



Biodiversity Net Gain Report

15 Porte Marsh Road, Calne,
Wiltshire, SN11 9BN

Client	Qsil Metals UK Ltd
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Document History

Version	Date Issued	Revision
1	12/11/2025	Issued to the client.

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Non-Technical Summary

Purpose of Document	Smart Ecology was commissioned by Qsil Metals UK Ltd (the client) to produce a Biodiversity Net Gain (BNG) Report for a site at 15 Porte Marsh Road, Calne, Wiltshire, SN11 9BN. The purpose of the BNG Report is to inform a full planning application to Wiltshire Council for the construction of a two-storey extension to an existing factory building and the creation of a car parking area within an area of grassland located to the east of the existing building.
Methodology	The small sites metric (statutory biodiversity metric) tool was used to calculate the baseline and post-development biodiversity value of the site.
Results	The pre-development biodiversity value of on-site habitats was calculated as 0.1080 units and the post-development value was 0.0643 units. The proposed development would result in a 40.43 % decrease in habitat units and trading rules would not be satisfied.
Conclusions	The proposed development would achieve BNG by the purchase of 0.0545 off-site habitat units, or statutory biodiversity credits as a last resort. A Biodiversity Gain plan must be provided to the Wiltshire Council after planning permission has been obtained.



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1 Introduction

1.1 Background

- 1.1.1 Smart Ecology was commissioned by Qsil Metals UK Ltd (the client) to produce a Biodiversity Net Gain (BNG) Report for a site at 15 Porte Marsh Road, Calne, Wiltshire, SN11 9BN (central national grid reference SU 0019 7205).
- 1.1.2 The purpose of the BNG Report is to inform a full planning application to Wiltshire Council for the construction of a two-storey extension to an existing factory building and the creation of a car parking area within an area of grassland located to the east of the existing building. See the Appendix for the proposed site plan.
- 1.1.3 The client has confirmed that they believe that planning permission, if granted, would be subject to the biodiversity gain condition as the proposed development is not exempt from mandatory BNG.
- 1.1.4 This BNG Report has been prepared with reference to the guidance provided in the small sites metric (statutory biodiversity metric) user guide (Defra, 2025), the good practice principles set out in Biodiversity Net Gain: Good practice principles for development (Baker et al., 2019), and Biodiversity Net Gain Report and Audit Templates (CIEEM, 2021).

1.2 Aims

- 1.2.1 The purpose of this BNG Report is to:
 - Provide an assessment of the pre-development biodiversity value of the site.
 - Provide information on how the mitigation hierarchy and biodiversity gain hierarchy have been followed.
 - Provide an assessment of the post-development biodiversity value of the site and details of how the proposed development will achieve BNG.



2 Methodology

2.1 Metric Calculation Tool

- 2.1.1 The small sites metric (statutory biodiversity metric) calculation tool (version 1.2.3 issued 3rd July 2025) was used to calculate on-site baseline and post-development habitat units.

2.2 Measurement of Habitat Areas

- 2.2.1 Existing habitat areas and lengths were measured from the Baseline Habitats Plan (Figure 1, Section 8) in QGIS.
- 2.2.2 The habitats that are proposed to be created post-development were identified from the Proposed Site Plan 2147-SK003, dated 26.09.2025 (see the Appendix) and were measured from the Proposed Habitats Plan (Figure 2, Section 8) in QGIS.

2.3 Site Visit

- 2.3.1 A site walkover was carried out by David Withington on the 20th of October 2025 to identify on-site habitats. See Table 2-1 for details of the surveyor's experience and qualifications.

Table 2-1: Surveyor information

Surveyor	Qualifications/Experience
David Withington BSc, ACIEEM	Seven years' experience in ecological consultancy. Postgraduate diploma in environmental policy and management (University of Gloucestershire – merit).

- 2.3.2 See Table 2-2 for details of weather conditions during the site visit.

