

Sunnyside, East Knoyle

Biodiversity Net Gain Assessment

Prepared on behalf of Andrew and Belinda Scott

April 2026

Sunnyside, East Knoyle
Ecology 9120
Version 01

Prepared by:	David Casson ACIEEM	V.1	April 2026
Authorised by:	Alex Hannam MCIEEM	V.1	April 2026

Pro Vision Ecology
The Lodge
Highcroft Road
Winchester
SO22 5GU

COPYRIGHT: The contents of this document must not be copied or reproduced in whole or in part without the prior written consent of Pro Vision Ecology.

Contents

	Page
1.0 EXECUTIVE SUMMARY	1
2.0 INTRODUCTION.....	2
PROJECT BACKGROUND.....	2
BRIEF	2
RELEVANT LEGISLATION AND PLANNING POLICY.....	2
3.0 METHODOLOGIES	4
STRATEGIC SIGNIFICANCE	4
BASELINE ASSESSMENT	4
BIODIVERSITY NET GAIN HIERARCHY.....	4
BIODIVERSITY NET GAIN.....	5
4.0 BASELINE CONDITIONS.....	6
STRATEGIC SIGNIFICANCE.....	6
ON-SITE HABITATS	6
BASELINE SUMMARY.....	9
5.0 PROPOSED HABITATS.....	10
CREATION OF NEW ON-SITE HABITATS.....	10
6.0 BIODIVERSITY NET GAIN ASSESSMENT.....	11
7.0 REFERENCES AND BIBLIOGRAPHY	12

Appendices

- Appendix A: Proposed Plans
- Appendix B: Baseline Habitats
- Appendix C: Proposed Habitats

1.0 Executive Summary

- 1.1 Pro Vision Ecology were commissioned in March 2026 to carry out a Biodiversity Net Gain assessment at Sunnyside, East Knoyle, SP3 6AH. The aim of the assessment was to establish how a 10% net gain in habitat and hedgerow units will be achieved within the development.
- 1.2 The proposed development will include the demolition of the existing dwelling to create two new residential dwellings with associated driveways and vegetated gardens.
- 1.3 The site comprises a semi-detached residential dwelling with associated vegetated gardens comprising areas of lawn, ornamental planting and hardstanding. A boundary native hedgerow is also present along the southern boundary.
- 1.4 The development will result in a net gain of 0.02 habitat units (20.58%) and 0.01 (10.06%) hedgerow units through the retention of modified grassland outside the residential curtilage, planting four native trees and a native hedgerow within the grassland.

2.0 Introduction

Project Background

- 2.1 Pro Vision Ecology were commissioned in March 2026 to carry out a Biodiversity Net Gain (BNG) assessment at Sunnyside, East Knoyle, SP3 6AH. The proposed plans are for the demolition of the existing residential dwelling and the construction of two dwellings. Proposals 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 Government's 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 policy 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 is located within Wiltshire Council. The Wiltshire Core Strategy Development Plan Document, adopted January 2015, includes Core Policy 50 relating to 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... 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 The Local Nature Recovery Strategy for Wiltshire was consulted to establish the strategic significance of the site and to inform any potential habitat creation measures.

Baseline Assessment

- 3.2 A site visit was undertaken on 23rd March 2026 by ecologist David Casson ACIEEM during partially cloudy and dry weather conditions with a slight breeze and an ambient temperature of 10°C. The survey employed techniques based on the 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 The conditions of the habitats on the site were assessed in line with the condition sheets supplied alongside the Statutory Biodiversity Metric.

Limitations

- 3.5 The habitat survey was undertaken outside of the optimal season for botanical surveys. The majority of the habitats on site comprise urban habitats therefore this is not considered to be a significant limitation as condition assessments are not applicable to these habitats.
- 3.6 Whilst grassland is present on site, due to the dominance of perennial rye-grass (*Lolium perenne*) and cock's foot (*Dactylis glomerata*) it is considered this habitat can accurately be classified as modified grassland. Sufficient information could be obtained to assess all the criterion associated with modified grassland therefore the timing of the survey is not considered to be a significant constraint. Furthermore, this habitat will not be impacted by the proposed development.

Biodiversity Net Gain Hierarchy

- 3.7 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

- 3.8 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
- 3.9 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
- 3.10 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 shown in **Appendix B**. The map illustrates the location and extent of the site surveyed, along with additional notable features. There has been no evidence of deliberate habitat degradation on the site and there are no irreplaceable habitats present on site.

