Eastleigh Court, Bishopstrow, Warminster, Wiltshire, BA12 9HW

Ecological Assessment

Prepared on behalf of Eastleigh Court Ltd

August 2023

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Eastleigh Court

Ecology 8236

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Contents

Page

EXECUTIVE SUMMARY **1**

1.0 INTRODUCTION **2**

PROJECT BACKGROUND 2
BRIEF 2
RELEVANT LEGISLATION AND PLANNING POLICY 2

2.0 METHODOLOGIES **4**

DESK STUDY 4
ECOLOGICAL ASSESSMENT 4

3.0 RESULTS AND ANALYSIS **11**

DESIGNATED SITES 11
ECOLOGICAL ASSESSMENT 13
PROTECTED AND/OR NOTABLE SPECIES 17

4.0 IMPACTS AND MITIGATION **25**

IMPACTS AND REQUIRED MITIGATION FOR THE PROPOSED DEVELOPMENT 25
ENHANCEMENT MEASURES FOR THE PROPOSED DEVELOPMENT 27

5.0 REFERENCES AND BIBLIOGRAPHY **29**

Appendices

Appendix A: Site Location

Appendix B: Proposed Plans

Appendix C: Habitat Survey Map

Appendix D: PRA Results Map

Appendix E: Emergence Survey Results

Appendix F: Waterbody Locations

Appendix G: Bat Mitigation

Appendix H: Mitigation and Enhancement Plan

Appendix I: Relevant Legislation

1.0 Executive Summary

1.1 The Client is submitting a planning application for a change of use from commercial to residential including reinstating the west wing, replace the single storey modern extension with associated internal alterations, a new tennis court and swimming pool pavilion, new garaging and external works. Pro Vision were commissioned in March 2023 to carry out a Preliminary Ecological Appraisal of the site and subsequent bat emergence surveys to inform the development proposals.

1.2 The ecological appraisal comprised a desk study of existing ecological data in relation to the site, and an assessment of sites habitats and suitability to support protected species within the application site.

1.3 The site comprises neutral grassland, mixed woodland, mixed scrub, lines of trees, scattered trees ornamental hedgerows and developed land.

1.4 The woodland and mature trees will be retained within the proposed development however will require protection measures during construction. This is discussed further in **Section 5.0.**

1.5 The building recorded on site was previously surveyed by Smart Ecology in August 2022 and identified Eastleigh Court as a confirmed roost due to the presence of bat droppings. The building was considered to be in a similar condition during the update assessment. Droppings were collected and sent for DNA analysis. Emergence surveys were undertaken in May and June 2023 and recorded a peak count of eight bats emerging. The building therefore supports a day roost for low numbers of brown long-eared, common pipistrelle, soprano pipistrelle, serotine and whiskered bats. The proposed works will result in modifications to the existing roosts. Details regarding the proposed mitigation strategy are provided in **Section 5.0**.

1.6 The woodland, trees, scrub and ornamental hedgerows on site provide foraging and nesting opportunities for common bird species. It is recommended that any vegetation clearance should avoid the bird nesting season (1st March – 31st August) unless an inspection by an ecologist concludes that there are no nesting birds present immediately prior to the commencement of works. If the presence of nesting birds is confirmed, any works which may disturb them will be delayed until the young birds have fledged the nest of their own accord. Details regarding mitigation are provided in **Section 5.0**.

1.7 The longer sward grassland and woodland edge habitat are suitable for local reptiles. These areas of the site are due to be retained within the proposals therefore no further surveys have been recommended. However, mitigation will be required to ensure they are not harmed during construction. Details have been provided in **Section 5.0**.

1.8 The development will provide ecological enhancements in line with national and local planning policy to secure net gains on the site. Details regarding this are provided in **Section 5.0**.

2.0 Introduction

Project Background

2.1 Pro Vision Ecology were commissioned in March 2023 to undertake a Preliminary Ecological Appraisal (PEA) and subsequent bat emergence surveys at Eastleigh Court, Bishopstrow, Warminster, Wiltshire, BA12 9HW. For the site location refer to **Appendix A**. The Client is submitting a planning application for a change of use from commercial to residential including reinstating the west wing, replace the single storey modern extension with associated internal alterations, a new tennis court and swimming pool pavilion, new garaging and external works (**Appendix B**).

2.2 This report describes the current ecological baseline of the site based on the findings of the ecological assessment, subsequent emergence surveys and potential mitigation on the site.

Brief

2.3 To carry out a PEA of the land within the site boundaries, to inform the Client of any further survey work required and of the ecological implications of their proposals.

2.4 Undertake bat emergence surveys of the building identified as supporting a bat roost to inform a mitigation strategy.

Relevant Legislation and Planning Policy

2.5 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
- The Wildlife and Countryside Act 1981 (as amended)
- The Natural Environment and Rural Communities (NERC) Act 2006
- The Protection of Badgers Act (1992)
- Environment Act 2021

2.6 The UK Biodiversity Action Plan (BAP) was the Governments 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.

2.7 The Government has set out its policies for the protection and enhancement of biodiversity through the planning system in the National Planning Policy Framework Section 15 (NPPF, 2021).

2.8 The Environment Act 2021 includes the requirement for future developments to provide 10% net gain, to be evidenced with the use of the relevant Defra metric. This is currently anticipated to

come into force in November 2023, two years after the act was passed. The details for the secondary legislation are currently being determined.

2.9 This report will contribute to a forthcoming planning application to be submitted by the Client to Wiltshire Borough Council for planning consent for the land at Eastleigh Court. The Wiltshire Core Strategy Development Plan Document (adopted January 2015) includes Core Policy 50 – Biodiversity and geodiversity. This Policy states that:

"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.

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

Desk Study

3.1 The desk study methodology is based upon guidelines set out by the Chartered Institute of Environmental and Ecological Management (CIEEM, 2017). A data-gathering exercise was undertaken to obtain any available information relating to statutory and non-statutory nature conservation sites and protected species (**Table 1**).

Table 1: Summary of information sources used for the Desk Study

Organisation / Source	Information Sought
Wiltshire and Swindon Biological Records Centre (WSBRC)	Records of the presence of key protected and notable species and non-statutory wildlife sites within one kilometre of the site.
MAGIC	Locations of and citations for all national statutory wildlife sites, including SSSI, within two kilometres and all international sites including SAC, SPA or Ramsar sites within five kilometres of the site. Records of EPSM licences and class licence returns within two kilometres.
Ordnance Survey Maps	Large scale habitat information and identification of off-site habitats which may require consideration (such as ponds) within 500m.

Ecological Assessment

Habitats

3.2 A site visit was undertaken on 22nd May 2023 by experienced ecologist Alex Hannam MCIEEM in clear, still and dry weather conditions, with an ambient temperature of 20°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 During the survey the condition of the habitat was assessed in line with the Defra Metric 4.0 Condition sheets.

Biodiversity Net Gain Assessment

3.5 On completion of the fieldwork the habitat information was mapped using Biodiversity Metric 4.0 QGIS Beta test template and areas were imported into the DEFRA Biometric version 4.0 calculation tool using the Import tool. The metric calculates the baseline biodiversity units for the site based on the following factors:-

- Area
- Habitat distinctiveness
- Habitat condition
- Strategic significance

3.6 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 ecology network. 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

3.7 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.

Protected species

3.8 The PEA included an assessment of the potential for habitats on or immediately adjacent to the site to support legally protected or conservation-notable species. The location and nature of any signs of the presence of protected species (such as droppings, footprints, burrows, etc.) were documented and mapped accordingly. Indicative survey methods for protected species are outlined below.

Badgers (*Meles meles*)

3.9 The site and where possible 30 metres outside the site boundary was assessed for its suitability to support badgers. A direct search was undertaken for evidence of badgers. Evidence includes

- Active or disused setts;
- Diggings;
- Latrines / dung pits;
- Foraging ('snuffle holes');
- Footprints; and
- Badger hairs.

Bats

<u>Preliminary Roost Assessment - Buildings</u>

3.10 Bats use features within buildings such as stone crevices or cracks in brickwork, ridge beams, gaps between roofing materials and the main building structure, and any potential access points. An internal and external inspection of the building was conducted by CL20 licence holder Alex

Hannam MCIEEM (licence numbers available upon request) during the PEA survey. During the survey any evidence of bats such as droppings, urine staining, claw marks, feeding remains or bats themselves were recorded. An assessment of the potential of the building to support roosts was then made in line with Bat Conservation Trust (BCT) guidelines (2016) shown in **Table 2** below.

