

50 Bouverie Avenue

Biodiversity Net Gain Assessment

Prepared on behalf of Andy Mullen

November 2025

50 Bouverie Avenue

Ecology 8959

Version 01

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1.0 Executive Summary

- 1.1 Pro Vision Ecology were commissioned in August 2025 to carry out a Biodiversity Net Gain assessment for the site at 50 Bouverie Avenue, Salisbury, SP2 8DX. The aim of the assessment was to establish how a 10% net gain in habitat units will be achieved within the development.
- 1.2 The proposed development includes the creation of a single residential dwelling with associated access and parking.
- 1.3 The site comprises artificial unvegetated unsealed surface, vegetated garden, and nine medium sized individual trees.
- 1.4 The proposed development will result in loss of vegetated garden and artificial unvegetated; unsealed surface. The proposed development will result in a net loss of 0.02 habitat units (-1.21%).
- 1.5 The proposed development results in a net loss of habitat units and fails to satisfy the trading rules. To achieve 10% net gain in habitat units, off-site units will be purchased from a habitat bank.

2.0 Introduction

Project Background

- 2.1 Pro Vision Ecology were commissioned in August 2025 to carry out a Biodiversity Net Gain (BNG) assessment of the site at 50 Bouverie Avenue, Salisbury, SP2 8DX. This report will contribute to a planning application to be submitted by the Client to Wiltshire Council to construct a single residential dwelling on the site. Proposed plans are provided in **Appendix A**.
- 2.2 This report provides the details for the BNG assessment and should be read alongside the submitted Statutory Biodiversity Metric and Condition Assessments.

Brief

- 2.3 To carry out a BNG assessment of the site to determine the opportunities for net gain.

Relevant Legislation and Planning Policy

- 2.4 The key legislative provisions of relevance to this report with respect to the development proposals and their potential effects on ecological features are listed below:
- The Conservation of Habitats and Species Regulations 2017 (as amended)
 - The Wildlife and Countryside Act 1981 (as amended)
 - The Natural Environment and Rural Communities (NERC) Act 2006
 - Environment Act 2021
- 2.5 The UK Biodiversity Action Plan (BAP) was the Governments response to the 1992 Convention on Biodiversity (The Rio Convention), with the aim of halting the loss of biodiversity in the UK. The new UK post-2010 Biodiversity Framework replaced the previous BAP and is the government's response to the new strategic plan on the United Nations Convention on Biological Diversity (CBD). Although the UK post-2010 Biodiversity Framework supersedes the UK BAP, the UK BAP lists of priority species and habitats still remain an important reference source for identifying habitats and species of principal importance within the UK. Within England, Section 41 of the NERC Act (2006) lists species and habitats of principal importance for the conservation of biodiversity.
- 2.6 The Government has set out its policies for the protection and enhancement of biodiversity through the planning system in the National Planning Policy Framework Section 15 (NPPF, 2024).
- 2.7 The Environment Act 2021 includes the requirement for developments to provide 10% biodiversity net gain, to be evidenced with the use of the statutory metric. Developments are exempt if they are self-build comprising less than nine dwellings on an area less than 0.5 hectares, householder applications or developments below the threshold of impacts to habitats.
- 2.8 The application site at 50 Bouverie Avenue is located within the boundaries of Wiltshire Council. The Wiltshire Core Strategy (adopted in January 2015) includes the Core Policy 50 relating to Biodiversity and Geodiversity.

Biodiversity and geodiversity Protection

Development proposals must demonstrate how they protect features of nature conservation and geological value as part of the design rationale. There is an expectation that such features shall be retained, buffered, and managed favourably in order to maintain their ecological value, connectivity and functionality in the long-term. Where it has been demonstrated that such features cannot be retained, removal or damage shall only be acceptable in circumstances where the anticipated ecological impacts have been mitigated as far as possible and appropriate compensatory measures can be secured to ensure no net loss of the local biodiversity resource, and secure the integrity of local ecological networks and provision of ecosystem services.

