



Manor Farm, Collingbourne Kingston,
Marlborough, SN8 3SD

Biodiversity Net Gain Design Stage Report



July 2026

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1.0	13/02/2026	-	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 All Ecology was commissioned to produce a Biodiversity Net Gain Preliminary Design Stage Report for a site known as Manor Farm in Collingbourne Kingston, Marlborough. The site consists of sections of grassland fields which is rotationally grazed by cattle. The parcels of grassland are surrounded by the remainder of the fields and a gravel track.
- 1.2 The site is the subject of a planning application to permit the erection of a new residential dwelling with associated garden.
- 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.

Aerial Photograph

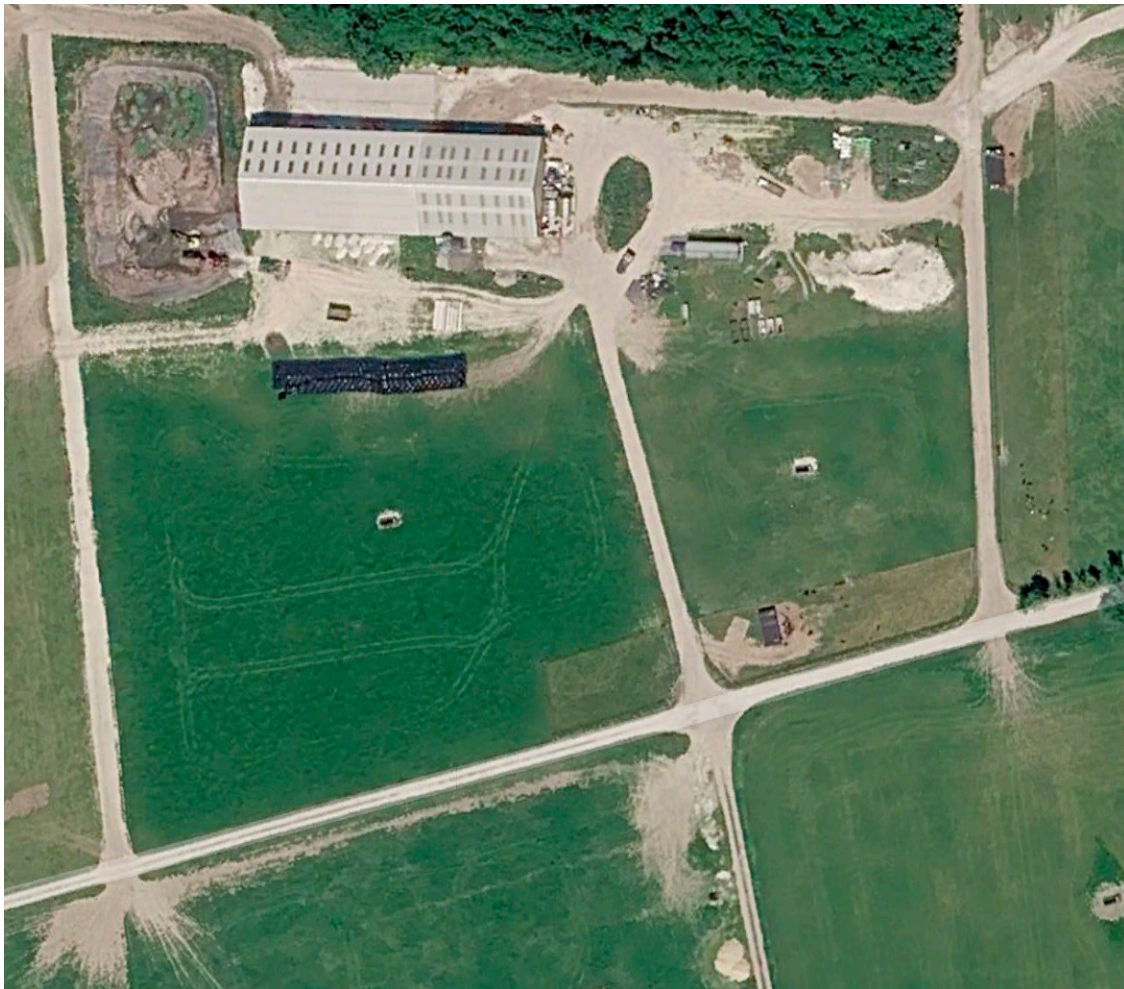


Figure 1. Aerial photo.

2.0 Methodology

- 2.1 The Biodiversity Impact Assessment Calculator was provided by Defra. The Statutory Biodiversity Metric, first published in November 2023, 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 DEFRA 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 Technical Supplements were followed for accurate data entry into the calculator.
- 2.3 The habitats and linear features were originally identified on site during a Preliminary Ecological Appraisal carried out in August 2025. This included full habitat descriptions and photographs. 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 retained and new habitats for the site and to look for opportunities for enhancement.

3.0 Results

Site Habitats and hedgerows to be retained, enhanced, created or lost

- 3.1 The application site covers 0.662 ha and apart from the existing gravel access track (artificial unvegetated, unsealed surface: 0.0181 ha) the remainder of the site is species-poor grassland (modified grassland: 0.6439 ha) of which 0.3002 ha will be retained. The proposed development comprises a new dwelling with associated patio (developed land; sealed surface: 0.0335 ha), an extension to the access drive with parking (artificial unvegetated, unsealed surface: 0.0305 ha) and private garden (vegetated garden: 0.0847 ha). There are no existing hedgerows and proposed hedgerows marking the boundaries of the garden is included within this assessment as part of vegetated garden habitat as per the user guidelines.
- 3.2 Re-landscaping is proposed to the south of the new dwelling in the form of 0.195 ha of mixed native scrub to promote screening and a line of trees to each side of the access track (0.287 km) to extend the existing linear habitat up to and past the new property. Planting of mixed scrub will result in the loss of the existing modified grassland in the space it occupies.

