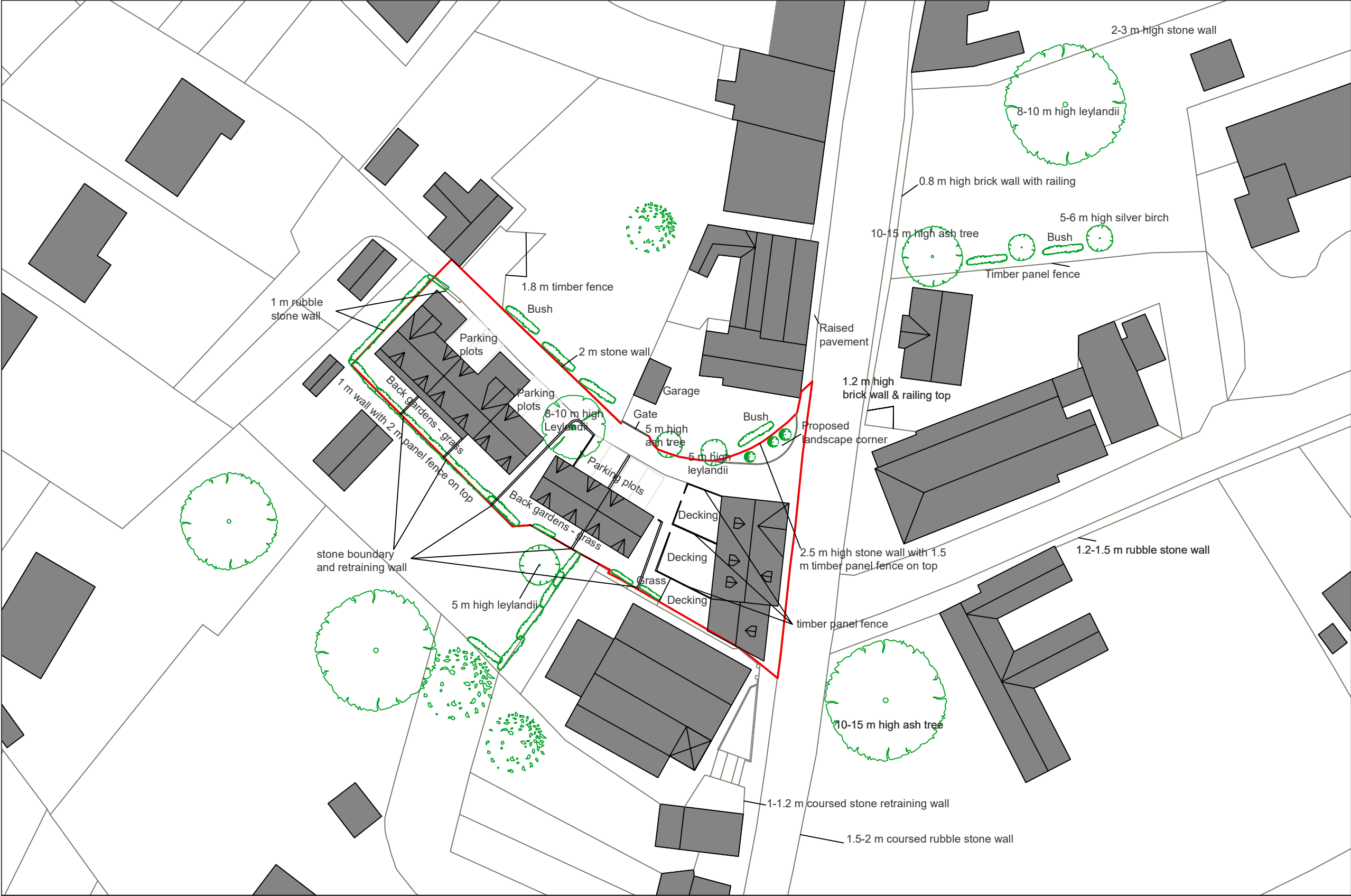
7. REFERENCES

CIEEM (2018) *Guidelines for Ecological Impact Assessment in the UK and Ireland*.

The Biodiversity Metric 4.0 - Technical Supplement Beta Version <http://publications.naturalengland.org.uk/publication/6049804846366720>

The Biodiversity Metric 4.0 - User Guide Beta Version <http://publications.naturalengland.org.uk/publication/6049804846366720>

CIRIA, CIEEM, IEMA (2016) Biodiversity Net Gain: Good Practice Principles for Development [Available <https://cieem.net/wpcontent/uploads/2019/02/Biodiversity-Net-Gain-Principles.pdf>]



NOTES
DO NOT SCALE
Drawing for planning purposes only
All dimensions to be checked on site.