All development proposals shall incorporate appropriate measures to avoid and reduce disturbance of sensitive wildlife species and habitats throughout the lifetime of the development.

Any development potentially affecting a Natura 2000 site must provide avoidance measures in accordance with the strategic plans or guidance set out in paragraphs 6.75-6.77 above where possible, otherwise bespoke measures must be provided to demonstrate that the proposals would have no adverse effect upon the Natura 2000 network. Any development that would have an adverse effect on the integrity of a European nature conservation site will not be in accordance with the Core Strategy.

Biodiversity enhancement

All development should seek opportunities to enhance biodiversity. Major development in particular must include measures to deliver biodiversity gains through opportunities to restore, enhance and create valuable habitats, ecological networks and ecosystem services. Such enhancement measures will contribute to the objectives and targets of the Biodiversity Action Plan (BAP) or River Basin/ Catchment Management Plan, particularly through landscape scale projects, and be relevant to the local landscape character.

Local sites

Sustainable development will avoid direct and indirect impacts upon local sites through sensitive site location and layout, and by maintaining sufficient buffers and ecological connectivity with the wider environment. Damage or disturbance to local sites will generally be unacceptable, other than in exceptional circumstances where it has been demonstrated that such impacts:

- i. cannot reasonably be avoided*
 - ii. are reduced as far as possible*
 - iii. are outweighed by other planning considerations in the public interest*
 - iv. where appropriate compensation measures can be secured through planning obligations or agreements.*
- Development proposals affecting local sites must make a reasonable contribution to their favourable management in the long-term*

3.0 Methodologies

Strategic Significance

- 3.1 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, outlined within **Table 1**.

Table 1: Summary of information sources used for the Desk Study.

Organisation / Source	Information Sought
MAGIC	Locations of and citations for all national statutory wildlife sites, including SSSI, within two kilometres and all international sites including SAC, SPA or Ramsar sites within five kilometres of the site.
Ordnance Survey Maps	Large scale habitat information and identification of off-site habitats which may require consideration (such as ponds) within 500m.

Baseline Assessment

- 3.2 A site visit was undertaken on the 2nd October 2025 by experienced ecologist Alex Hannam in overcast conditions, with a light breeze, and an ambient temperature of 17°C. The survey employed techniques based on UK Habitat Classification System.
- 3.3 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.
- 3.4 Any habitats identified as having potentially high botanical value will be subject to further botanical surveys, if deemed necessary.

Biodiversity Net Gain Hierarchy

- 3.5 The scheme has been designed in line with the BNG hierarchy:
- Enhance and restore biodiversity on-site (within the red line boundary of a development site).
 - If developers can only achieve part of their BNG on-site, they can deliver through a mixture of on-site and off-site. Developers can either make off-site biodiversity gains on their own land outside the development site or buy off-site biodiversity units on the market.
 - If developers cannot achieve on-site or off-site BNG, they must buy statutory biodiversity credits from the government. This must be a last resort. The government will use the revenue to invest in habitat creation in England.

Biodiversity Net Gain

- 3.6 On completion of the fieldwork the habitat information was mapped using Biodiversity Metric QGIS template and areas were imported into the Statutory Biodiversity Metric calculation tool using the GIS Import tool. The metric calculates the baseline biodiversity units for the site based on the following factors:
- Area
 - Habitat distinctiveness
 - Habitat condition
 - Strategic significance
- 3.7 The proposed habitat creation measures were selected in line with the site conditions and the surrounding habitats, with consideration of the aims of the local area. Once inputted the metric provides biodiversity units for the proposed habitats based on the following factors:
- Area
 - Habitat distinctiveness
 - Habitat condition
 - Strategic significance
 - Time habitat is created
 - Time to target condition
 - Difficulty of creation
- 3.8 The difference between the baseline units and proposed units is then used as a measure of change and is used to assess the number of biodiversity units achieved. Habitats, hedgerows and rivers are inputted as separate factors, with each requiring net gains, where present on a site.