Biodiversity Net Gain – Habitats

- 3.3 The site development, based on current and proposed habitat conditions, distinctiveness and areas and taking into account off-site habitat creation, would result in a net unit change of **+ 0.78** units; this is a net percentage change of **+ 60.69%**.

Table 1: Habitat biodiversity net gain results (further detail in Appendix 1)

	Habitat Biodiversity Value
On-site Baseline Units	1.29
On-site Post-intervention Units	2.07
Total Net Unit Change	+ 0.78
Total Net Percentage Change	+ 60.69%
Trading Rules Satisfied?	Yes

Biodiversity Net Gain – Hedgerows

- 3.4 There are no existing site hedgerows present at baseline. Proposed off-site hedgerows or linear habitats comprises tree planting along the access track to extend the existing line of trees. The proposed hedgerow condition, distinctiveness and length, would result in a net unit change of **+ 0.56** units.

Table 2: Hedgerow biodiversity net gain results (further detail in Appendix 1)

	Habitat Biodiversity Value
On-site Baseline Units	0.00
On-site Post Intervention Units	0.56
Total Net Unit Change	+ 0.56
Total Net Percentage Change	N/A
Trading Rules Satisfied?	Yes

4.0 Conclusion

Biodiversity Offsetting

- 4.1 The proposed development and proposed landscape will result in a habitat net percentage change of + 60.69% and an increase of 0.56 hedgerow units. This exceeds the required 10% gain. As sufficient gain would be demonstrated, no further Biodiversity Offsetting will be required. Recommendations within the ecology reports produced to date should be followed.
- 4.2 The full details of the proposed landscape scheme will be provided separately. A full specification of habitats including relevant management to be produced within a Habitat Management and Monitoring Plan (HMMP), or similar, secured by an appropriately worded planning condition.
- 4.3 Recommendations within the ecology reports produced to date should be followed. The full details of the proposed landscape scheme will be provided by Fowler Architecture.

5.0 References

All Ecology Ltd. (2025), Preliminary Ecological Appraisal 1.0: Land at Manor Farm, Collingbourne Kingston, Marlborough, SN8 3SD.

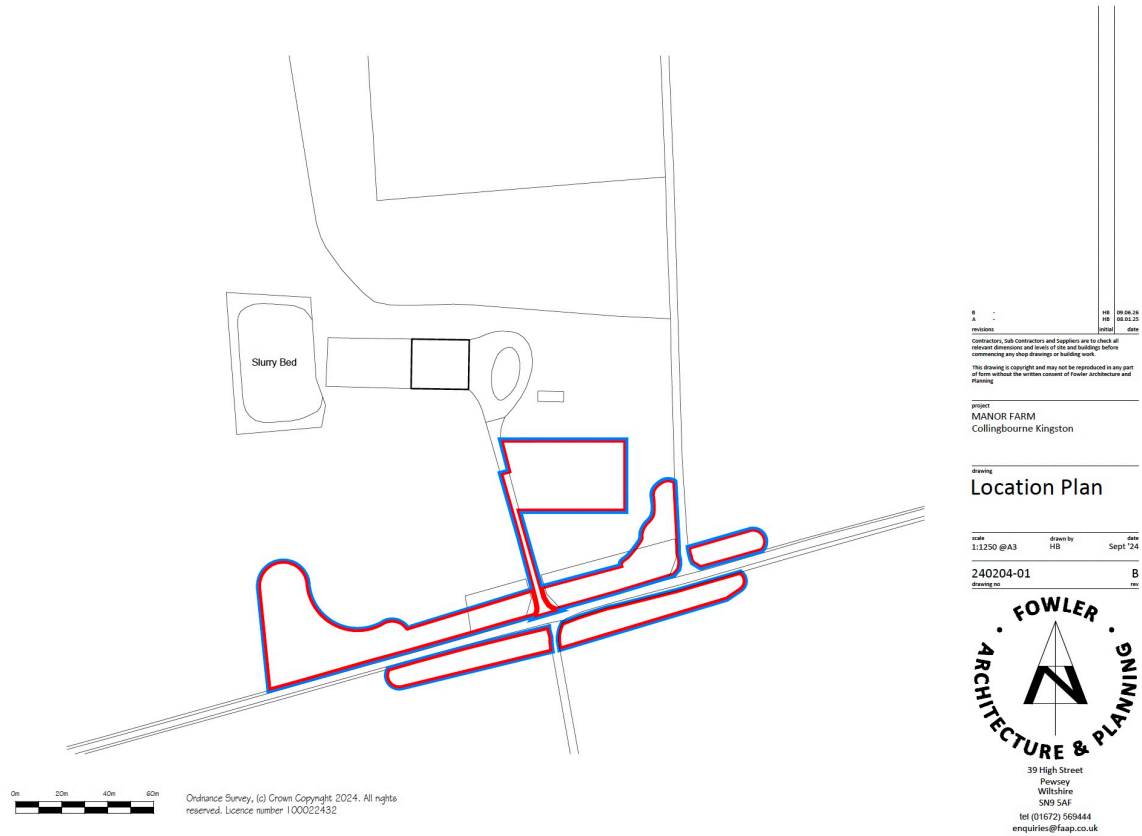
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[accessed on 9th July 2026].

6.0 Plans

Plan 1 – Location Plan



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7.0 Appendices

Appendix 1 – Statutory Biodiversity Metric Calculation Tool

See attached Excel spreadsheet

Appendix 2 – Baseline Habitat Condition Assessments

See attached Excel spreadsheet

Appendix 3 – UKHab Baseline Habitat Plan

See attached plan