Table 2-2: Survey weather conditions

Variable	Weather Conditions
Cloud cover	100 %
Temperature	13°C
Wind	Gentle breeze (BWS 3)
Precipitation	None

2.4 Strategic Significance

- 2.4.1 Strategic significance is the significance of a habitat based on its location and habitat type. The Wiltshire and Swindon Local Nature Recovery Strategy¹ was reviewed to inform the strategic significance assessment. See Table 2-3 for strategic significance categories and descriptions.

¹ <https://www.wiltshire.gov.uk/article/8288/Wiltshire-and-Swindon-Local-Nature-Recovery-Strategy>



Table 2-3: Strategic significance categories and descriptions

Category	Detail
High	This category can only be applied to post development interventions when: • The location of the habitat parcel has been mapped in the Local Habitat Map⁴ as an area where a potential measure has been proposed to help deliver the priorities of that LNRS; and • the proposed intervention is consistent with the mapped potential measure in the LNRS for the habitat parcel. • You should record that you have applied the published LNRS in your gain plan.
Medium	This category cannot be applied.
Low	Where the definition for high strategic significance is not met. Even if your project is in an area mapped with a potential measure, if the proposed intervention is not consistent with a potential measure proposed by the LNRS for that location, you should record strategic significance as low.

2.5 Limitations

2.5.1 No limitations were identified.



3 Baseline Conditions

- 3.1.1 A Baseline Habitat Plan is provided in Figure 1, Section 8. A summary of existing on-site habitat areas is provided in Table 3-1.
- 3.1.2 Schedule 14 of the Environment Act 2021 allows the local planning authority to take account of any habitat degradation or destruction undertaken on a site since the 30th of January 2020, and to take the earlier habitat state as the baseline for BNG.
- 3.1.3 Aerial imagery¹ shows that as late as May 2025 part of the site to the east of the building comprised grassland. Prior to the site visit the majority of the grassland had been removed, with some small areas of the grassland remaining. There is no reason to believe that the removed grass would have been significantly different from that remaining, and it was therefore possible to identify the type of removed grassland from a survey of the remaining areas. See Figure 3-1 for photographs of the on-site grassland.
- 3.1.4 No irreplaceable habitats would be impacted by the proposed development.

Table 3-1: On-site habitat areas

Habitat Type	Area (m ²)
Developed land, sealed surface	2815
Modified grassland	270



Figure 3-1: Photographs of the on-site grassland

¹ Google Earth (accessed November 2025)

4 Proposed Design

4.1 Biodiversity Gain Hierarchy and Mitigation Hierarchy

- 4.1.1 No existing on-site habitats have medium, high or very high distinctiveness and so no mitigation for such habitats is required. It is not possible to change the proposed design of the development to avoid the loss of existing grassland on the site, which is only a low distinctiveness and low significance habitat. It is proposed to plant three native trees on-site (medium distinctiveness habitat) to partially offset the loss of habitat units due to the proposed permanent removal of grassland. Off-site compensation (i.e. purchase of off-site biodiversity habitat units, or statutory biodiversity credits as a last resort) will be required to meet statutory BNG requirements.

4.2 Proposed Habitats

- 4.2.1 The proposed BNG is based on the Proposed Site Plan (see the Appendix), which shows:
- The loss of all existing on-site grassland.
 - Creation of 348 m² of developed land, sealed surface for new parking.
 - Creation of 42 m² of modified grassland.
- 4.2.2 It is proposed to plant four small native trees on the site. The Proposed Habitats Plan is provided in Figure 2, Section 8.

Table 4-1: Habitats which would be lost, retained, or created

Habitat Type	Lost, Retained, or Created	Area (m ²)
Developed land, sealed surface	Retained	2815
	Lost	120
	Created	348
Modified grassland	Lost	270
	Created	42
Trees	Created	163

4.3 Strategic Significance

- 4.3.1 The strategic significance assigned to proposed habitats and justification for the choice of significance are provided in Table 4-2.