Strategic significance

- 4.2 The site at Sunnyside is not located within any Areas of Particular Importance to Biodiversity (APIB). The site is therefore considered to be in an area with no local strategy.

On-site Habitats

Surrounding Habitat

- 4.3 The application site is located within the village of East Knoyle and is immediately surrounded by other residential dwellings, agricultural fields and areas of woodland.

Developed Land; Sealed Surface

- 4.4 The site comprises a residential dwelling and garage with an associated concrete driveway and patio areas (**Figures 1 and 2**). There are scarce ephemeral herbs present on the driveway however these have no ecological value. A timber summer house is also present in the northern corner of the garden.
- 4.5 A condition assessment is not applicable for this habitat type.



Figures 1 and 2: Residential dwelling and garage, respectively.

Modified Grassland

- 4.6 An area of the adjacent grassland field is included within the red line boundary to allow for on-site enhancements. The field comprises modified grassland which is occasionally grazed (**Figure 3**). The grassland is tussocky and has a varied sward. Species within the grassland is dominated by perennial rye-grass and cock's foot with abundant lesser celandine (*Ficaria verna*) and willowherb (*Epilobium hirsutum*) along the field edges. The field also comprises frequent hogweed (*Heracleum sphondylium*), occasional creeping buttercup (*Ranunculus repens*), meadow buttercup (*Ranunculus acris*), wild carrot (*Daucus carota*) and rare daffodil (*Narcissus* spp.), snowdrop (*Galanthus nivalis*) with cleavers (*Galium aparine*) and common nettle (*Urtica dioica*) also along the field edges.



Figure 3: Modified grassland.

- 4.7 The modified grassland passed all the criterion associated with this habitat and therefore is considered to be in good condition.

Unvegetated Gardens

- 4.8 Small areas of timber decking are present in the western garden area, these have no species present and have no ecological value.
- 4.9 A condition assessment is not applicable for this habitat type.

Vegetated Garden

- 4.10 The garden areas on site are mostly vegetated, comprising lawns and non-native, ornamental planting (**Figures 4 and 5**). The lawns are dominated by perennial rye-grass with broadleaved dock (*Rumex obtusifolius*), cock's foot, creeping buttercup, dandelion (*Taraxacum* agg.), daisy (*Bellis perennis*), greater plantain (*Plantago major*), hairy bittercress (*Cardamine hirsuta*) and white clover (*Trifolium repens*). Ruderal species including cleavers, common nettles, hogweed, and moss and hart's-tongue fern (*Asplenium scolopendrium*) are also present along the field edge of the lawn. The southern lawn comprises similar species but with more abundant moss, with primrose (*Primula vulgaris*), daffodils and columbine (*Aquilegia vulgaris*) and non-native species.

- 4.11 The non-native, ornamental planting comprises bramble (*Rubus fruticosus*), buddleia (*Buddleja x davidii*) and snowberry (*Symphoricarpos* sp.) with a small willow (*Salix* sp.) present. In accordance with the user guidance this small tree has not been included in the BNG assessment or metric.
- 4.12 A condition assessment is not applicable for this vegetated garden.



Figures 4 and 5: Vegetated garden areas.

Native hedgerow

- 4.13 A native hedgerow (**Figure 6**), dominated by hawthorn (*Crataegus monogyna*) with frequent bramble is present along the southern boundary of the site. The hedgerow is situated on a bank and is heavily managed and maintained at approximately 1 metre in height and width. This hedgerow was assessed as being in moderate condition passing the majority of the criterion but failing both criterion in group A and C1 due to a lack of undisturbed ground and perennial vegetation from the edge of the hedgerow.



Figures 6: Native hedgerow.

Baseline summary

- 4.14 The current habitat baseline is provided below in **Table 1**. The on-site area has a baseline of 0.11 habitat units and 0.05 hedgerow units.

Table 1: Statutory Biodiversity Metric baseline for habitats.

On-site Habitat Baseline					
Habitat	Biodiversity Units	Area (ha)	Condition	Distinctiveness	Suggested action
Developed Land; Sealed Surface	0.00	0.0163	N/A	Very Low	Compensation not required
Modified Grassland	0.05	0.008	Good	Low	Same distinctiveness or better habitat required
Unvegetated Garden	0.00	0.0025	N/A	Very Low	Same distinctiveness or better habitat required
Vegetated Garden	0.06	0.0297	N/A	Low	Same distinctiveness or better habitat required
Hedgerow baseline					
Hedgerow	Biodiversity Units	Area (km)	Condition	Distinctiveness	Suggested action
Native hedgerow	0.05	0.013	Moderate	Low	Same distinctiveness band or better

5.0 Proposed Habitats

- 5.1 The proposed plans are for the demolition of the existing buildings and the construction of a two new residential dwellings with associated vegetated gardens and driveways. An area of modified grassland adjacent to the property is included to ensure 10% net gain is achieved on site. This grassland will be retained. Proposed habitats are detailed below and shown in **Appendix C**.

