



Biodiversity Net Gain Matrix

For

Peter Day

3 Westfield Chase

Aldbourn

Marlborough

SN8 2DB

Reference: Q17046

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Contents

1. Introduction.....	4
2. Site and Surroundings	5
3. Methodology	6
4. Habitat Baseline.....	8
4.1. Habitat descriptions	8
4.2. Baseline Metric.....	9
5. Proposed Habitats	10
5.1. Developed land; sealed surface	10
5.2. Vegetated garden+	10
5.5. Proposed habitats metric	10
6. Achieving a Net Gain in Local Biodiversity	11
7. Conclusion	11
8. Other recommended enhancements.....	11
Appendix 1 Baseline Habitats Map	12
Appendix 2 Habitat Proposals	13
Appendix 3 Photographs	14

1. Introduction

ProHort Limited have been commissioned by Peter Day conduct a Biodiversity Net Gain Assessment for 3 Westfield Chase, Aldbourne, Marlborough, SN8 2DB. A site survey was undertaken on the 23rd September 2025 and a desktop study was undertaken in October 2025.

The Local Planning Authority has requested that a Biodiversity Net Gain (BNG) Assessment be completed to support the planning application. The development includes the erection of a new dwelling with associated hardstanding and garden space.

Wiltshire Council requires developments in the area to achieve a net gain in biodiversity, with a minimum of a 10% gain compared to the pre-development value of the site. A quantitative measure of the base value of a Site for biodiversity, and the value of a Site post-development, is arrived at by using a recognised Biodiversity metric. Biodiversity metrics measure the value of a Site in terms of Biodiversity Units. Biodiversity Units are a proxy measure of biodiversity, arrived at by assessing the type, area and condition of semi-natural habitats on site. A limitation of the use of metrics is that they only measure habitat areas, and do not consider species-specific measures which may nevertheless make meaningful contributions to gains in local biodiversity.

2. Site and Surroundings

The area surveyed is a residential property at 3 Westfield Chase, Aldbourne, Marlborough, SN8 2DB (grid reference: SU26117549), (Figure 1), hereafter referred to as the 'Site'. The Site is north of Ramsbury and southwest of Baydon. The surrounding area is characterised by a suburban landscape comprising arable fields, woodland and a number of residential and commercial properties. Site access is off Westfield Chase.

The woodland to the north of the site is designated as priority habitat deciduous woodland and there are a number of priority deciduous woodland blocks within the surrounding area. There are no designated sites within proximity to the Site. There are no water features in proximity to the project area.



Figure 1 – Red line boundary of the Site and the surrounding area.

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3. Methodology

The pre-development (baseline) and post development (proposed) value of the habitats have been calculated using the DEFRA/Natural England's Statutory Biodiversity Metric calculator. The methodology for determining habitat distinctiveness and condition values, follows the guidelines set out in the User Guide and Technical Supplement for Biodiversity Metric.

The current assessment utilised the principles outlines in the 'Mitigation Hierarchy' denoting the steps involved in reaching the conclusions outstated in this report and preserving natural features and resources of importance. The 'Mitigation Hierarchy' states:

- **Avoid:** The easiest, cheapest and most desirable method of reducing potential impacts of the proposed development.
- **Minimise:** Where avoidance is not possible, measures can be taken to minimise the impacts of the proposed development.
- **Mitigate:** Where minimisation is not possible, measures can be taken to enhance/ create on Site habitats to compensate for potential losses caused by the proposed development.
- **Offset:** Where mitigation is not possible, on-site habitat loss must be compensated off site. This should be utilised as a last resort for compensating losses as it is the most risk involved, expensive and complex solution.

Site Boundary

The following data sources have been used to define the boundary for the BNG calculation and determine the relevant attributes for BNG (e.g. size, condition and habitat type) for the pre and post-development habitats.

The boundary used for the BNG assessment is the red line application boundary for the project (See Figure 2 for a detailed red line boundary).