4.0 Baseline Conditions

- 4.1 The results of the baseline survey are presented below. The habitat survey map is provided in **Appendix B**. The map illustrates the location and extent of the site surveyed, along with additional notable features. Full condition assessments have been provided alongside this report.
- 4.2 There is no evidence of any deliberate habitat degradation works on the site since January 2020 and full condition assessments have been completed. There are no irreplaceable habitats on the site.

Strategic significance

- 4.3 The site lies within the city of Salisbury and is surrounded by residential land, and the site is comprised entirely of private residential land.
- 4.4 The site is therefore considered to lie outside any formal network.

On-site Habitats

Surrounding Habitat

- 4.5 The site lies north of Bouverie Avenue and is surrounded by residential properties on all sides. A parcel of woodland lies approximately 40 metres to the northwest of the site.

Artificial unsealed surface

- 4.6 An area of gravel is located in the sites southeastern corner (**Figure 1**). The parcel is overgrown, with species including common dandelion (*Taraxacum officinale*), ribwort plantain (*Plantago lanceolata*) and Yorkshire fog (*Holcus lanatus*) encroaching from the vegetated garden.



Figure 1: Artificial surface, southern view.

Vegetated Garden

- 4.7 The majority of the site comprised an overgrown and unmanaged vegetated garden (**Figure 2**). Species recorded included frequent Yorkshire fog, coc'k- foot grass (*Dactylis glomerata*), perennial rye-grass (*Lolium perenne*), common dandelion, ribwort plantain and yarrow (*Achillea millefolium*), as well as occasional ox-eye daisy (*Lucanthanum vulgare*) and herb Robert (*Geranium robertianum*). Ragwort (*Jacobaea vulgaris*) and thistle (*Cirsium spp.*) were also rarely observed.
- 4.8 An area of ornamental shrubs lines the southern half of the western and southern boundaries of the site (**Figure 2**). Species recorded here include pampas grass (*Cortoderia selloana*), laurel (*Laurus spp.*), buddleia (*Buddleja davidii*), dogwood (*Cornus spp.*) and rose (*Rosa spp.*).



Figure 2: Vegetated garden with ornamental shrubs to the west, facing north.

- 4.9 Condition assessments are not applicable to this habitat type.

Individual trees

- 4.10 Nine individual trees are present on site, all lie in the northern half of the site within the vegetated garden, with the majority lining the sites western boundary. The trees comprise five holly (*Ilex aquafolium*), two ash (*Fraxinus excelsior*) and two sycamore (*Acer pseudoplatanus*) trees. All of the trees are moderate in size.



Figure 3: Clustered individual trees in the northwest of site

- 4.11 All the individual trees have been assessed as a block due to their location and size. The block of individual trees was assessed as being in good condition passing all criteria.

Baseline summary

- 4.13 The current habitat baseline is provided below in **Table 2**. The on-site area has a baseline of 1.82 habitat units.

Table 2: Statutory Biodiversity Metric baseline for habitats.

On-site Habitat Baseline					
Habitat	Biodiversity Units	Area (ha)	Condition	Distinctiveness	Suggested action
Artificial unvegetated, unsealed surface	0.00	0.0053	N/A - Other	Low	Compensation Not Required
Vegetated garden	0.07	0.0325	Condition Assessment N/A	Low	Same distinctiveness of better habitat required($\geq$)
Urban Tree	1.76	0.1466	Good	Medium	Same broad habitat or a higher distinctiveness habitat required ($\geq$)

5.0 Proposed Habitats

- 5.1 The proposed development includes a reduction in vegetated garden and creation of developed land associated with the creation of the residential property.
- 5.2 The entire site will be in the residential curtilage of the properties and therefore, in accordance with the guidance there are limited opportunities to secure any enhancements on the site. All trees on the site will be retained within the development.
- 5.3 The proposed habitats are shown in **Appendix C**.