Creation of New On-site Habitats

Individual Trees

- 5.2 The development will include the planting of four small native trees within the grassland located outside the residential curtilage of the properties. For the purpose of the metric it has been assumed that these will achieve poor condition. However, it is anticipated that a higher condition could be achieved following successful establishment.

Native hedgerow

- 5.3 A native hedgerow will be planted along the boundary of the adjacent field. For the purpose of the metric, it has been assumed that the hedgerow will be in poor condition. However, it is anticipated a higher condition can be achieved following successful establishment.

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 2**. The proposed plans will result in a net gain of 0.02 habitat units (20.58%) and 0.01 (10.06%) hedgerow units.

Table 2: Statutory Biodiversity Metric results.

On-site baseline units	Habitats	0.11
	Hedgerows	0.05
On-site units post-intervention	Habitats	0.13
	Hedgerows	0.06
On-site net unit change	Habitats	0.02 (20.58%)
	Hedgerows	0.01 (10.06%)
Trading Rules Satisfied	Yes	

- 6.2 With these measures in place the development will provide 10% net gains in habitat and hedgerow units and provide additional habitat for local wildlife. The target conditions of the proposed habitats is poor, therefore no specific habitat management prescriptions are required therefore it is considered a Habitat Management and Maintenance Plan isn't required.
- 6.3 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.

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 (2023). *The Statutory Biodiversity Metric– Habitat Condition Assessment Sheets with Instructions*.

Defra (2023). *The Statutory Biodiversity Metric - auditing and accounting for biodiversity calculation tool*.

Defra (2023) *The Statutory Biodiversity Metric - GIS Import Tool*.

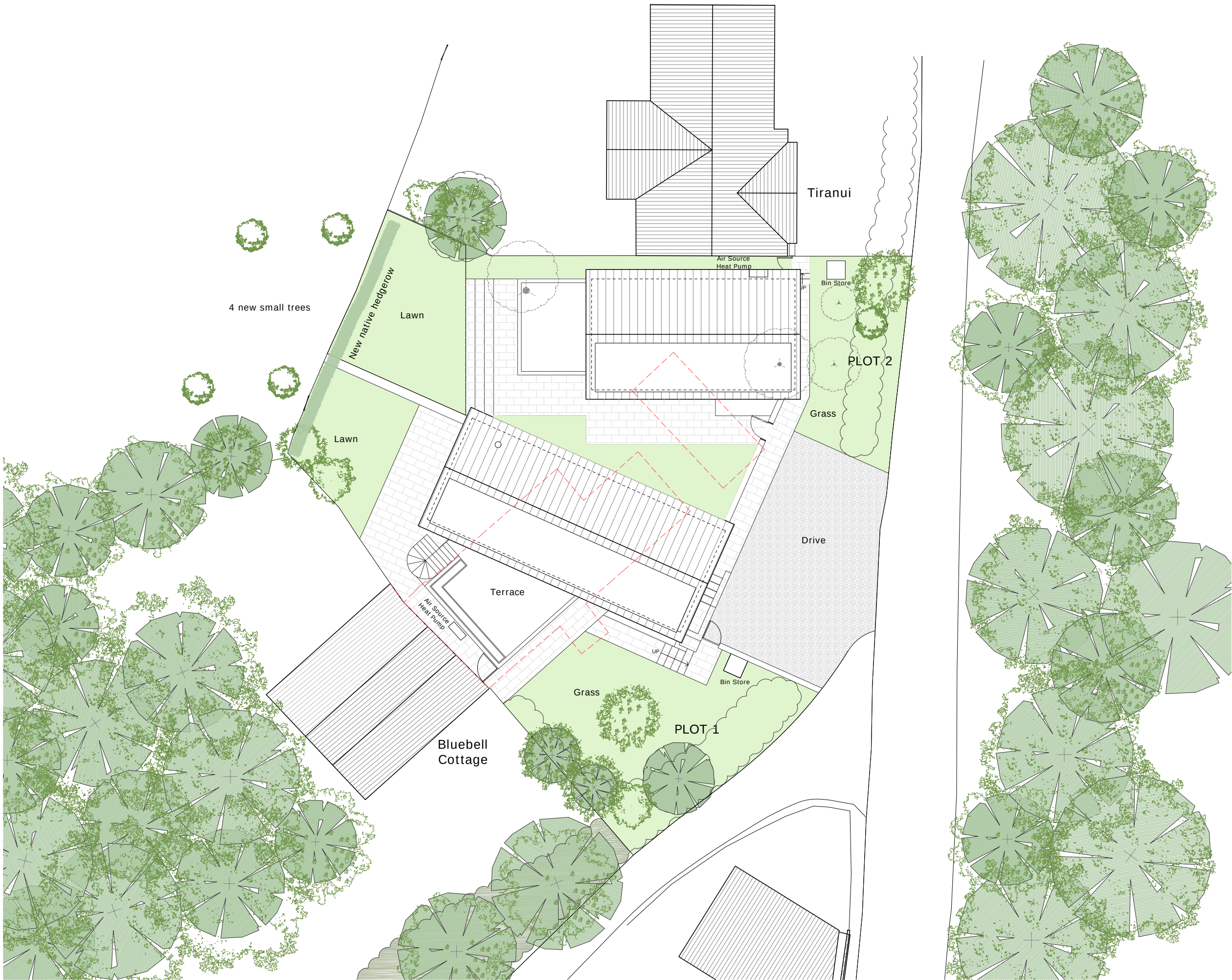
National Planning Policy Framework (2024). *National Planning Policy Framework*. Ministry of Housing, Communities and Local Government, London.