Table 2: Assessment of buildings to support roosting bats

Potential	Criteria
Negligible	Negligible features on site likely to be used by bats
Low	Potential features present which may support low numbers of bats irregularly but no suitable features for regular use by large numbers of bats.
Medium	A building with one or more potential roost features that may be used by bats due to their size, shelter, protection, condition and habitats present. Unlikely to support a roost of high conservation value.
High	A building with one or more potential roost sites that are suitable for use by a large number of bats on a regular basis.

Survey Limitations

3.11 Bats will often roost in places that are inaccessible to the surveyor, such as under tiles and crevices within structures. During the inspection of the building on site for bats, features that have the potential to support crevice dwelling species were also noted as it is not possible to definitively conclude that bats are absent from these areas.

3.12 A hornet nest was present in roof void 1 which became more active when the surveyor entered the roof space therefore a full assessment was limited to the area immediately around the loft hatch. However full access was available during the Preliminary Roost Assessment undertaken by Smart Ecology therefore sufficient information is available regarding the suitability of this void for roosting bats.

Preliminary Roost Assessment - Trees

3.13 The majority of bat species roost within trees. Therefore, an assessment of trees recorded on site was undertaken identifying any Potential Roost Features (PRFs). The assessment was undertaken from the ground looking for features which may support bats such as cavities, crevices, and peeling bark. The assessment was based on BCT guidelines (Collins, 2016) shown below in **Table 3**.

Table 3: Potential of trees to support bat roosts

Suitability	Criteria
Negligible	Negligible features on the tree
Low	A tree of sufficient size and age to contain PRFs but with none seed from the ground or features seen with only very limited roosting potential.

Suitability	Criteria
Medium	A tree with one or more potential roost features that may be used by bats due to their size, shelter, protection, condition and habitats present. But unlikely to support a roost of high conservation value.
High	A tree with one or more potential roost sites that are suitable for use by a large number of bats.

3.14 Bats use features in the landscape to navigate and also habitats may provide key foraging areas. Foraging and commuting habitat was assessed based on based on BCT guidelines (Collins, 2016) shown in **Table 4** below.

Table 4: Assessment of foraging/commuting habitat

Suitability	Criteria
Negligible	Negligible features on site likely to be used by bats
Low	Suitable but isolated habitat that could be used by small numbers of bats.
Medium	Habitat that is well connected to the wider landscape and could be used by bats for foraging such as trees, scrub, grassland or water.
High	Continuous high-quality habitat that is well connected to the wider landscape and may be used by significant numbers of bats including annex II species.

Phase II Emergence survey

3.15 Three dusk emergence surveys were conducted on 22nd May, 5th and 19th June 2023 in accordance with Bat Conservation Trust Best Practice Guidelines (Collins, 2016) and Interim Guidance Note: Use of night vision aids for bat emergence surveys and further comment on dawn surveys (Bat Conservation Trust 2022). Seven surveyors were positioned around the building to ensure all elevations impacted by the works were covered. A summary of the survey is provided in **Table 5** below.

3.16 The surveys were undertaken by bat licenced ecologists Alex Hannam, Louisa Jones, Adam Young, Alexander Sams, Becca Oswin, Craig Brakes and Jon Hayter (licence numbers available on request) assisted by Jake Purchase, Katherine Hines-Dedman and Matthew Norris-Hill.

3.17 The surveyors were equipped with Echo Meter Touch 2 Pro detectors. Surveyors also used Canon XA11 and XA15 Cameras with 96 LED Infra-Red Illuminator flood lights as NVAs (**Figures 1 – 6** show the coverage of the cameras recording). The cameras were positioned next to the surveyor who watched the building, once it became too dark to see the building the surveyor viewed the building through the camera display. Post survey any suspected emergences were then reviewed using a computer and VLC media player with the motion detector filter activated to aid footage review. Where necessary footage was slowed down and reviewed frame by frame. Bat sound analysis was undertaken using Kaleidoscope software to confirm the identity of the species recorded.

Table 5: Phase II Bat Survey Details

Date	Start and end times and time of sunset	Equipment used	Weather Conditions
22.05.23	Start: 20:46 End: 22:31 Sunset: 21:01	7 x Echo meter Touch 2 Pro 1 x Elekon batscanner 1 x Anabat walkabout 6 x Canon XA cameras paired with two 96 LED IR lamps	Start: 19°C End: 16°C 1/8 cloud cover 2/12 wind Dry
Comments (to include # of surveyors used for each visit): 7 surveyors undertook this survey.			
05.06.23	Start: 21:03 End: 22:48 Sunset: 21:18	7 x Echo meter Touch 2 Pro 2 x Elekon batscanner 6 x Canon XA cameras paired with two 96 LED IR lamps	Start: 13°C End: 12°C 0/8 cloud cover 2/12 wind Dry
Comments (to include # of surveyors used for each visit): 7 surveyors undertook this survey.			
19.06.23	Start: 21:12 End: 22:57 Sunset: 21:27	7 x Echo meter Touch 2 Pro 1 x Elekon batscanner 1 x Anabat walkabout 6 x Canon XA cameras paired with two 96 LED IR lamps	Start: 17°C End: 16°C 4/8 cloud cover 1/12 wind Dry
Comments (to include # of surveyors used for each visit): 7 surveyors undertook this survey.			



Figure 1: Southern elevation from southeast corner.



Figure 2: Southern elevation from southwest corner.



Figure 3: Northern and eastern elevations



Figure 4: Northern and western elevations corner



Figure 5: Northern gable ends.



Figure 6: Western elevation

Birds

3.18 Any habitat features, for example, scrub and trees, which could potentially be used by nesting birds, were surveyed and any nesting activity was noted. The habitat was also assessed regarding its potential for bird activity.

Great Crested Newts (Triturus cristatus)

3.19 Ponds within the vicinity of the site were noted and the potential of the land to act as a commuting route, shelter or foraging resource for great crested newts was assessed.

Hazel dormouse (Muscardinus avellanarius)

3.20 An assessment of the suitability of the habitat to support hazel dormouse was undertaken in accordance with The Dormouse Conservation Handbook (Bright *et al*, 2006). Any small mammal feeding signs were checked and assessed, including:

- Examination of hazel nuts; and
- Evidence of nest building.

Invasive species

3.21 During the survey any invasive species listed on Schedule 9 of the Wildlife and Countryside Act 1981 (as amended) were noted.

Invertebrates

3.22 An assessment was undertaken to assess the potential of the habitats recorded on site to support diverse communities of invertebrates, or any Biodiversity Action Plan (BAP) species. The assessment was based on the presence of a number of habitat features which may support important invertebrate communities such as:

- An abundance of deadwood;
- Presence of diverse plant communities;
- Presence of varied woodland structure and sunny woodland edge;
- Presence of ponds or watercourses; and
- Presence of free draining soil exposures.

Reptiles

3.23 Habitat features that could be suitable as hibernacula, foraging or basking areas were noted. Extant refugia were lifted and examined for evidence of reptiles, including sloughs (shed skins).

4.0 Results and Analysis

Designated sites

Statutory Designated Sites

4.1 The data search returned records of three international Statutory Designated Sites within five kilometres of the site:

- **River Avon Special Area of Conservation (SAC):** This 416.57-hectare site is located 0.3 kilometres north of the site and runs west to east. The River Avon comprises water courses of plain to montane levels with the *Ranunculion fluitantis* and *Callitricho-Batrachion* vegetation which is a primary reason for its designation. The River Avon also supports populations of Desmoulin's whorl snail (*Vertigo moulinsiana*), sea lamprey (*Petromyzon marinus*), brook lamprey (*Lampetra planeri*), Atlantic salmon (*Salmo salar*) and bullhead (*Cotus gobio*).
- **Salisbury Plain SAC:** This 21465.94-hectare site is located 1.7 kilometres north of the development site. This SAC comprises *Juniperus communis* formations on heaths or calcareous grassland and semi-natural dry grassland and scrubland facies on calcareous substrates (*Festuco-Brometalia*) (important orchid sites). These habitats are a primary reason for this site's designation. The site also supports populations of marsh fritillary butterfly (*Euphydryas (Eurodryas, Hypodryas) aurinia*).
- **Salisbury Plain Special Protection Area (SPA):** This site is located 1.7 kilometres north of the development site. The SPA contains the largest expanse of unimproved chalk downland in northwest Europe, comprising a mosaic of eight main National Vegetation Classification community types. The site also includes small blocks of woodland and scrub and an area of agricultural land on its periphery. The site supports nationally important populations of two Annex I species. It supports 10% of the British breeding population of stone curlew (*Burhinus oedicnemus*) and 1% of Britain's wintering hen harrier (*Circus cyaneus*).