6.0 Biodiversity Net Gain Assessment

- 6.1 The Statutory Biodiversity Metric was run based on the measures outlined in **Section 5.0** and is shown in **Table 3**. The assessment results in a net loss of 0.02 habitat units (-1.21%).

Table 3: Statutory Biodiversity Metric results

On-site baseline	Habitat units	1.82
On-site post intervention	Habitat units	1.80
Total net unit change	Habitat units	-0.02 (-1.21%)
Trading Rules Satisfied	No	

- 6.2 The development currently has a deficit of 0.20 habitat units to reach the required 10% net gain and satisfy the trading rules.
- 6.3 The development has been designed to maximise onsite opportunities to enhance biodiversity, but it is not possible to achieve the required net gains due to entire site being in a residential curtilage. The development will therefore need to look at off-site solutions and will either need an alternative off-site location to secure the additional habitat units or units will need to be purchased from a habitat bank. These units should be purchased from a habitat bank within the same LPA (Wiltshire Council) or the same National Character Area (Dorset Downs and Cranborne Chase).
- 6.4 Habitat units purchased from outside the Local Planning Authority or National Character Area would also be acceptable, however the units required will differ from those outlined above.
- 6.5 The development will be subject to the Biodiversity Gain condition under paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990. The condition is deemed to apply to every planning permission granted for the development of land in England (unless exemptions or transitional provisions apply). Once planning is approved the final details for the discharge of this condition will be required within a Biodiversity Gain Plan which will be submitted to the LPA, it is considered this condition can be discharged based on an off-site solution.

7.0 References and Bibliography

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

Defra (2025). *The Statutory Biodiversity Metric– Habitat Condition Assessment Sheets with Instructions*.

Defra (2025). *The Statutory Biodiversity Metric - auditing and accounting for biodiversity calculation tool*.

