



Land off Church Rd, Woodborough, Pewsey,
SN9 5PQ

Biodiversity Net Gain Design Stage Report



January 2026

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Document Control

Site: Land off Church Rd, Woodborough, Pewsey, SN9 5PQ

Title: Biodiversity Net Gain Design Stage Report

For: Fowler Architecture

Project Number: 2502

Document Version: 1.2

Document Date: 20th January 2026

Version	Date	Version Details	Prepared by	Reviewed by	Approved by
1.0	28/03/2025	-	DR	VP	JG
1.1	13/08/2025	Minor amendments to site boundaries	DR	JG	JG
1.2	20/01/2026	Alteration of proposed site plan	DR	JG	JG



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Notice to Readers:

The results of the survey and assessment work undertaken by All Ecology are representative at the time of surveying.

Every endeavour has been made to identify the presence of protected species on site, where this falls within the agreed scope of works.

The flora and fauna detailed within this report are those noted during the field survey and from anecdotal evidence. It should not be viewed as a complete list of flora and fauna species that may frequent or exist on site at other times of the year.

Up to date standard methodologies have been used, which are accepted by Natural England and other statutory conservation bodies. No responsibility will be accepted where these methodologies fail to identify all species on-site.

All Ecology cannot take responsibility where Government, national bodies or industry subsequently modify standards.

All Ecology cannot accept responsibility for data collected from third parties.

Reference to sections or particular paragraphs of this document taken out of context may lead to misrepresentation.

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1.0 Introduction

Background

- 1.1 In March 2025, All Ecology was commissioned to produce a Biodiversity Net Gain Preliminary Design Stage Report of a site known as Land off Church Rd, Woodborough, Pewsey. The site is part of a sheep grazed grassland field within Woodborough village. This assessment was subject to updates in August 2025 and currently January 2026 due to alterations of site proposals.
- 1.2 The site is the subject of a planning application for the erection of a residential dwelling, garage and creation of driveway access and gardens.
- 1.3 The Biodiversity Metric Calculation Tool is used to calculate the biodiversity value of a site before and after development and then calculates if the development is likely to cause a loss or gain to biodiversity. It will also calculate the amount of compensation the site may need in the form of Biodiversity Offsetting.

Site Location



2.0 Methodology

- 2.1 The Statutory Biodiversity Metric Tool is provided by DEFRA. The metric provides developers, planners, land managers and others with a robust but simple tool to account for the value of nature and better understand how development and land management change will impact on its value over time.
- 2.2 The Statutory Biodiversity Metric uses UKHab habitat definitions, translated from JNCC Phase 1 habitat definitions where required, and the Natural England Hedgerow Impact Assessment Guide to calculate the overall scores for habitats and linear features on site and determine net gain/net loss. The User Guide to DEFRA's Statutory Biodiversity Metric and the supporting Condition Assessment sheets and associated supporting documents were followed for accurate data entry into the metric.
- 2.3 The habitats were identified on site during the Preliminary Ecological Appraisal carried out by All Ecology Ltd. in January 2025. This included full habitat descriptions, photographs and assessment of the site's potential to support the various species groups. Areas and lengths of the current habitats and linear features were determined using Google Earth and topographical surveys. The proposed site plans were used and measured to determine new and retained habitats for the site and to look for opportunities for enhancement.

Limitations

- 2.4 The Preliminary Ecological Appraisal was carried out in January, which is a sub-optimal time of year for botanical surveys; however, the grassland was clearly species-poor modified grassland and no impact to survey data due to winter condition is expected. There were no other limitations to obtaining the baseline habitat conditions.

3.0 Results

Habitats and Condition Assessment

3.1 Full results can be seen in Appendix 1.

Site Habitat Baseline

3.2 Grassland – Modified grassland

- 0.135 ha
- Habitat Distinctiveness/Score: Low – 2
- Habitat Condition/Score: Poor – 1
- Strategic Significance/Score: Area/compensation not in local strategy/no local strategy – Low strategic significance – 1
- Total habitat units – 0.27

3.3 Sparsely vegetated land – Ruderal/Ephemeral

- 0.0048 ha
- Habitat Distinctiveness/Score: Low – 2
- Habitat Condition/Score: Poor – 1
- Strategic Significance/Score: Area/compensation not in local strategy/no local strategy – Low strategic significance – 1
- Total habitat units – 0.01