4.2 The development site is located within five kilometres of the River Avon designated site. The proposals for the site include change of use from commercial to residential in an area identified as vulnerable to increased phosphates. A nutrient neutrality assessment will be required to ensure the development is nutrient neutral. If the development will result in an increase in nutrients mitigation will be required. Further details in relation to this are provided in **Section 5.0**.

4.3 The development site is within the 6.4-kilometre zone of influence for recreational pressure for Salisbury Plain SPA (Wiltshire Council 2018) and the proposals for the site include change of use from commercial to residential. The development therefore has the potential to impact this designated site and mitigation measures will be required. These are discussed in **Section 5.0**.

4.4 The data search returned records of three national Statutory Designated Sites within two kilometres of the site, these are Sites of Special Scientific Interest (SSSIs):

- **River Avon System SSSI:** The River Avon is one of the most varied chalk streams with over 180 species of aquatic flora, one of the most diverse fish faunas in Britain and a wide range of aquatic invertebrates. This site is located 0.3 kilometres north of the development site.

- **Scratchbury & Cotley Hills SSSI:** This 53.5-hectare site comprises a chalk grassland site supporting a rich flora and an outstanding associated butterfly fauna of 29 resident breeding species. This site is located 1.5 kilometres east of the development site.
- **Salisbury Plain SSSI:** This site supports the largest known expanse of unimproved chalk downland in northwest Europe, and represents 41% of Britain's remaining area of this rich wildlife habitat. This site is located 1.7 kilometres north of the development site.
- **Smallbrook Meadows**: A complex site which includes two Local Nature Reserves (LNRs) and a Wiltshire Wildlife Trust (WWT) reserve and supports neutral grassland, wet and dry woodland, swamp and fen vegetation. The site is approximately 21.86 hectares in area and is located 0.63 kilometres northwest of the development site.

4.5 The development is considered to be sufficiently remote from these national Statutory Sites to avoid impacts during the construction phase. The mitigation strategy associated with the internationally designated sites will be sufficient to mitigate the impacts of the scheme on Salisbury Plain SSSI post construction.

Non-Statutory Designated Sites

4.6 The data search returned records of four non-statutory designated sites within one kilometre of Eastleigh Court.

4.7 The non-statutory sites were designated as Local Wildlife Sites (LWS):

- **Eastleigh wood**: An ancient woodland site with some semi-natural areas and substantial conifer plantation. The site is approximately 53.15 hectares in area and is located 0.36 kilometres south of the development site.
- **Eastleigh Farm Meadow**: A complex of abandoned water meadows dominated by sedges and reeds. The main habitat comprises neutral grassland. The site is approximately 4.62 hectares in area and is located 0.82 kilometres west of the development site.
- **Woodcroft Wood**: Ancient semi-natural broadleaved woodland and plantation on an ancient site. The site is approximately 9.7 hectares in area and is located 0.85 kilometres west of the development site.

4.8 These non-statutory sites are considered to lie outside the zone of influence of the development due to the scale of the works and distances involved. No further action is required.

Ecological Assessment

Introduction

4.9 The results of the PEA are presented below. A habitat survey map is provided in **Appendix C**. The map illustrates the location and extent of the sites surveyed, along with additional notable features.

Habitats

Surrounding habitat

4.10 The site at Eastleigh Court is located south east of Warminster. The surrounding habitats comprise mainly of agricultural fields, woodland parcels and residential properties along Bishopstrow Road.

Developed land; sealed surface and artificial unvegetated; unsealed surface

4.11 Parcels of developed land; sealed surface are present in the form of the Eastleigh Court, a wooden shed, the access road and associated parking. The buildings recorded on site are discussed further in the bat section of the report.

4.12 The artificial unvegetated; unsealed surface comprises an area of parking northwest of the building

Other woodland; mixed

4.13 Areas of broadleaved woodland are present in the east of the site and in the western corner of the site. The eastern area runs along the eastern boundary, adjacent to Bishopstrow Road, with the access track cutting through it (**Figure 7**). The woodland in the western corner connects a larger area of woodland to the west of the site (**Figure 8**). The woodland comprises ash (*Fraxinus excelsior*), beech (*Fagus sylvatica*) and holly (*Ilex aquifolium*) with an understorey comprising bluebell (*Hyacinthoides non-scripta*), common nettle (*Urtica dioica*), cleavers (*Galium aparine*), garlic mustard (*Alliaria petiolata*), vetch (*Vicia sativa*) and yorkshire fog (*Holcus lanatus*). The eastern woodland comprises ash, elder (*Sambucus nigra*), hazel (*Corylus avellana*), holly, horse chestnut (*Aesculus hippocastanum*), lime (*Tilia* spp.), oak (*Quercus* spp.), sycamore (*Acer pseudoplatanus*), wild cherry (*Prunus avium*) and the non-native species cherry laurel (*Prunus laurocerasus*). The understorey comprises bramble (*Rubus fruticosus*), common nettle, dock (*Rumex* spp.) and lords and ladies (*Arum maculatum*). This habitat was assessed as being in moderate condition due to a lack of age structure and presence of cherry laurel and rhodendendron. The proposals include retrntion and enhancement of the woodland however this should be suitably protected during construction. Further details are provided in **Section 5.0.**



Figures 7 and 8: Eastern woodland and western woodland, respectively.

Other neutral grassland

4.14 The majority of the site comprises other neutral grassland due to the high species diversity (**Figures 9 and 10**) with a short sward height of approximatley 5 centimetres. Some areas have been left uncut and reach approximately 50 centimeters. Species recorded include perennial rye-grass (*Lolium perenne*), annual meadow-grass (*Poa annua*), fescue (*Festuca* spp.), cock's foot (*Dactylus glomerata*), yorkshire fog, creeping buttercup (*Ranunculus repens*), daisy (*Bellis perennnis*), dandelion (*Taraxacum* spp.), dock, field woodrush (*Luzula campestris*), forget-me-not (*Myosotis* sp.), greater plantain (*Plantago major*), sedge (*Carex* spp.), red clover (*Trifolium pratense*), red dead-nettle (*Lamium purpureum*), silverweed (*Potentilla anserina*) and white clover (*Trifolium repens*). Daffodils (*Narcissus* sp.) are present along the driveway. This grassland is considered to be in moderate condition as there are not 10 or more vascular plant species per m^2.



Figure 9 and 10: Vegetated Garden comprising grass, gravel path and raised flowerbeds.

Scrub

4.15 Two areas of mixed scrub are present around the northern driveway (**Figures 11 and 12**). The western half of this scrub has a treeline running through it. The scrub area comprises hazel, bramble, hawthorn (*Crataegus monogyna*) and holly with the non-native species cherry laurel and cotoneaster (*Cotoneaster* sp.). The scrub is considered to be in moderate condition as the edge of

the habitat doesn't transition into other natural habitats and there are no clearings, glades or rides.




Figures 11 and 12: Areas of scrub around northern hardstanding.

4.16 An area of introduced shrub is present along the northern elevation of Eastleigh Court, this area mostly comprises non-native species with holly present.

Hedgerows and tree lines

4.17 Three ornamental hedgerows are present within the site, including a leylandii hedgerow adjacent to the driveway and parking south of the building, a leylandii hedgerow along the northeast boundary (**Figure 13**), a non-native ornamental hedgerow around the fountain area east of the building (**Figure 14**) and a species poor hedgerow east of the car park north of the building on the east boundary of the north driveway which comprises cherry, hazel, bramble, blackthorn (*Prunus spinosa*), ivy (*Hedera helix*) and sycamore spalings and young trees. The non-native species cherry laurel is abundant in this hedgerow.