Table 4-2: Strategic significance for proposed habitats

Habitat Type	Strategic Significance
Developed land, sealed surface	Low – does not meet the definition for high strategic significance.
Modified grassland	Low – does not meet the definition for high strategic significance.
Trees	Low – does not meet the definition for high strategic significance.



5 BNG Metric Results

- 5.1.1 The pre-development biodiversity value of on-site habitats was calculated as 0.1080 units and the post-development value was 0.0643 units.
- 5.1.2 The proposed development would result in a 40.43 % decrease in habitat units. Trading rules would not be satisfied. See Figure 5-1 for the headline results.
- 5.1.3 Therefore, off-site biodiversity units, or statutory biodiversity credits as a last resort, must be purchased. To achieve BNG 0.0545 off-site habitat units are required.

Headline		BNG Targets Not Met ▲
Trading Rules		Trading Rules Not Satisfied ▲
Next steps		Scheme alterations or offsite units required
Baseline Units	Area habitat units	0.1080
	Hedgerow units	Zero Units Baseline
	Watercourse units	Zero Units Baseline
Post-development Units	Area habitat units	0.0643
	Hedgerow units	0.0000
	Watercourse units	0.0000
Total net unit change	Area habitat units	-0.0437 ▲
	Hedgerow units	0.0000
	Watercourse units	0.0000
Total net % change	Area habitat units	-40.43% ▲
	Hedgerow units	% target not appropriate
	Watercourse units	% target not appropriate
Area habitat units required to meet target		0.0545
Hedgerow units required to meet target		0.0000
Watercourse units required to meet target		0.0000

Figure 5-1: BNG Headline Results



6 Conclusions

- 6.1.1 The proposed development would achieve BNG by the purchase of 0.0545 off-site habitat units, or statutory biodiversity credits as a last resort.
- 6.1.2 A Biodiversity Gain plan must be provided to the Wiltshire Council after planning permission has been obtained.



7 References

Baker, J., Hoskin, R. & Butterworth, T. (2019). *Biodiversity Net Gain – good practice principles for development*. CIRIA, London.

CIEEM (2021). *Biodiversity Net Gain Report and Audit Templates*. Chartered Institute of Ecology and Environmental Management, Winchester, UK.

Defra (2025). *The Small Sites Metric (Statutory Biodiversity Metric) User Guide*. Department for Environment, Food and Rural Affairs, London.