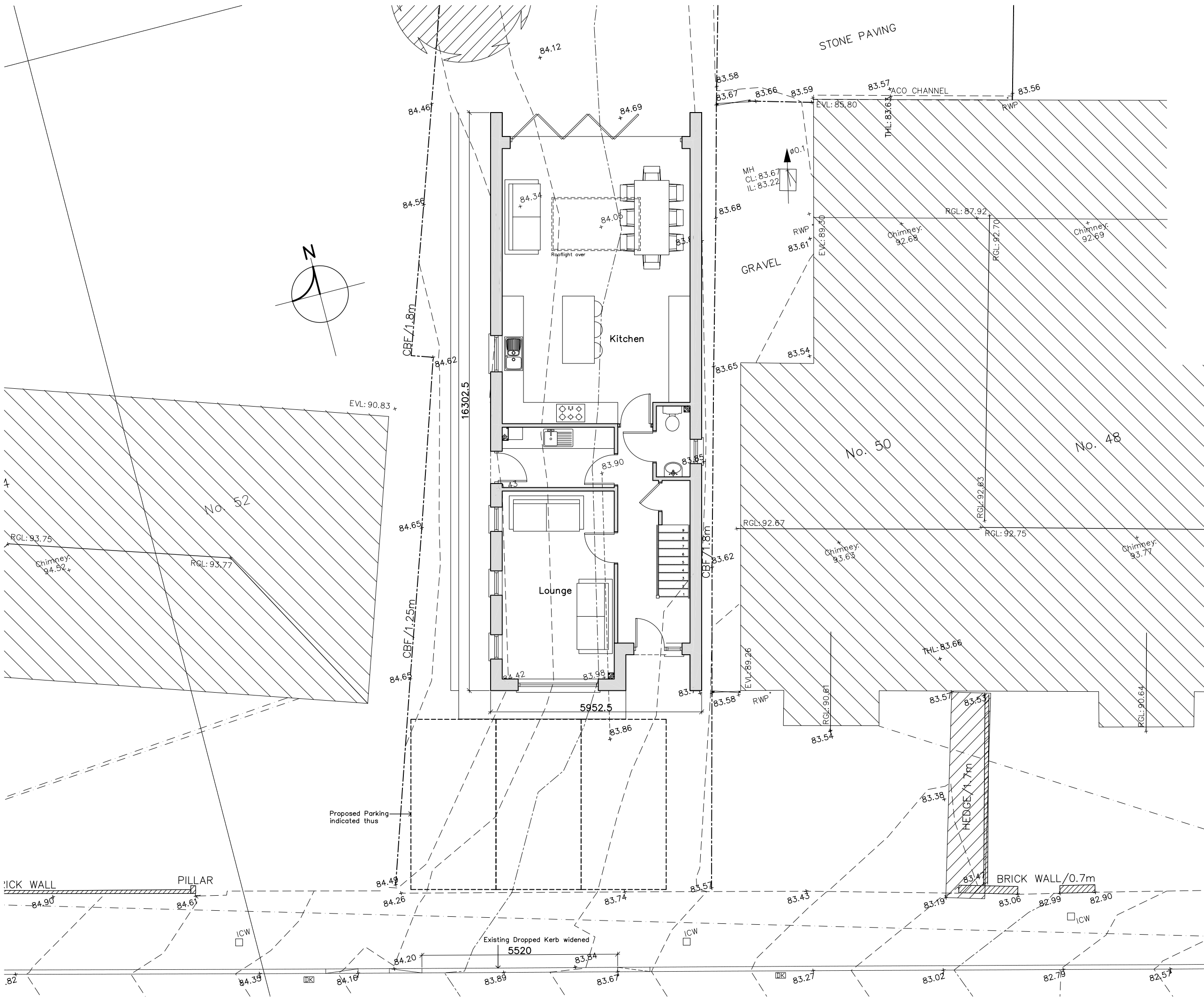
Defra (2025) *The Statutory Biodiversity Metric - GIS Import Tool*.

National Planning Policy Framework (2024). *National Planning Policy Framework*. Ministry of Housing, Communities and Local Government, London.

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

Appendices

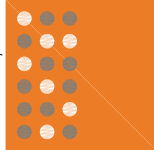
Appendix A: Proposed Plans



Legend

- Survey Level
- Proposed Level
- Existing Tree to remain
- Existing Tree removed
- Proposed New Tree
- Foul Drain
- Surface Water Drain