Figures 13 and 14: Non-native hedgerows

4.18 Three ecologically valuable treelines are present in the western half of the site. Two of these are located in the western lawn, running adjacent to the site boundary (**Figures 15 and 16**). The northernmost treeline comprises small to medium ash and oak. The second treeline along the western boundary comprises large and small oaks. The third tree line runs adjacent to the

woodland in the west corner of the site. This treeline comprises large lime and small apple (*Malus x domestica*).




Figures 15 and 16: Treelines in northwest of site.

4.19 A fourth treeline is present within the mixed scrub area around the north driveway (see **Figure 11** above). This treeline comprises ash, beech and sycamore of small to medium sizes.

4.20 The treelines were assessed for their potential for roosting bats, this is discussed further in the bat section of the report.

Scattered trees

4.21 Scattered trees are present throughout the site, these range in size from sapling to large and have a variation of species. The trees excluded from the woodland and treelines include apple, ash, beech, copper beech (*Fagues sylvatica f. purpurea*), oak, holly, lime, field maple (*Acer campestre*), sycamore, yew (*Taxus baccata*), cedar (*Cedrus* sp.) and the non-native species cherry laurel.

4.22 The trees were assessed for their potential for roosting bats, trees with potential for roosting bats are detailed further in the bat section of the report.

Protected and/or notable species

Badgers

4.23 The WSBRC data search returned seven records for badger within one kilometre of the site between 1977 and 2021.

4.24 The woodland on site is suitable for badger to both foraging and excavating, however no signs of badger were found within or 30 metres outside of the boundary where access was available.

4.25 The development proposal does not require the clearance of any suitable badger habitat on site therefore no further action is required.

Bats

4.26 The WSBRC data search returned 35 records within one kilometre of the site for the following bat species between 1990 and 2020:

- Serotine (*Eptesicus serotinus*)
- Myotis species (*Myotis sp.*)
- Daubenton's (*Myotis Daubentonii*)
- Natterer's bat (*Myotis nattereri*)
- Noctule (*Nyctalus noctula*)
- Pipistrelle species (*Pipistrellus sp*.)
- Common pipistrelle (*Pipistrellus pipistrellus*)
- Soprano pipistrelle (*Pipistrellus pygmaeus*)
- Long-eared species (*Plecotus* sp.)
- Brown long-eared (*Plecotus auritus*)

4.27 The Defra run website, MAGIC, was searched for a list of granted European Protected Species Licences (EPSL's). One bat EPSL was recorded within two kilometres of the site. This was granted for common pipistrelle and allowed for the destruction of a breeding site.

4.28 The site is located within 1.16 kilometres of a known greater and lesser horseshoe day roost and hibernation roost, common pipistrelle day roost and myotis day roost.

4.29 The results of the Preliminary Roost Assessment are detailed below with reference to **Appendix D**. The previous survey conducted by Smart Ecology (2022) was consulted and any changes were noted.

Buildings

Eastleigh Court – External Inspection

4.30 Eastleigh Court is a three-storey residential dwelling comprising brick elevations with a double pitched, clay tiled roof and clay ridge tiles (**Figures 14 and 15**). A section of the ridge comprises lead flashing. The building has stone window frames and windows lined with metal, the windows on the northern elevations have timber frames. Velux windows are present on the western, southern and northern elevations. A small section on the northern aspect of the building comprises rendered elevations.

4.31 Timber eaves are present on the eastern and southern gable ends. Five internal brick chimneys are present and sealed with lead flashing. A single storey section with a flat roof is present on the western aspect which comprises timber window frames. as well as a bay window section on the southwestern corner of the building. This has the same composition as the rest of the building and has a flat roof. The building was assessed as being in the same condition as previously surveyed.





Figures 14 and 15: West and south views of Eastleigh Court, respectively.

Eastleigh Court - Internal Inspection

4.32 The building has three voids present. Void 1 is located over the south-western section of the building, void 2 is located over the northern section and void 3 is located above room 311, the south-eastern section of the building. These voids are interconnected with gaps around the chimney stacks and above the wall plates.

4.33 Dimensions and composition of the voids are the same as previously surveyed. Droppings were scattered throughout all three voids. Void 2 was inaccessible due to the presence of an active hornet nest and was therefore assumed to be the same as previously surveyed. Droppings were scattered throughout this void and collected from the hatch entrance.

4.34 The droppings were sent off to Swift Ecology for DNA analysis. Brown long-eared droppings were recorded in all three voids. Common pipistrelle and serotine droppings were recorded in voids 2 and 3 and whiskered bat (*Myotis mystacinus*) droppings were recorded in void 2.

4.35 The basement and boiler room within the buildings were assessed for its suitability to support a bat roost however no access or egress points were identified, and no evidence of bats was recorded. Therefore, this section of the building is considered unsuitable for roosting bats.

Timber Shed – External Inspection

4.36 The shed comprises timber cladding elevations with a pitched corrugated metal roof (**Figure 16**). Timber soffits are present under the eaves. The building is generally well-sealed however a hole is present leading into the soffit box on the south-eastern corner (**Figure 17**). An internal survey of the building was not conducted.





Figures 16 and 17: Timber shed and hole in soffit box, respectively.

4.37 The shed has been categorised as having **low** potential to support roosting bats due to the access point in the southern soffit.

Phase II Emergence Surveys

4.38 Three emergence surveys were undertaken on Eastleigh Court and the timber shed on the 22nd May, 5th and 19th June 2023. The results of these surveys are summarised below and provided in **Appendix E**.

Emergence Survey 22nd May

4.39 Seven common pipistrelles were recorded emerging from Eastleigh Court during the survey, two of these were non-echolocating but assumed to be common pipistrelle due to the location of their emergences from confirmed roosts in the voids.

- One common pipistrelle emerged from the eaves on the southeastern corner of the eastern gable end at 21:07 and 21:14.
- One common pipistrelle emerged from beneath a ridge tile on the southern section of the roof at 21:14.
- One common pipistrelle emerged from the eaves on the northeastern corner of the eastern gable end at 21:18.
- One common pipistrelle emerged from the ridge behind the western gable end at 21:22.

- One common pipistrelle emerged from the eaves on the south-western corner of the western gable end at 21:27.
- One common pipistrelle emerged from the apex of the northern gable end at 21:38.

4.40 Common and soprano pipistrelles were recorded foraging and commuting over the site intermittently from 21:07 until the end of the survey. Several serotines were recorded foraging and commuting between 21:30 until the end of the survey as well. Noctules were heard commuting over the site five times between 21:14 and 22:27. The Annex II species barbastelle was recorded commuting past the southern elevation of the house at 21:42.

Emergence Survey 5th June

4.41 Eight bats were recorded emerging and one bat was recorded re-entering the Eastleigh Court during the survey, three of which were soprano pipistrelles, the rest included a pipistrelle, a common pipistrelle, a serotine and brown long-eared bats.

- One soprano pipistrelles emerged from the apex of the east facing gable end on the northern elevation at 21:25.
- One soprano pipistrelle from the base of a chimney on the southeastern section of the roof at 21:36.
- One soprano pipistrelle emerged from the eaves of the south western gable end at 21:43.
- The pipistrelle was recorded emerging from a ridge tile on the northern gable end at 21:42. It was not possible to distinguish to species level as the bat was not echolocating but the flight and emergence time is characteristic of a pipistrelle bat.
- The common pipistrelle bat was recorded emerging from the verge of the south eastern gable end at 21:44.
- One brown long-eared bat was recorded emerging from near the gutter on the southwest corner of the building at 21:49.
- One brown long-eared bat was recorded emerging from beneath a ridge tile left of the rendered north facing gable end at 21:55.
- One serotine was recorded foraging around the southwest corner and then re-entered at the top of the guttering at 22:25.

4.42 Common and soprano pipistrelle activity was recorded intermittently between 21:25 and 22:28. Noctules were recorded commuting and foraging ten times between 21:38 and 22:48. A single serotine was recorded foraging along the southern elevation of the building. Brown **l**ong-eared bats were heard but not seen at 22:32 and 22:46. A myotis was heard faintly but not seen at 22:36.