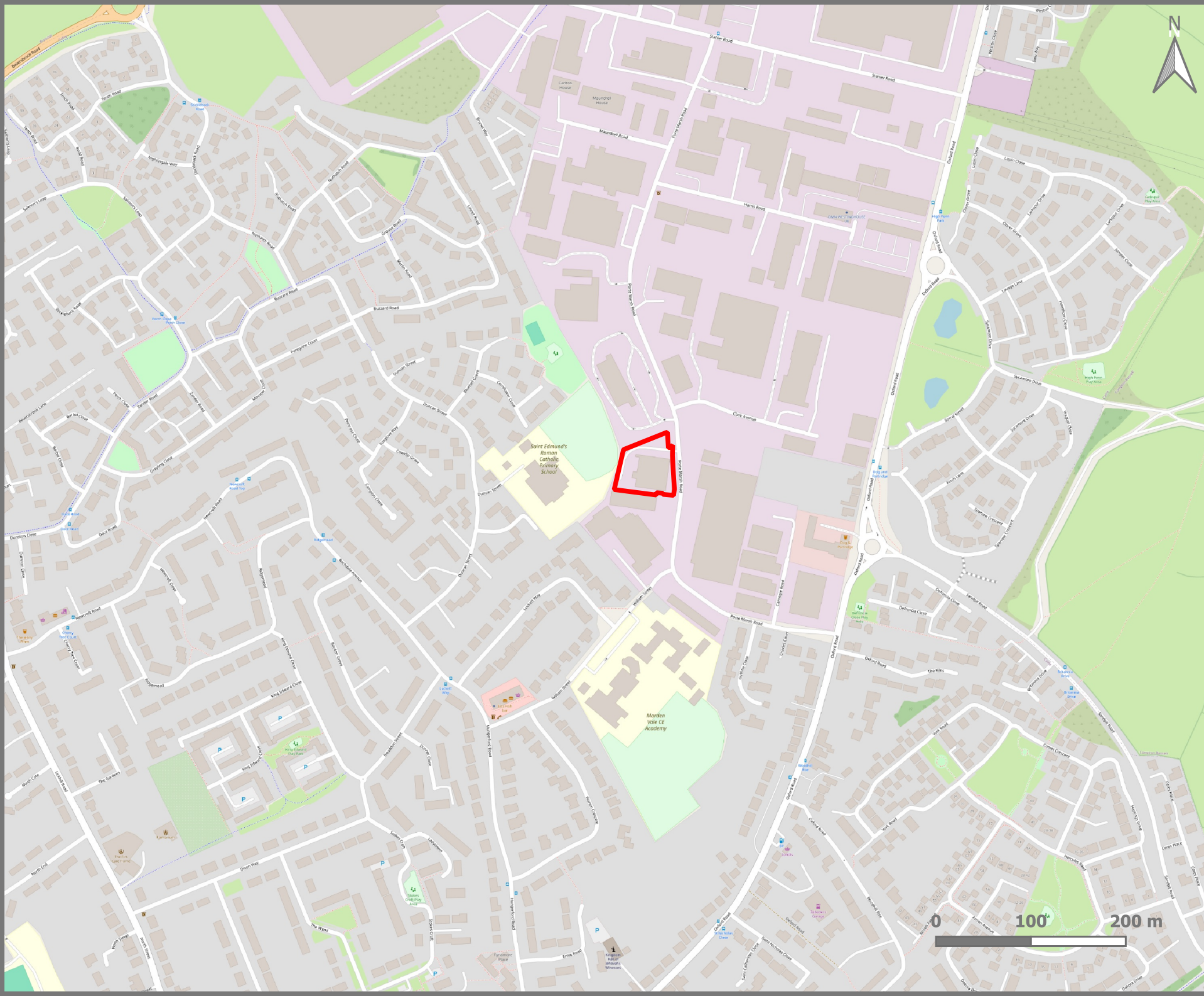
8 Figures

Figure 1 – Site Location Map

Figure 2 – Baseline Habitats Plan

Figure 3 – Proposed Habitats Plan





**Figure 1 -
Site Location**

15 Porte Marsh Road,
Calne,
Wiltshire,
SN11 9BN

 Site boundary

Base map and data from
OpenStreetMap and OpenStreetMap
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contributors.

Date:	05/11/2025
Drawn by:	David Withington
Checked by:	Robert Dunn

Smart Ecology\Projects\2025\
2025-123\GIS

Figure 2 – Baseline Habitats Plan

15 Porte Marsh Road,
Calne,
Wiltshire,
SN11 9BN

-  Site boundary
-  g4 - modified grassland
-  u1b - developed land; sealed surface
-  u1b5 - buildings