Rev	Revision	Date



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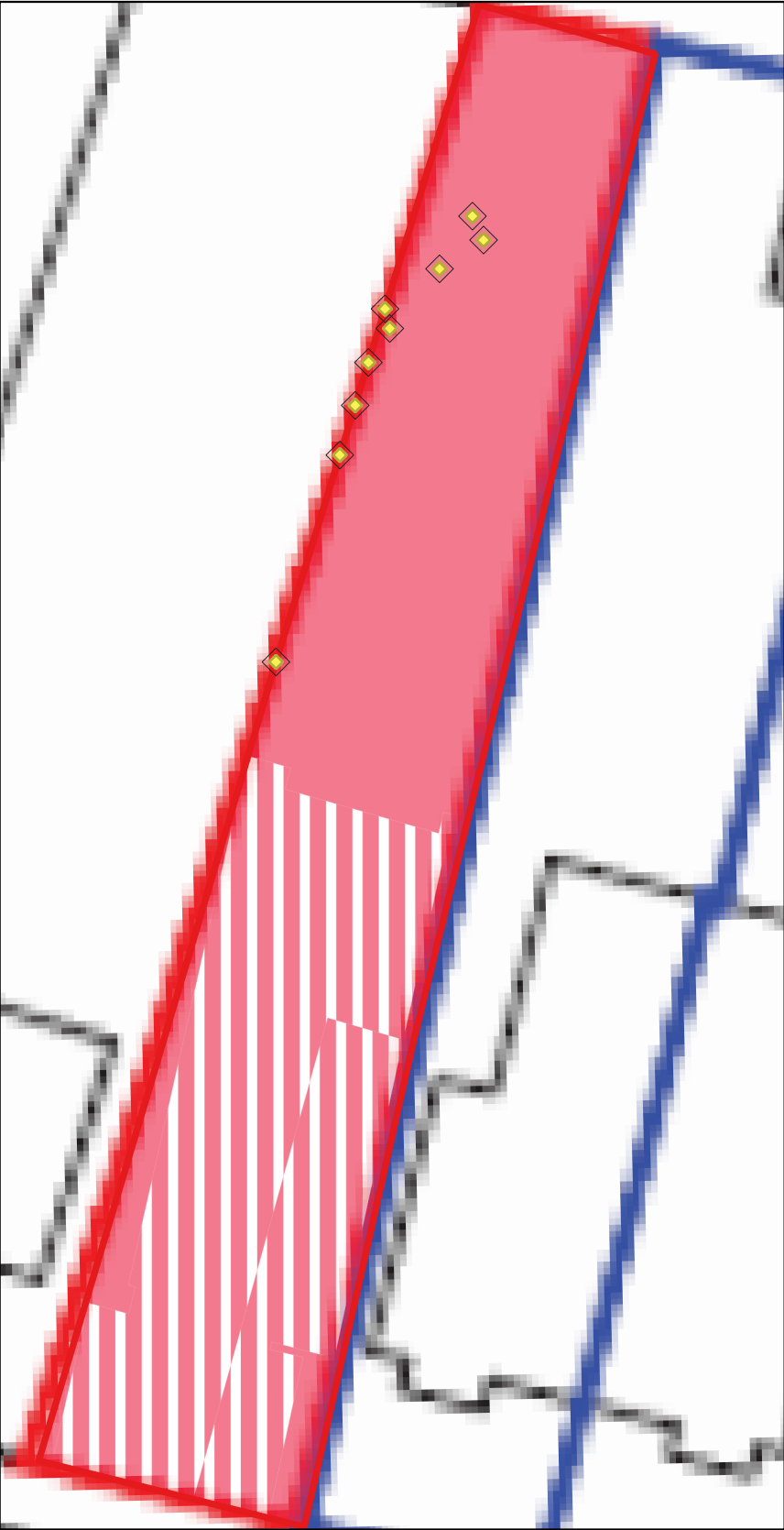
Project: 50 Bouverie Avenue
Drawing: Salisbury
Proposed Site Plan