19th June Emergence Survey

4.43 Eight bats were recorded emerging from Eastleigh Court during the survey. These including three common pipistrelles, a soprano pipistrelle, two serotines, a brown long-eared bat and myotis bat (assumed to be a whiskered bat due to the presence of droppings within the void). These emerged between 21:40 and 22:05.

- One soprano pipistrelle emerged from the eaves on the southeast corner at 21:40.
- One common pipistrelle was recorded emerging from the apex of north facing rendered gable end on the northern elevation at 21:46.
- One common pipistrelle was recorded emerging from roof tiles near the eaves of the roof in the south western corner at 21:46.
- One common pipistrelle was recorded emerging from beneath a ridge tile on the north western corner of the building at 21:48.
- One serotine emerged from beneath a ridge tile in the north western section of the building at 21:52
- One serotine emerged from the east facing gable end on the northern elevation at 22:00
- One whiskered bat emerged from beneath a ridge tile in the north eastern section of the roof at 22:03.
- One brown long-eared bat was recorded emerging from the middle of the southern elevation of the roof at 22:05.

4.44 Common and soprano pipistrelles were recorded foraging and commuting across the site from 21:32 to 22:57. Two noctules were heard but not seen at 21:45 and 22:24. A brown long-eared bat was recorded commuting along the southern elevation at 22:49.

Summary

4.45 Droppings were scattered throughout all three voids. The droppings were sent off to Swift Ecology for DNA analysis. Brown long-eared droppings were recorded in all three voids and therefore any emerging long-eared bats have been assumed to be brown long-eared. Common pipistrelle and serotine droppings were recorded in voids 2 and 3 and whiskered bat droppings were recorded in void 2.

4.46 No bats were recorded emerging from the timber shed therefore this building is not considered to support a bat roost. No further action is required in relation to this building.

4.47 Emergence surveys confirmed the presence of the following roosts:

- Two whiskered day roosts for a single bat– one within the roof void and one in a crevice roost in the northeast section of roof.
- Two brown long-eared day roosts for a peak count of two bats– one within the roof void and one crevice roost between roof tiles on the northern elevation.
- Two soprano pipistrelle day roosts for a peak count of three bats- one within the roof void, one crevice roost between roof tiles in the northeastern section of the roof.
- Four common pipistrelle day roosts for a peak count of seven bats – one within the roof void, one crevice roost between roof tiles in the south eastern corner and one crevice roost between roof tiles in the northeastern section of the roof and one under the roof tiles in the north west of the roof.
- Two serotine day roosts for a peak count of two bats – one within the roof void, and one crevice roost between roof tiles on the northern elevation.

4.48 Surveys have not been undertaken to confirm if hibernation roosts are present. Hibernation potential is considered to be low, likely to be used by low numbers of bats within the void and between roof and ridge tiles.

4.49 The proposed works will result in modifications to the roost within the roof void and loss of access and egress points. A licence and suitable mitigation strategy will be required to facilitate the proposed works. This is discussed further in **Section 5.0**.

Trees – Ground level inspection

4.50 Most of the scattered trees on site were considered to have negligible potential for roosting bats due to a lack of suitable potential roost features. One within the western treeline was considered to have moderate bat potential due to a low number of potential roost features present and one was considered to have high potential to support roosting bats due to presence of multiple potential roost features. A beech monolith is present in the eastern garden, this was considered to have high potential due to multiple potential roost features (**Appendix C** for tree locations).

4.51 A full assessment of the suitability of all trees on site for roosting bats was outside the scope of the assessment however the proposals will not result in the loss of any trees. Mitigation will be required to ensure lighting on site does not adversely impact the potential roosts.

Foraging and commuting habitat

4.52 The habitats recorded on site provide foraging and commuting opportunities for bats, predominantly in the form of hedgerows and trees on field margins, as well as small parcels of woodland. A total of eight species of bat were recorded using the site during the emergence bat surveys. Including the annex II species barbastelle.

4.53 The site is used by the local bat population for foraging and commuting, recommendations are provided in **Section 5.0** to ensure the site remains suitable for bats post development.

Birds

4.54 WSBRC provided records for the following bird species of conservation concern that may be present on the site: corn bunting (*Emberiza calandra*), cuckoo (*Cuculus canorus*), fieldfare (*Turdus pilaris*) grasshopper warbler (*Locustella naevia*), greenfinch (*Chloris chloris*), hawfinch (*Coccothraustes cocoothraustes*), house martin (*Delichon urbicum*), house sparrow (*Passer domesticus*), lapwing (*Vanellus vanellus*), linnet (*Linaria cannabina*), marsh tit (*Poecile pulustris*), mistle thrush (*Turdus viscivorus*), starling (*Sturnus vulgaris*), swift (*Apus apus*), willow tit (*Poecile montanus*), woodcock (*Scolopax rusticola*), yellowhammer (*Emberiza citrinella*). In addition to these records for the following Schedule 1 and/or Annex I species which may breed in the area were returned: barn owl (*Tyto alba*), crossbill (*Loxia curvirostra*), hobby (*Falco subbuteo*), kingfisher (*Alcedo atthis*), peregrine (*Falco peregrinus*) and red kite (*Milvus milvus*).

4.55 The buildings, trees, treelines, woodland and scrub provide suitable nesting habitat for birds. Further recommendations have therefore been made in **Section 5.0** for the clearance of buildings and vegetation.

Great crested newts

4.56 The WSBRC data search returned one record of great crested newt presence approximately one kilometre from the site. This included a breeding population of over 100 individuals. The Defra run website, MAGIC, was searched for a list of granted EPSL's and great crested newt class licence returns. No records were returned. The breeding population is separated from the development site by the A36 and arable fields and whilst a bridge is present over the A36 the intervening habitat and limited crossing points are considered a significant barrier to movement.

4.57 No evidence of amphibian presence was recorded during the survey. The short sward grassland is considered unsuitable for great crested newts as it provides limited shelter. There are no waterbodies within the site boundary.

4.58 There are three suitable waterbodies located within 500m of the site which include three ponds (**Appendix F**). Other waterbodies are present however they are connected to the River Wye and are considered unsuitable habitat for great crested newts.

4.59 Pond 1, located 0.2 kilometres south of the site, was surveyed through the great crested newt pond surveys undertaken between 2017 and 2019. The habitat suitability index score for Pond 1 was below average, eDNA results concluded great crested newts to be absent from the pond.

4.60 Ponds 2 and 3, located 0.2- and 0.3-kilometres northeast of the development, respectively. These were not assessed for their suitability for great crested newts however they are isolated from the proposed development by multiple residential dwellings, Bishopstrow Road and a brick wall which forms the eastern boundary of the site.

4.61 There are no suitable waterbodies or habitat on site therefore it is considered highly unlikely newts would commute across the site to other areas of suitable habitat in the wider area.

4.62 Due to the lack of any suitable aquatic or terrestrial habitat and the lack of connectivity to suitable waterbodies or known newt populations it is considered that great crested newts are likely absent from the site and no further action is required.

4.63 In the unlikely event that a great crested newt is encountered during the development all works should stop until advice has been obtained from a suitably qualified ecologist.

Hazel dormouse

4.64 The WSBRC data search returned no records for hazel dormouse within one kilometre of the site. The Defra run website, MAGIC, was searched for a list of granted EPSL's within two kilometres of the site and no records were returned.

4.65 The hedgerows within the site comprise non-native species which do not provide any suitable food plants for hazel dormouse and have limited connectivity from other areas of suitable habitat.

4.66 The woodlands on site provide suitable foraging and nesting habitat for hazel dormouse. The western woodland is also connected to a block of woodland immediately adjacent to the site boundary which may also be suitable. The eastern woodland is also considered suitable and connects to hedgerows and treelines which may be suitable.

4.67 However, proposals will not impact these habitats therefore there will be no impacts on the local dormouse population (if present). Therefore, no further action is required.

Invertebrates

4.68 The WSBRC data search provided four historical records of marsh fritillary (*Euphydryas aurinia*) dated from 1991 and 1997.

4.69 Marsh fritillary are found in wet and boggy habitats such as damp meadows. The preferred food source for the caterpillars is devil's bit scabious (*Sussica pratensis*) but will also eat field scabious (*Knautia arvensis*) and small scabious (*Scabioa columbaria*). No habitats on site provide these food plants or suitable foraging habitat for this species. The development will not impact habitat suitable for this species, no further surveys or mitigation measures are required.