Base map and data from
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Date:	05/11/2025
Drawn by:	David Withington
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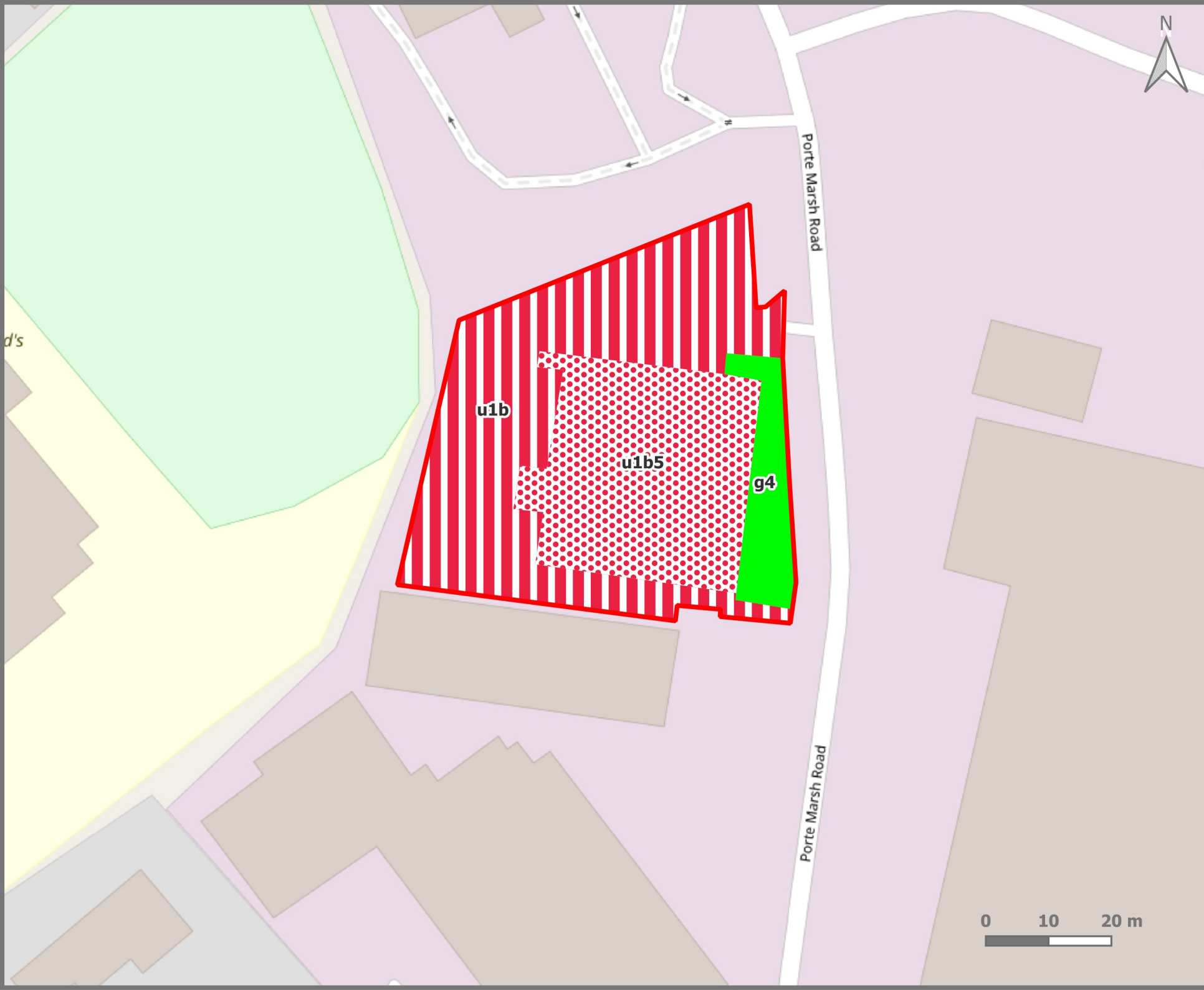