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

Wiltshire Council (2015). *The Wiltshire Core Strategy Development Plan Document, adopted January 2015*.

Appendices

Appendix A: Proposed Plans



NOTES

This drawing is the copyright of the architects and may not be reproduced without permission.

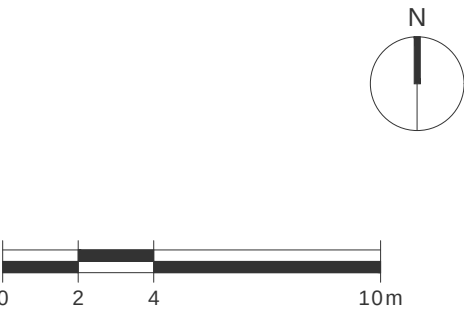
The contractor is responsible for checking dimensions, tolerances and reference. Any discrepancies to be checked with the architect before proceeding with the works.

Where an item is covered by drawings to different scales, the larger scale drawing is to be worked to.

Scale for planning purposes only, figured dimensions to be worked to at all times.

All work and materials to be in accordance with the building regulations and to comply with the relevant codes of practice and British Standards.

Please note the information is based upon the independent survey information provided. The contractor is to report any discrepancies between the drawings and the site configurations.



MINOR AMENDMENTS	21.04.26	E
MINOR AMENDMENTS	13.03.26	D
details	date	rev

PLANNING

SUNNYSIDE

PROPOSED LANDSCAPE PLAN

Date	Client	
SEPTEMBER 2025	James Scott	
Scale	Drawing no.	Revision
1:200 @ A3	25 / 858 / P003	E