Client:
Drawing Scale: 1:50 (1:100 @ A3)
Drawing Number: 25/0442/100.p1

Appendix B: Baseline Habitats



ISSUE	DATE	DESCRIPTION	DRAWN	CHECKED
v1	14.11.25	Mapping	JP	LSJ



Legend

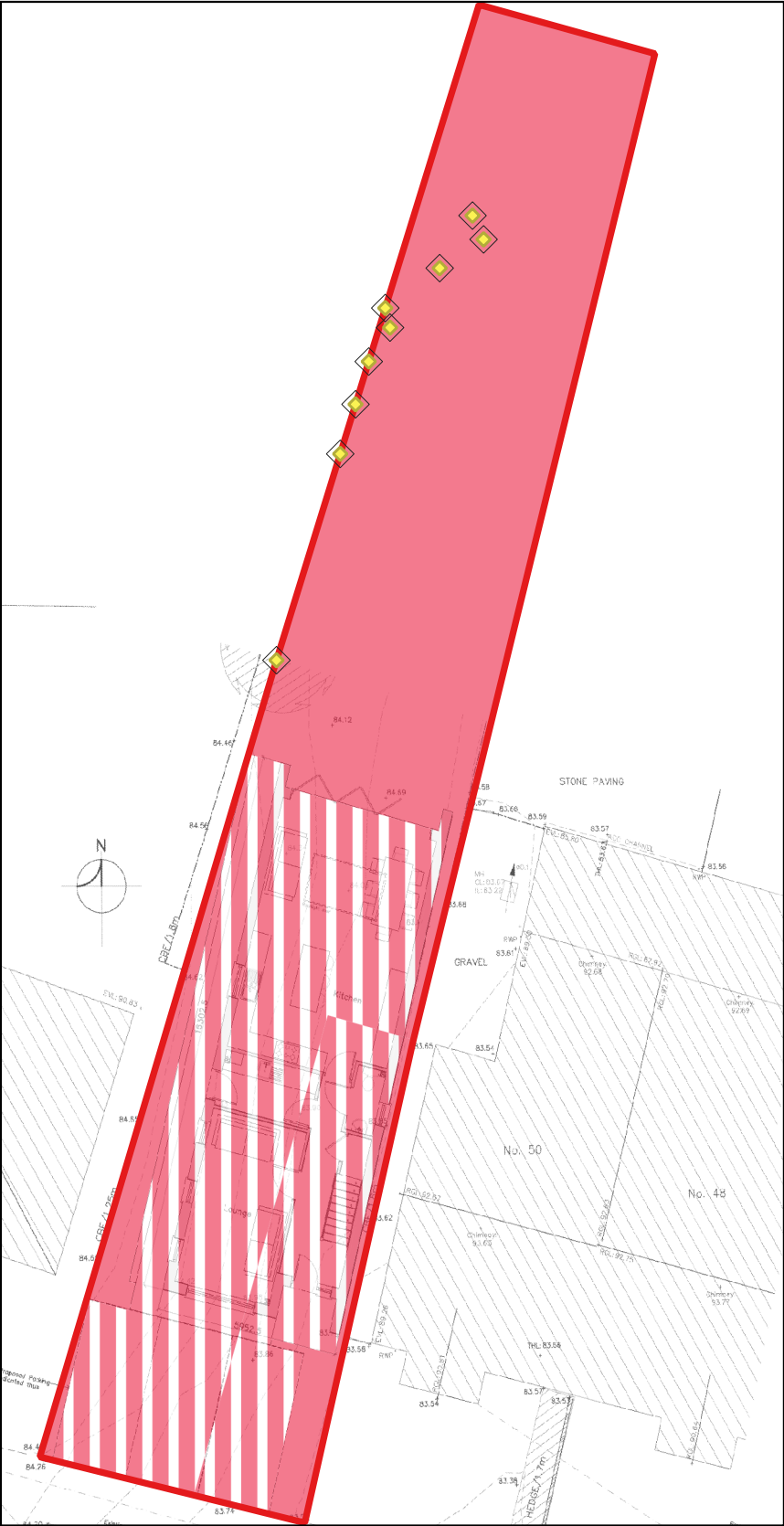
-  Red Line Boundary
-  Existing Medium Urban Tree
-  Developed Land; Sealed Surface
-  Vegetated Garden

CLIENT:	Andy Mullen		
PROJECT:	50 Bouverie Avenue		
DRAWING:	Baseline Habitats		1:225
NUMBER:	8959-XX-E0-01		A4
ISSUE:	v1		14.11.25

Appendix C: Proposed Habitats



ISSUE	DATE	DESCRIPTION	DRAWN	CHECKED
v1	14.11.25	Mapping	JP	LSJ



Legend

- Red Line Boundary
- Retained Medium Urban Tree
- Developed Land; Sealed Surface
- Vegetated Garden

CLIENT:	Andy Mullen		
PROJECT:	50 Bouverie Avenue		
DRAWING:	Proposed Habitats		1:225
NUMBER:	8959-XX-E0-02		A4
ISSUE:	v1		14.11.25