3.4 Urban – Artificial unvegetated, unsealed surface

- 0.001 ha
- Habitat Distinctiveness/Score: Low – 2
- Habitat Condition/Score: N/A Other – 0
- Strategic Significance/Score: Area/compensation not in local strategy/no local strategy – Low strategic significance – 1
- Total habitat units – 0.00

Site Hedge Baseline

3.5 None present. All linear habitats on land adjacent to the site.

Site Habitat Creation

3.6 Urban – Developed land; sealed surface (hard standing and building)

- 0.0353 ha
- Habitat Distinctiveness/Score: V.Low – 0
- Habitat Condition/Score: N/A Other – 0
- Strategic Significance/Score: Area/compensation not in local strategy/no local strategy – Low strategic significance – 1
- Habitat created in advance/years – No – 0
- Delay in starting habitat creation/years – No – 0
- Habitat units delivered – 0.00

3.7 Urban – Vegetated garden (gardens)

- 0.1055 ha
- Habitat Distinctiveness/Score: Low – 2
- Habitat Condition/Score: Assessment N/A – 1
- Strategic Significance/Score: Area/compensation not in local strategy/no local strategy – Low strategic significance – 1
- Habitat created in advance/years – No – 0
- Delay in starting habitat creation/years – No – 0
- Habitat units delivered – 0.20

Site Hedgerow Creation

- None. Hedgerow creation limited to residential garden hedge. *

* Garden hedgerows are not included in the BNG Assessment as per user guidelines.

Off-site Habitat Creation

3.8 Individual Trees – Rural tree (9 small trees)

- 0.0366 ha

- Habitat Distinctiveness/Score: Medium – 4
- Habitat Condition/Score: Moderate – 2
- Strategic Significance/Score: Area/compensation not in local strategy/no local strategy – Low strategic significance – 1
- Habitat created in advance/years – No – 0
- Delay in starting habitat creation/years – No – 0
- Habitat units delivered – 0.11

Site baseline habitats features to be retained, enhanced or lost

- 3.9 The site is part of a sheep grazed field of species-poor modified grassland totalling 0.135 ha with access proposed through an area of sporadic tall ruderal vegetation (0.0048 ha) and existing gravel track (0.001 ha) immediately north. All site habitats will be lost through development of the site.

Site Habitats and hedgerows to be created

- 3.10 The proposed development will see the erection of a house, garage and associated driveway which will create 0.0353 ha of developed; sealed surfaces. Creation of new access will require trimming of adjacent shrubs and overhanging trees; however, no long-term adverse impact to habitats is predicted. The remainder of the site will be re-landscaped to form new private residential gardens of lawn, shrubs and hedgerow (0.1055 ha).
- 3.11 Hedgerow will be planted on the boundary of garden. As this will be within residential curtilage its management cannot be secured and it therefore cannot be counted towards the biodiversity value of the site.

Off-Site Habitats to be created

- 3.12 9 small native trees will be planted outside the development area but within the wider field.

Biodiversity Impact – Habitats

- 3.13 The site development based on current and proposed habitat conditions, distinctiveness and areas, taking into account off-site tree planting would result in a total net unit change of + 0.03 units; this is a net percentage change of + 10.76%.

- 3.14 Table 1: Habitat biodiversity impact assessment results (further detail in Appendix 1)

	Habitat Biodiversity Value
On-site baseline units	0.28
On-site post-intervention units	0.20

On-site net unit change	- 0.08
Off-site baseline units	0.00
Off-site post-intervention units	0.11
Off-site net unit change	+ 0.11
Total net unit change	+ 0.04
Total net percentage change	+ 12.84%

Biodiversity Impact – Hedgerows

3.15 There are no hedgerows present at baseline and none proposed outside of residential curtilage.

4.0 Discussion and Recommendations

Biodiversity Offsetting

- 4.1 The site development, based on current and proposed habitat conditions, distinctiveness and areas, both on-site and off-site would result in a total net unit change of + 0.04 units; this is a net percentage change of 12.84%.
- 4.2 As a gain has been demonstrated and trading rules satisfied, Biodiversity Offsetting will not be required. Recommendations within the ecology reports produced to date should be followed. The full details of the proposed landscape scheme will be provided for the application.
- 4.3 A full specification of habitats including relevant management to be produced within a Landscape and Ecological Management Plan (LEMP), or similar, secured by an appropriately worded planning condition.