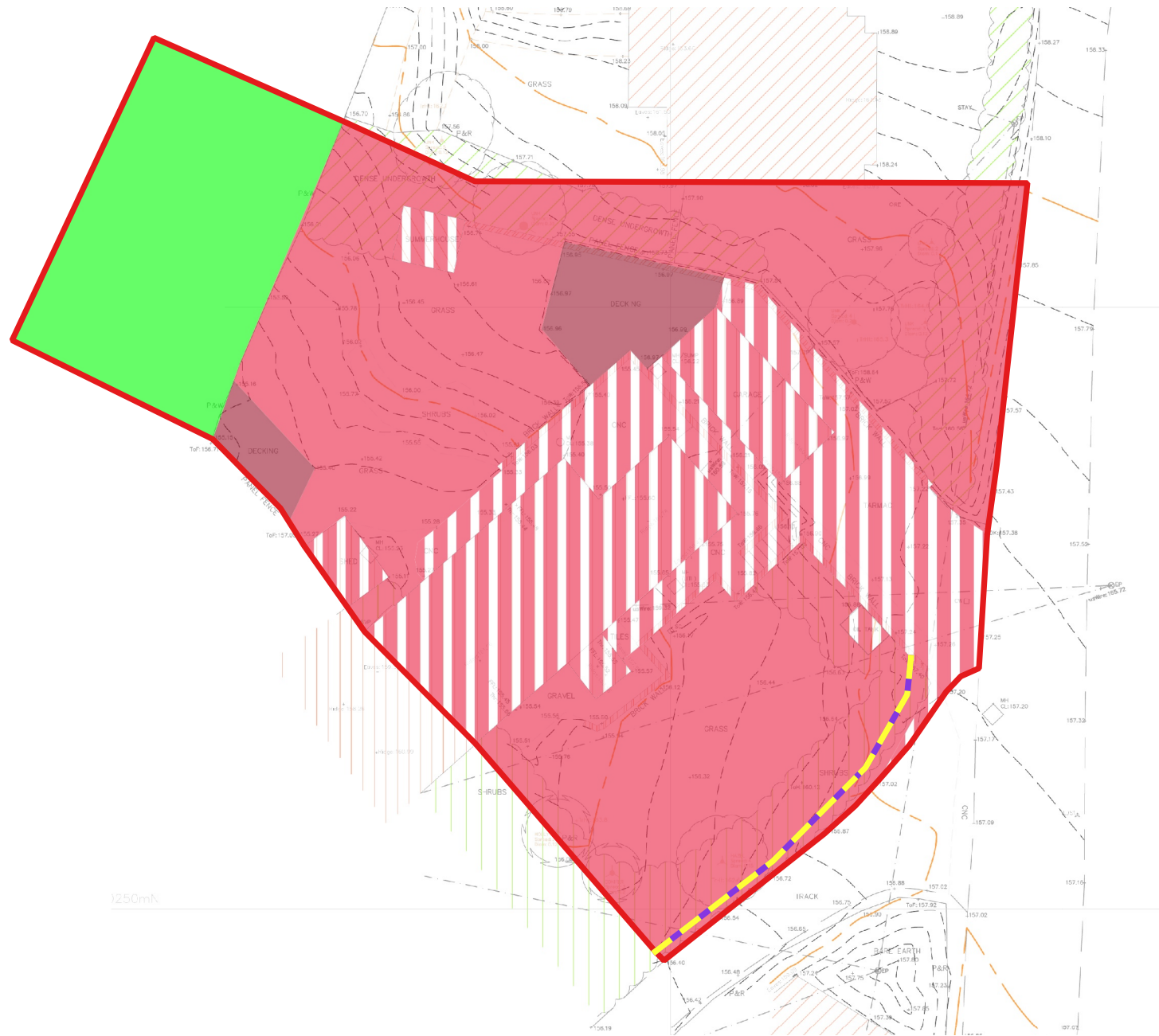
RB Richmond Bell
ARCHITECTS

Appendix B: Baseline Habitats

The proposal presented here is subject to review by specialist consultants, and is to be read in conjunction with all relevant specialist's drawings and information where available. Any discrepancies between this and any other consultant's drawings and information should be reported to Pro Vision immediately.

Legend

-  Red Line Boundary
-  Developed Land; Sealed Surface
-  Modified Grassland
-  Unvegetated Garden
-  Vegetated Garden
-  Native Hedgerow

[illegible]

CLIENT:	Andrew Scott		
PROJECT:	Sunnyside		
DRAWING:	Baseline Habitats		1:200
NUMBER:	9120-XX-E0-01		A4
ISSUE:	v1		21.04.26

Appendix C: Proposed Habitats

The plan shown here is for the purpose of supporting a planning application only. Only scale from this drawing for the purposes of determining a planning application. Do not scale from this drawing for construction purposes.

The proposal presented here is subject to review by specialist consultants, and is to be read in conjunction with all relevant specialist's drawings and information where available. Any discrepancies between this and any other consultant's drawings and information should be reported to Pro Vision immediately.

Legend

- Red Line Boundary
- Developed Land; Sealed Surface
- Modified Grassland
- Unvegetated Garden
- Vegetated Garden
- Proposed Small Tree
- Native Hedgerow



ISSUE	DATE	DESCRIPTION	DRAWN	CHECKED
v1	22/04/26	First Issue	DC	AH

CLIENT:	Andrew Scott		
PROJECT:	Sunnyside		
DRAWING:	Proposed Habitats	1:200	
NUMBER:	9120-XX-E0-02	A4	
ISSUE:	v1	22.04.26	