Figure 3 - Proposed Habitats Plan

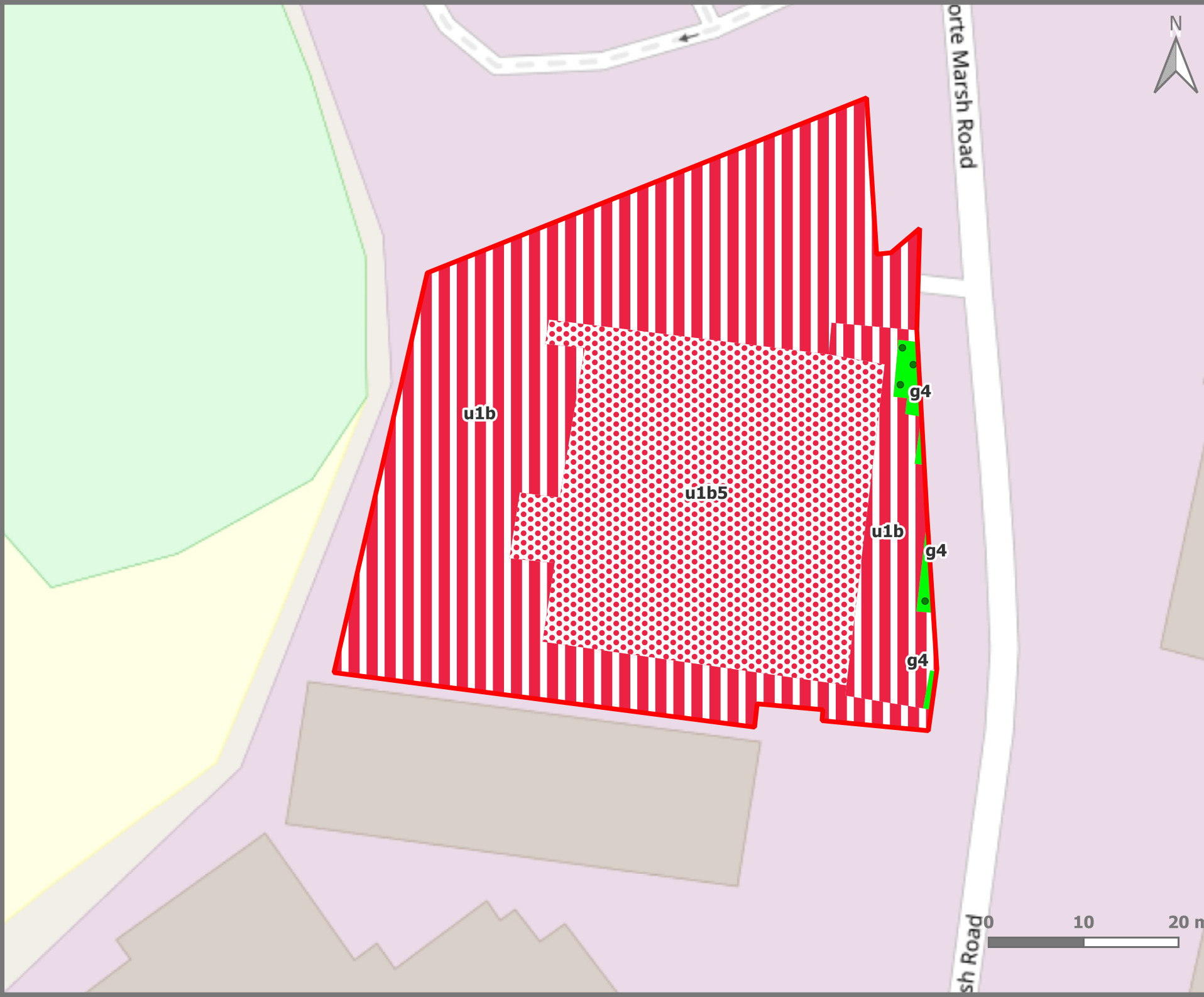
15 Porte Marsh Road,
Calne,
Wiltshire,
SN11 9BN

-  Site boundary
-  g4 - modified
grassland
-  u1b - developed land;
sealed surface
-  u1b5 - buildings
-  Scattered
Broadleaved Trees