1:500



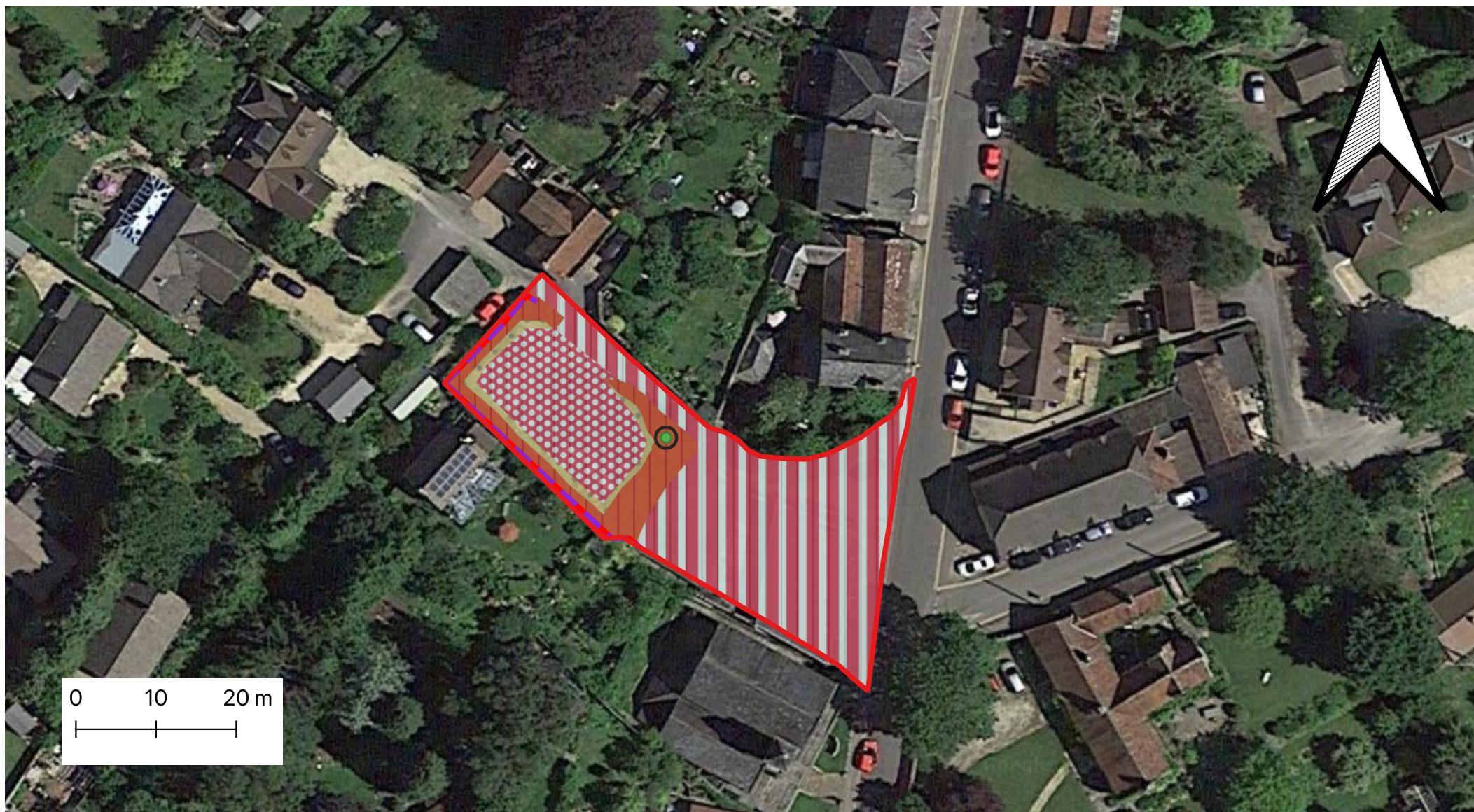
Tisbury Motors, High Street,
Tisbury, Wiltshire, SP3 6HF
Proposed Landscaping

Scale: 1:500 @A3	Drawn by: AS	Date: Feb. 2025
	Drawing Number: 18423 - 0214	Revision: -

H
A

B
S

Historic Building
Advisory Service



-  Red Line Boundary
-  Artificial unvegetated, unsealed surface
-  Developed land; sealed surface
-  Ruderal/Ephemeral

-  Vegetated garden
-  Existing Large Rural Tree
-  Non-native ornamental hedgerow



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Figure 1: Baseline Habitat Map

Date: 14/06/2024



-  Red Line Boundary
-  Vegetated garden
-  Hardstanding
-  Other neutral grassland

-  Proposed Small Urban Tree
-  Non-native and ornamental hedgerow



Project: Tisbury Motors, High Street,
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Figure 2: Proposed Habitat Map

Date: 14/06/2024

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