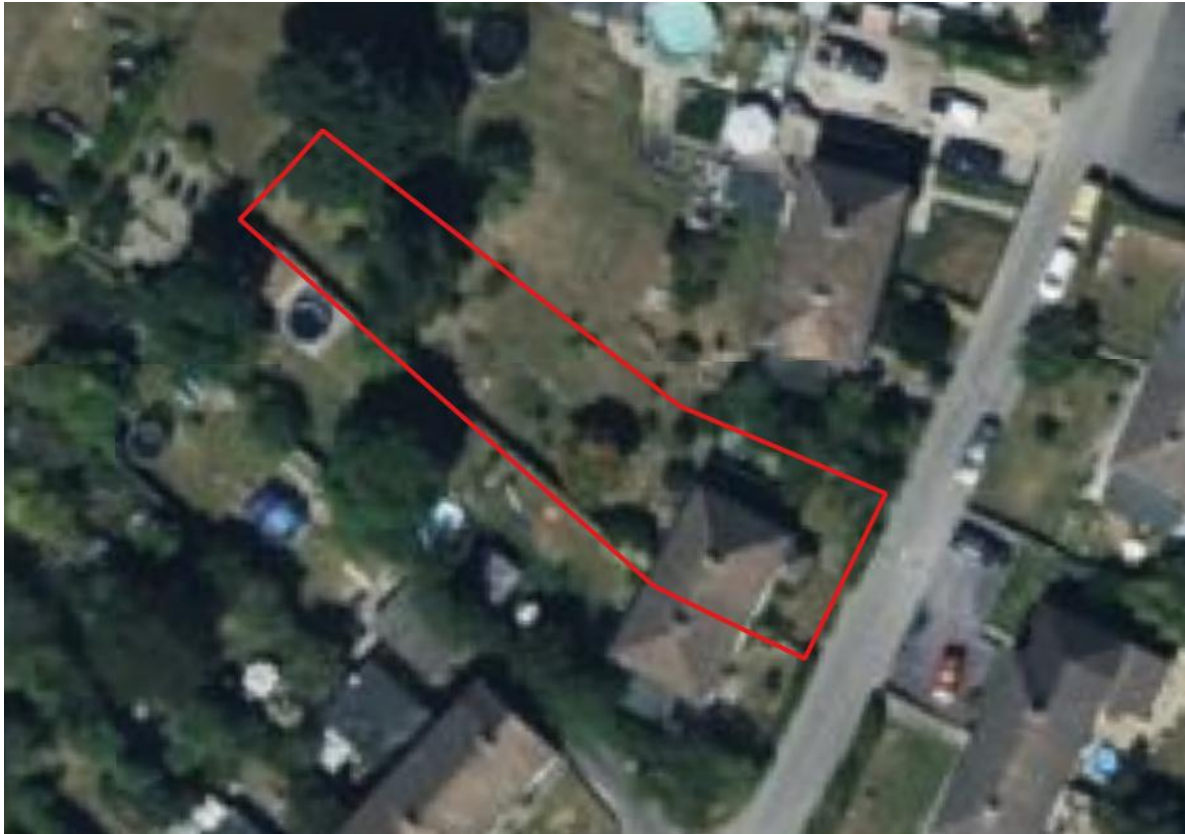


Figure 2 – Red line boundary of the Site

Taken from Bing Maps (© 2025 Microsoft Corporation, © 2025 Maxar, ©CNES (2025) Distribution Airbus DS)

Baseline Habitats:

In order to generate the site baseline habitat data (e.g. habitat type, condition), a phase 1 habitat survey was undertaken, where the site was systematically walked over and the dominant habitat type in each area recorded. Dominant plant species were noted, as were any that are legally protected (Schedule 8 of the Wildlife and Countryside Act 1981), invasive species listed on Schedule 9 of the Wildlife and Countryside Act 1981. Additionally, 5 (1 meter-squared) quadrats were used to determine species richness on any grassland habitats and the other grassland conditions were estimated from a visual inspection of the site.

The information collected during the site visit was used to baseline any applicable habitats and satellite mapping was used to calculate habitat areas. The areas and conditions of any onsite habitats were inputted into DEFRA/Natural England's Statutory Biodiversity Metric calculator. The metric includes 3 broad categories of habitats and biodiversity units for which scores are calculated differently:

- Area habitats, such as grasslands, woodlands and ponds
- Linear hedgerows and lines of trees
- Linear rivers and ditches

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4. Habitat Baseline

4.1. Habitat descriptions

All habitats within the Site are outlined below:

- u1 Built-up areas and gardens ~ 828 Vegetated garden
- u1b Developed land, sealed surface ~ u1b5 Buildings
- u1c Artificial unvegetated, unsealed surface

No linear features were found within the red line boundary of the Site.

The location of all baseline habitats can be seen in Appendix 1 and habitat descriptions are outlined in Table 1.