Reptiles

4.70 The WSBRC data search returned 10 records of reptiles within one kilometre of the site from 1977 to 2011. Species recorded include grass snake (*Natrix Helvetica*), slow worm (*Anguis fragilis*) and common lizard (*Zootoca vivipara*).

4.71 The majority of the site comprises short sward neutral grassland which has limited potential to support reptiles, due to the short sward height providing insufficient shelter. However, there is suitable habitat where grassland management is more relaxed and longer sward grassland is present and along the woodland edge. There is connectivity to the north where other areas of grassland are present, but the site is isolated to the south by arable fields with fragmented hedgerows.

4.72 The proposed construction is in areas of short sward grassland which is considered unsuitable for reptiles therefore it is considered highly unlikely reptiles will be present in the proposed works areas. Recommendations have been provided in **Section 5.0** to enhance the site for reptiles.

5.0 Impacts and Mitigation

Impacts and Required Mitigation for the Proposed Development

Designated sites

5.1 The development site is located within five kilometres of the River Avon designated sites. The proposals for the site include change of use from commercial to residential in an area identified as vulnerable to increased phosphates.

5.2 The current recommended approach is that all new developments must achieve nutrient neutrality.

5.3 An Avon Nutrient Budget Calculator must be completed to demonstrate the nutrient load generated from the proposed use. Should proposals result in an increase in nutrients a mitigation strategy will be required to demonstrate on site avoidance and mitigation measures.

5.4 The development site is within the 6.4-kilometre zone of influence for recreational pressure for Salisbury Plain SPA (Wiltshire Council 2018) and the proposals for the site include change of use from commercial to residential. The development therefore has the potential to impact this SPA through increased recreational pressure.

5.5 Specific mitigation measures for the SPA will include annual contributions to be paid towards the Stone Curlew Management Plan to continue to fund monitoring of stone curlew populations, visitor surveys, and support for landowners/managers. Contributions are collected through Community Infrastructure Levy (CIL) Payments.

5.6 Mitigation to offset the potential impacts on the SPA will be sufficient to also offset the impacts on the Salisbury Plain SSSI.

Habitats

5.7 During construction retained areas of woodland and trees will be protected in-line with BS 5837:2012 *Trees in relation to design, demolition and construction*. This will include provision of Heras fencing or similar to prevent root compaction from the movement of vehicles and potential damage to the woodland. This should be informed by an arboriculture impact assessment.

Bats

5.8 The proposed plans include an extension on the western elevation of Eastleigh Court, the plans also included the installation of dormer windows on the southern aspect of the roof. The building supports day roosts for common and soprano pipistrelle, brown-long eared, serotine and whiskered bats. The proposed dormer windows will result in modifications to the roosts recorded in the roof void by reducing the available roosting space.

5.9 One access point for common pipistrelle, serotine and brown long-eared bats will be lost to tie in the extension.

5.10 In order to carry out a lawful operation (e.g. development work which has full planning permission) that may result in an offence under the Habitats Regulations, it is first necessary to obtain a licence from Natural England. A EPSL will only be granted after Natural England has been

satisfied that there are no satisfactory alternatives, that there will not be any adverse impacts on the favourable conservation status of the species and that the development is of overriding public interest. The licence will be applied for following the granting of planning permission and once all relevant wildlife conditions have been discharged.

5.11 Natural England stipulate that at least one survey must be from the most recent survey season. If the licence application is delayed, a further survey may be required.

5.12 The following mitigation will be included in the licence application and is shown in Appendix G.

- Temporary roosting provisions will be provided in the form of five woodcrete bat boxes. These will be installed on suitable trees prior to work commencing. These will allow any bats that are found during works to be safely relocated. The boxes will be retained as enhancement features.
- The existing roof voids will be retained within the proposed plans although the roof will require modification to accommodate the apex of the dormer windows.
- A replacement access point will be provided into the existing roof void to replace the access point lost when tying in the extension. The bitumen liner will be cut in the correct locations beneath the access tile to provide access into the void.
- Type F1 bitumastic roofing felt will be used within the roof void of the extension and during any re-roofing works that may be required.
- The building holds low suitability for hibernating bats however as a precaution any destructive works undertaken between November and March must be undertaken when the overnight temperatures have been consistently above 8°C for a period of four nights to avoid any disturbance to bats during hibernation.
- To avoid harm or injury to roosting bats, an ecological watching brief is required during the soft strip of all sensitive areas of the building. Following a detailed tool-box talk to all site contractors, all sensitive areas which may be used by bats will be dismantled by hand, whilst checking for roosting bats under the supervision of a licenced bat worker, until it is no longer suitable for roosting bats. If any bats are encountered during the works, the licenced bat handler will remove the bat(s) using gloves to the bat boxes on the site. All soft demolition of suitable bat features will be supervised by a licenced ecologist and if a bat is encountered when the ecologist is not present all works will stop until they have been consulted.

Bats - lighting

5.13 The site supports foraging and commuting bats. The proposals will require the inclusion of lighting to adhere to the following guidelines (ILP, 2023):

- Not result in an increase of 1 lux on the woodland edge and boundary features.
- LED luminaires should be used of a warm white spectrum (<2700 Kelvin) which will feature peak wavelengths higher than 550 nm.
- Internal luminaires should be recessed to reduce light spill outside the property.
- Only luminaires with a negligible or zero Upward Light Ratio, and with good optical control, should be considered.

- Luminaires should always be mounted horizontally, with no light output above 90° and/or no upward tilt.
- Where appropriate, external security lighting should be set on motion sensors and set to as short as possible.
- Only if all other options have been explored, accessories such as baffles, hoods or louvres can be used to reduce light spill and direct it only to where it is needed.
- No lighting will be directed on to the identified access or egress points within the roof.

5.14 The site can provide additional enhancement measures though the management and provision of native hedgerows. These measures are discussed further in relation to enhancements on the site.

Nesting birds

5.15 The trees, ornamental plants and nest boxes provide habitat for nesting birds. It is an offence under the Wildlife and Countryside Act 1981 (as amended) to take, damage or destroy the nest of any wild bird while that nest is in use. Any vegetation clearance required must be scheduled to avoid peak bird nesting season (1st March to 31st August, although this will vary between species and local conditions) to avoid contravention of protected species legislation; unless inspection by an ecologist concludes that there are no nesting birds present immediately prior to the commencement of works. A pre-works check of any buildings due to be impacted should also be undertaken.

5.16 If the presence of nesting birds is confirmed, a 5-metre buffer will be implemented and no works will be permitted within this buffer. Works will be able to proceed once the young birds have fledged the nest of their own accord.

Enhancement Measures for the Proposed Development

5.17 In accordance with the Natural Planning Policy Framework (NPPF, 2021) whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to incorporate biodiversity improvements in and around developments should be encouraged, especially where this can secure measurable net gains for biodiversity. The Environment Act 2021 sets out the requirement for all development to achieve biodiversity net gain, with a mandatory 10% required from November 2023. A biodiversity metric has been completed for the site using DEFRA metric 4.0 based on the following inclusions within the development plans, based on the site proposals (**Appendix H**). The biodiversity metric is available alongside this report.

- The retention of 1.86 hectares neutral grassland which will then be enhanced from moderate condition to good condition to provide areas of wildflower grassland. This grassland is on the periphery of the gardens where a more relaxed management approach can be maintained allowing a greater diversity in sward height. Yellow rattle will also be sown which will supress grassland grown and allow herbaceous species to establish. Informal mown paths will be included to provide connectivity between the different areas of the garden.
- Proposals also include retention of 0.51 hectares of neutral grassland retained in their current condition by continuing the same management strategy to maintain a short sward lawn and creation of 0.065 hectares of neutral grassland of moderate condition that will be managed in the same way as the lawn

- The retention of the woodland which will be enhanced from moderate condition to good by removing cherry laurel from the understorey which in turn will allow more regeneration of the woodland.
- Mixed scrub covering an area of 0.086 hectares will also be retained within development proposals.
- The lines of trees will be retained within development proposals and 0.215 kilometres of native hedgerow and 0.022 kilometres of non-native ornamental hedgerows will be created.

5.18 With these measures in place the biodiversity metric results in a net gain of 22.63% in habitat units and 41.42% in hedgerow units (**Table 6**).