Base map and data from
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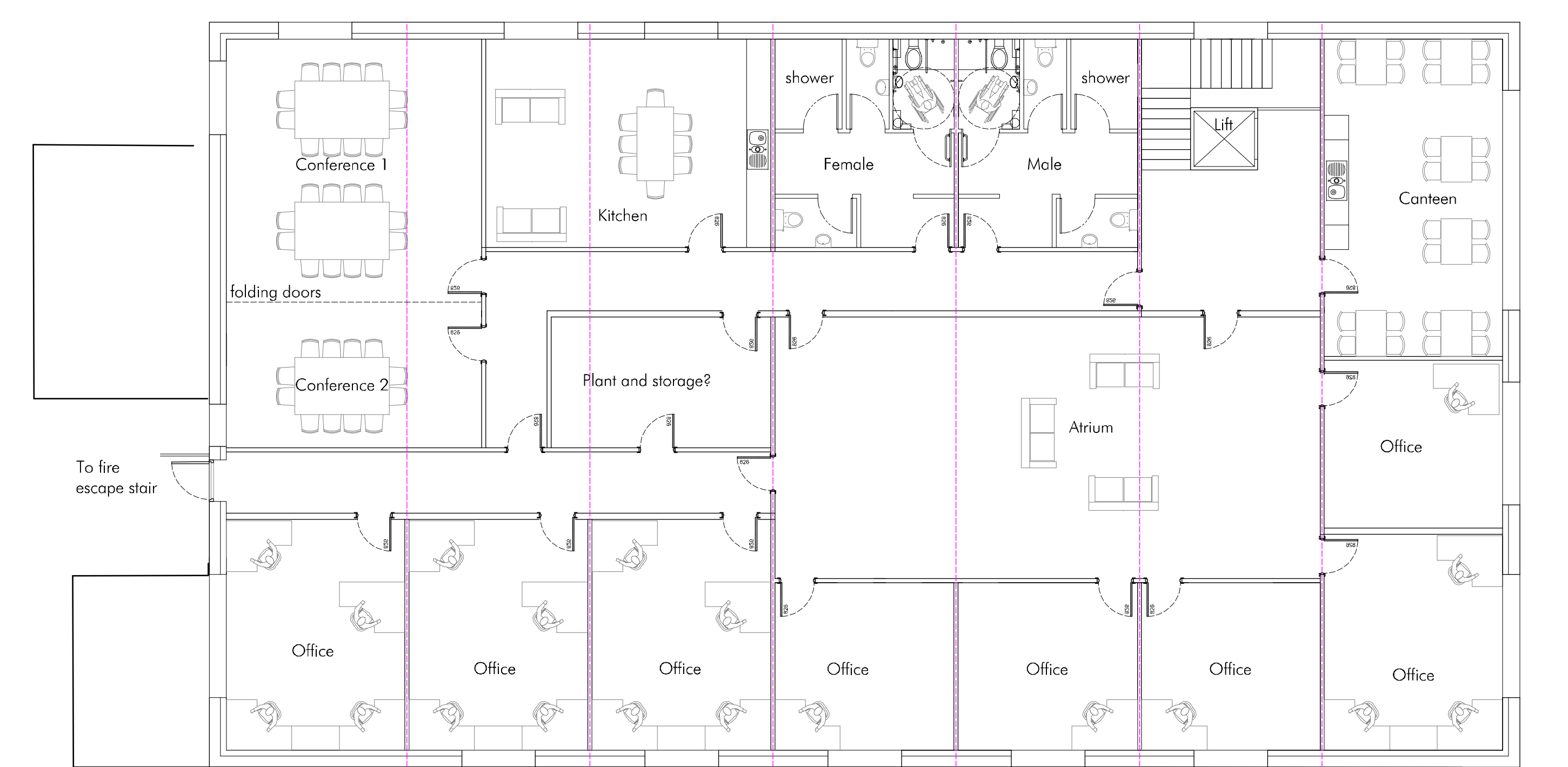


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SITE PLAN @ 1:200



FIRST FLOOR PLAN



GROUND FLOOR PLAN

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Project Title.
Extension
Address.
Qsil, Porte Marsh Industrial Estate,
Caine

Client.
Qsil

Sheet Title
Sketch floor plans and site plan
OPTION 2

Scale. 1:100 @A1 Drawn By. mc Date. 26-09-2025

Project ID. 2147 - SK 003 -

Status.
PRELIMINARY
For discussion only
Stage Key.
EX - Existing
SI - Sketch
PI - Planning
WD - Working Drawings
BA - Building Regulations
TR - Tender
CN - Construction
AB - As Built
File Name.
2147-Prelim Site.dwg