Table 1 – baseline habitat descriptions

Habitat Type	Habitat Description	Flora Species
u1 Built-up areas and gardens ~ 828 Vegetated Garden	A well-managed rear garden space comprising flower beds and trees with a diameter of less than 30cm.	Abundant: Perennial ryegrass (<i>Lolium perenne</i>) Frequent: Cat grass (<i>Dactylis glomerata</i>), Cyclamen (<i>Cyclamen persicum</i>), Primrose (<i>Primula</i>) Occasional: Dandelion (<i>Taraxacum</i>), White clover (<i>Trifolium repens</i>), Ribwort plantain (<i>Plantago lanceolata</i>), French rose (<i>Rosa gallica</i>) Rare: Common ivy (<i>Hedera helix</i>), Persian tobacco (<i>Nicotiana glauca</i>), Lenten rose (<i>Helleborus orientalis</i>), Weigela, French cranes bill (<i>Geranium endressii</i>), Montbretia (<i>Crocus</i>), Winter jasmine (<i>Jasminum nudiflorum</i>), Creeping cinquefoil (<i>Potentilla reptans</i>), Buddleia (<i>Buddleja</i>), Apple (<i>Malus</i>)
u1b Developed land, sealed surface ~ u1b5 Buildings	A two-storey semi-detached dwelling with a sealed pathway leading from the front entrance to the rear garden. A chicken pen built on a concrete foundation in the rear garden.	-
u1c Artificial unvegetated, unsealed surface	A hardcore drive to the front of the dwelling.	-

4.2. Baseline Metric

The value of the area and linear baseline habitats was calculated using the Statutory Biodiversity Metric and is outlined in Table 2 below.

Table 2 – area habitat baseline calculation

Habitat			Notes	Area (ha)	Habitat Units	Area retained	Area enhanced	Units lost	
Artificial unvegetated, unsealed surface			N/A - Other	0.005	0	0	0	0	
Developed land; sealed surface			N/A - Other	0.0138	0	0.0051	0	0	
Vegetated garden			Condition N/A	Assessment	0.0344	0.07	0.0312	0	0.01
Totals				0.05	0.07	0.04	0	0.01	

The area habitat baseline of 0.07 units must be enhanced by 10% resulting in at least a 0.08 unit baseline post intervention. If this cannot be achieved on Site, off Site credits will need to be acquired.

5. Proposed Habitats

All habitats proposed within the Site are outlined below:

- u1 Built-up areas and gardens ~ 828 Vegetated garden
- u1b Developed land, sealed surface ~ u1b5 Buildings

The location of these proposed habitats can be seen in Appendix 2.

In accordance with the Statutory Biodiversity Metric Guidelines, no creation or enhancement of habitats within the curtilage of a privately owned or tenanted dwelling is to be recorded. As these gains cannot be legally secured the area habitat will be classified as either 'vegetated garden' or 'unvegetated garden'.

We outline indicative suggestions on how such habitats may be established and should be treated as general guidelines.

5.1. Developed land; sealed surface

The erection of a new dwelling with associated hardstanding and garden space.

5.2. Vegetated garden+

In order to establish a vegetated garden, any existing vegetation will be cut short. A grass seed mix containing a range of species will be distributed around the area. This will then be rolled in to increase likelihood of establishment. This will contain species that can handle heavy management e.g. red clover (*Trifolium pratense*), white clover (*Trifolium repens*), ribwort plantain (*Plantago lanceolata*), yarrow (*Achillea millefolium*), black medick (*Medicago lupulina*), common sorrel (*Rumex acetosa*) and a mix of grass species.

5.5. Proposed habitats metric

Table 3 – area habitat proposal calculation

Habitat	Notes	Area (ha)	Habitat Units Delivered
<i>On-site habitat creation</i>			
Developed land; sealed surface	N/A - Other	0.0127	0
Vegetated garden	Condition Assessment N/A	0.0042	0.01
Totals		0.02	+0.01

If all area habitats and conditions are met post intervention, then a **2.48%** uplift in biodiversity will be achieved.

6. Achieving a Net Gain in Local Biodiversity

Under the mandatory BNG regime, habitats determined by the LPA to constitute “significant on-site enhancements” must be retained, appropriately managed, monitored and reported on for a minimum of 30-years following completion of development, and this requirement must be legally secured by a Conservation Covenant.

The application needs to be supported by clear, site-specific proposals e.g. details of long-term management and monitoring, a draft long-term management plan (Habitat Management and Monitoring Plan [HMMP]) - set out “initial” habitat creation and enhancement works and to demonstrate that appropriate management will be delivered so the predicted target conditions are achieved. In addition to long-term management of these habitats, appropriate long-term management of retained habitats is required to ensure they do not decline / deteriorate in condition.

7. Conclusion

There will be a total uplift of 2.48% biodiversity of area habitats. This will be achieved through the removal of vegetated garden spaces to facilitate development. In order to achieve the obligatory 10% uplift of area habitats, at least 0.01 off site biodiversity units must be acquired.