Table 6: DEFRA Metric 4.0 results

On-site Baseline	Habitat units	29.44
	Hedgerow units	1.43
On-Site Post intervention	Habitat units	36.10
	Hedgerow units	2.03
Total net change	Habitat units	6.66
	Hedgerow units	0.59
Total net change %	Habitat units	22.63%
	Hedgerow units	41.42%
Trading Rules	Yes	

5.19 All habitat creation and management measures will need to be fully detailed and secured through a Habitat and Ecological Management Plan (HEMP) and shown within final landscape plans for the site.

5.20 The metric only takes into account the provision of habitats and therefore further enhancements can be provided with the inclusion of the following species specific measures:

- Any new construction should look to incorporate bird boxes, with integral boxes preferred. These should target species such as house sparrow and swift (*Apus sp.*).
- Additional roosting provisions will be provided within the existing roof voids by installing rough sawn timbers at the ridge.
- Additional roosting space will be provided above the extension. Access will be provided through two ridge access tiles and one bat access brick at the apex of the gable end on the western elevation.
- Bat boxes installed for temporary roosting provision will be retained in perpetuity to provide additional roosting opportunities for the local bat population.
- Log piles will be created on the woodland edge to provide suitable refugia for reptiles, hedgehogs and invertebrates.

6.0 References and Bibliography

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Appendices

Appendix A: Site Location

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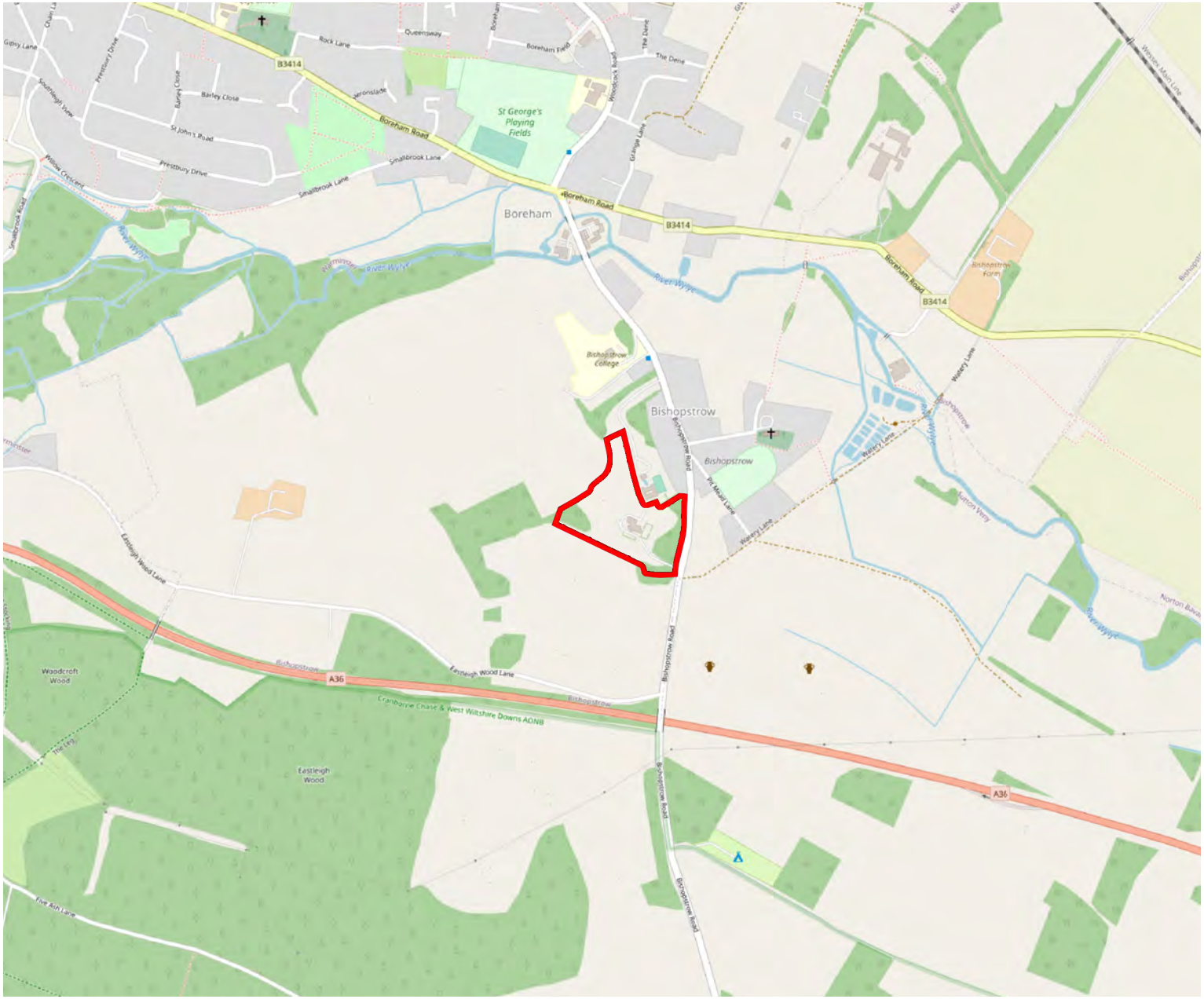
The proposal presented here is subject to review by specialist consultants, and is to be read in conjunction with all relevant specialist's drawings and information where available. Any discrepancies between this and any other consultant's drawings and information should be reported to Pro Vision immediately.

Legend

Red Line Boundary



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ISSUE	DATE	DESCRIPTION	DRAWN	CHECKED
v1	15.08.23	Map Creation	DC	AH

CLIENT:	**Eastleigh Court Ltd**	
PROJECT:	**Eastleigh Court**	
DRAWING:	**Site Location Plan**	**1:12000**
NUMBER:	**8236-XX-E0-01**	**A4**
ISSUE:	**v1**	**15.08.23**

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Appendix B: Proposed Plans



K e y

1 Existing entrance unaltered with new gates as approved in 2020 under application 20/06499/FUL

2 Existing drive

3 Improved hardstanding to the entrance more in keeping with the status of the property.

4 Formal garden with fountain / feature

5 Existing drive to be removed

6 New West Wing, as approved under application 20/06499/FUL

7 New tennis court, pool and pool pavilion

8 Hardstanding used for parking to be removed

9 Existing timber building to be removed

10 New Garaging and Accommodation building

11 The creation of a courtyard framed by the buildings

12 Additional trees to be planted to the existing and new drive

13 New drive to courtyard as approved under application 20/06499/FUL

Scale 1:500 12.0 24.0 36.0 48.0 60.0 72.0 84.0 96.0 108.0 120.0

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PLANNING

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	Date.	Rev.

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Project	EASTLEIGH COURT	Date 09.2022	Drawn by FG
		Scale 1:500 at A1	Checked by JN
Drawing Title	Proposed Site Plans		Issuing office 1
		Project No. 10342	Drawing No. P - 09