5.0 References

All Ecology Ltd. (2025), *Preliminary Ecological Appraisal: Land off Church Rd, Woodborough, Pewsey, SN9 5PQ*.

Department for Environment, Food and Rural Affairs (DEFRA) (2025), *Statutory Biodiversity Metric Calculation Tool*. [Online]. Available at:
<https://www.gov.uk/government/publications/statutory-biodiversity-metric-tools-and-guides>
[accessed on 20th January 2026].

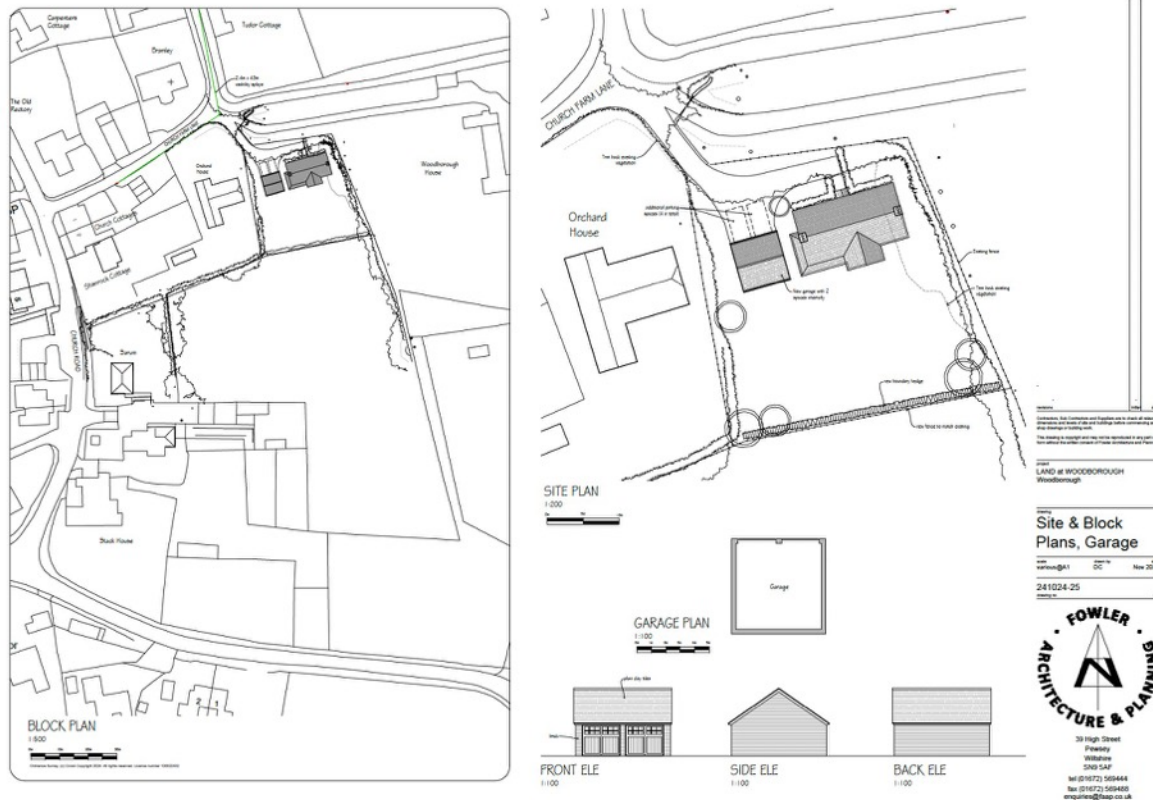
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<https://www.gov.uk/government/publications/statutory-biodiversity-metric-tools-and-guides>
[accessed on 20th January 2026].

6.0 Plans

Plan 1 – Proposed Site Plan

Full resolution plan available separately.



7.0 Appendices

Appendix 1 – Statutory Biodiversity Metric Calculation Tool

See attached Excel spreadsheet

Appendix 2 – Statutory Biodiversity Metric Condition Assessments

See attached Excel spreadsheet.

Appendix 3 – UKHab Baseline Habitat Plan

See attached plan.