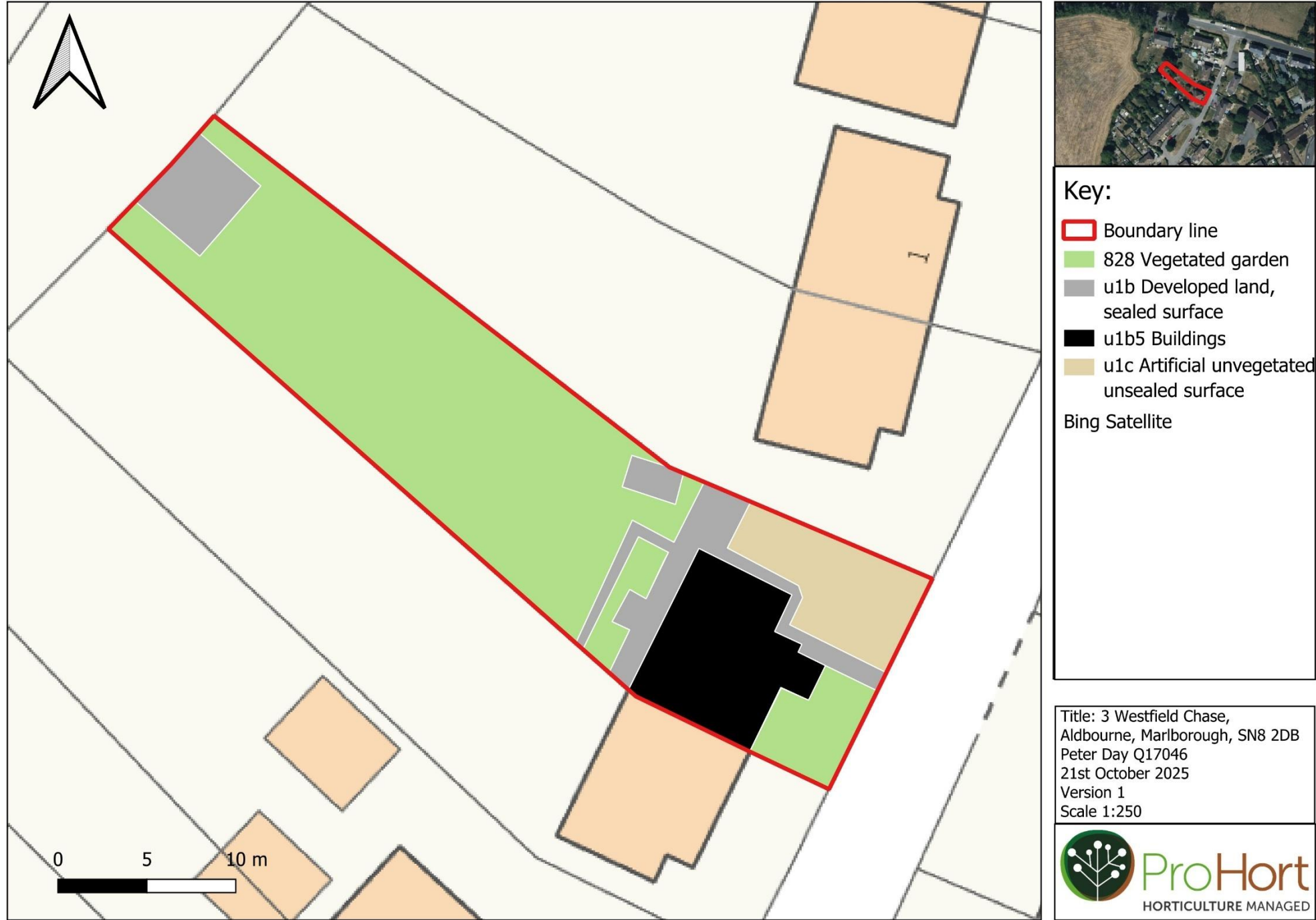
Offsite biodiversity units can be obtained through local landowners, habitat banks and the market which can be found through your LPA, a broker etc. If this is not possible statutory biodiversity credits must be purchased from the UK government as a last resort. The number of statutory credits required is 0.01 A1 units. These units are exclusively purchased from the government and the cost of these is inflated to equate 2 credits per 1 off site biodiversity unit.

As mitigating and minimising was not a viable option due to the scale of the project off setting was the only feasible option.

8. Other recommended enhancements

Enhancements for bats and birds are recommended due to the proximity of the Site to a number of priority woodland parcels. It is likely birds will use the site for commuting and foraging. It is proposed that 1 bird box is installed on the building. Green and Blue Bee Bricks should be used within any new brick walls to be constructed. This species intervention would enhance local biodiversity.

Appendix 1 Baseline Habitats Map



Appendix 2 Habitat Proposals



Appendix 3 Photographs



Photograph 1 – The vegetated garden and flower beds to the front of the house



Photograph 2 – The hardcore driveway to the front of the property

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Photograph 3 – The rear garden comprises a range of annual and perennial flowers and small trees



Photograph 4 – The chicken pen in the rear garden