Appendix C: Habitat Survey Map

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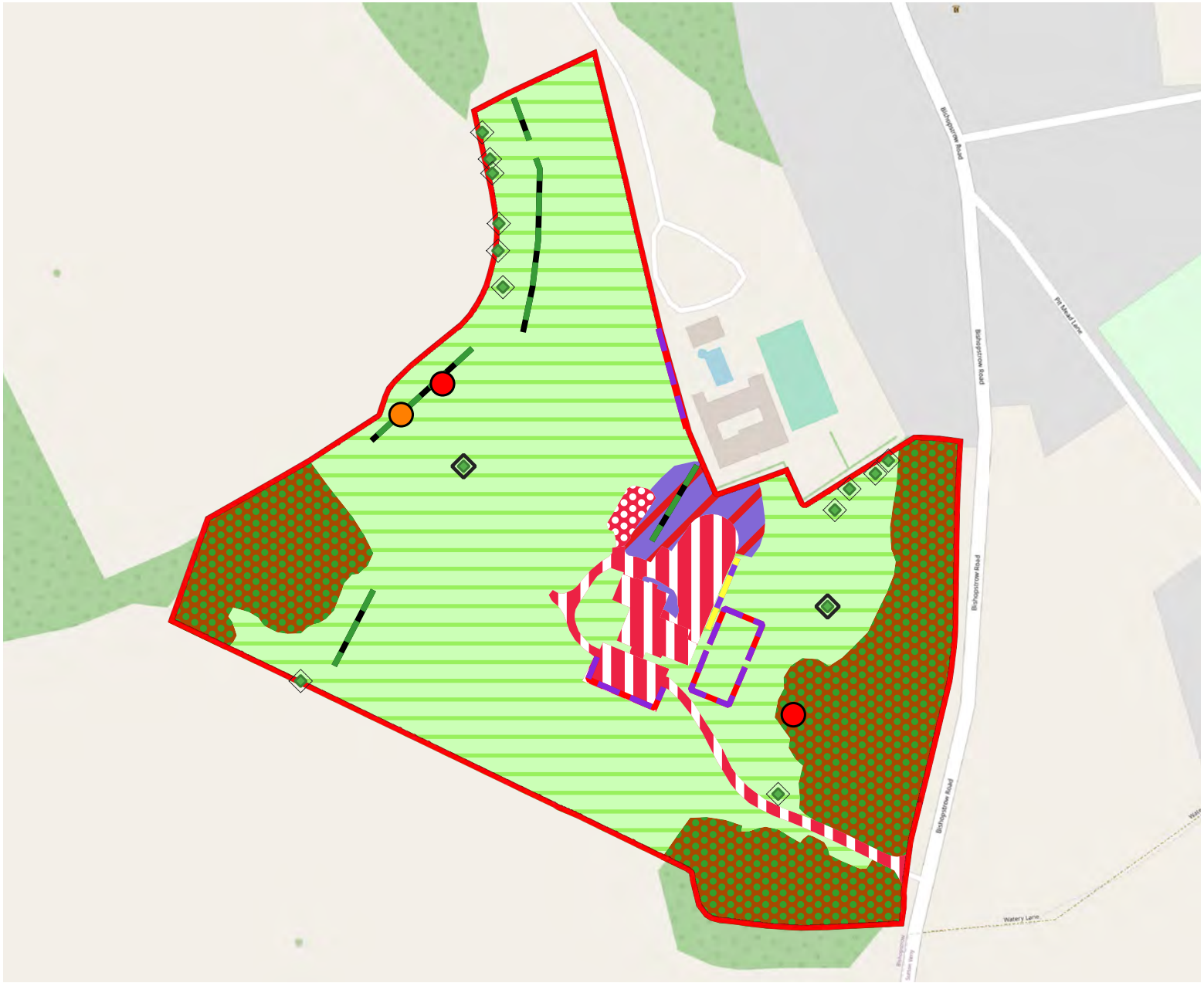
Legend

- Red Line Boundary
- Artificial Unvegetated, Unsealed Surface
- Developed Land; Sealed Surface
- Introduced Shrub
- Mixed Scrub
- Other Neutral Grassland
- Other Woodland; Mixed
- Non-native and Ornamental Hedgerow
- Line of Trees
- Ecologically Valuable Line of Trees
- Native hedgerow
- Large Tree
- Medium Tree
- Small Tree
- Tree with high bat potential
- Tree with moderate bat potential

0 20 40 60 80 100



N

ISSUE	DATE	DESCRIPTION	DRAWN	CHECKED
v1	15.08.23	Map Creation	DC	AH
v2	17.08.23	Map amended to reflect additional hedgerows	AH	AH

CLIENT:	**Eastleigh Court Ltd**	
PROJECT:	**Eastleigh Court**	
DRAWING:	**Habitat Survey Map**	**1:2000**
NUMBER:	**8236-XX-E0-02**	**A4**
ISSUE:	**v2**	**17.08.23**

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Appendix D: PRA Results Map

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Legend

- Building
- Void 1
- Void 2
- Void 3
- Inaccessible Area
- Scattered bat droppings
- Piles of droppings



0 2 4 6 8 10

N

ISSUE	DATE	DESCRIPTION	DRAWN	CHECKED
v1	16.08.23	Map Creation	DC	AH
v2	17.08.23	Amend void numbers	AH	LJ
v3	18.08.23	Add dropping locations	AH	AH

CLIENT:	**Eastleigh Court Ltd**	
PROJECT:	**Eastleigh Court**	
DRAWING:	**Preliminary Roost Assessment**	**1:200**
NUMBER:	**8236-XX-E0-03**	**A4**
ISSUE:	**v3**	**18.08.23**

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Appendix E: Emergence Survey Results

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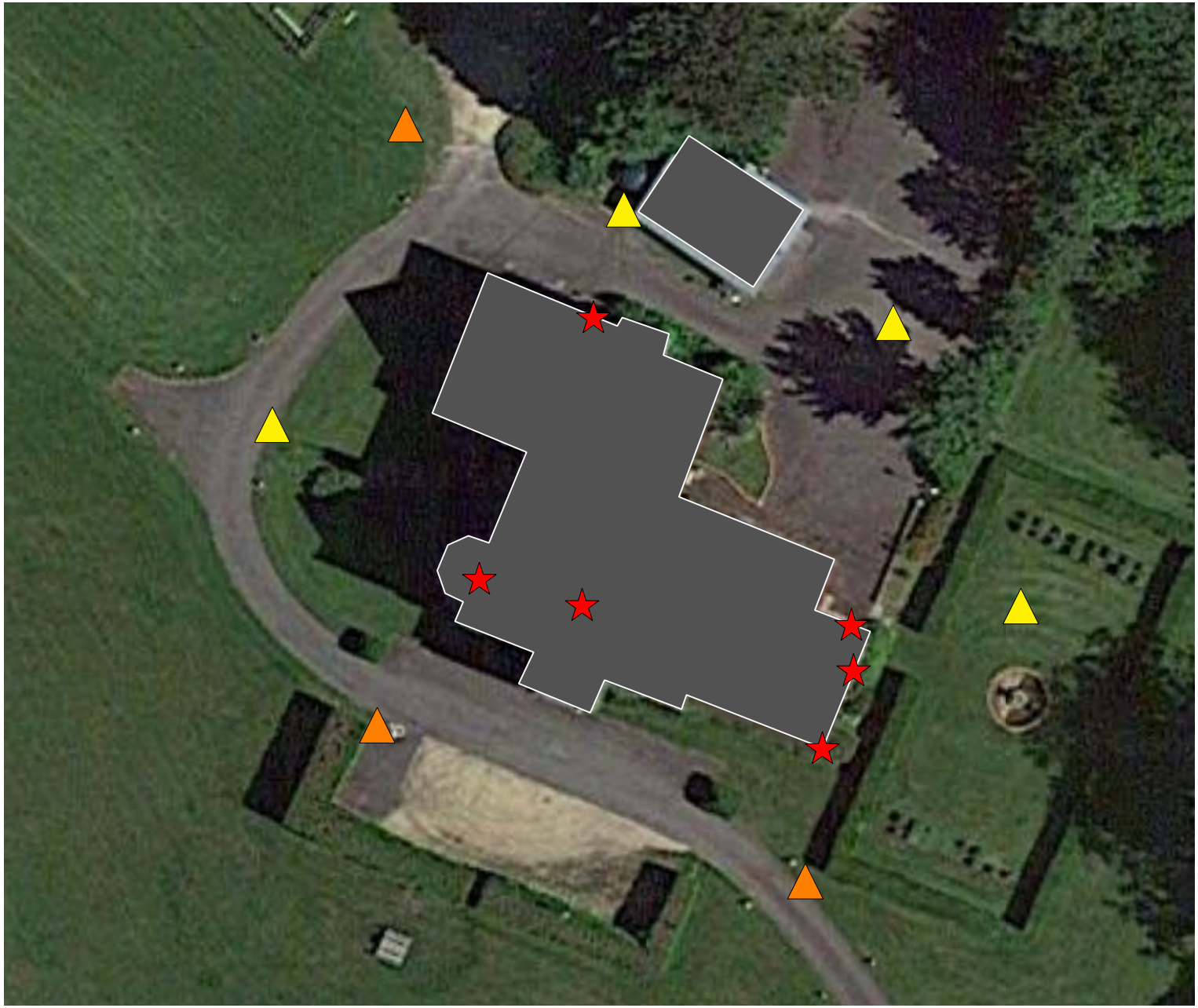
Legend

- Buildings
- Surveyor and Camera
- Surveyor
- Common Pipistrelle Emergence



0 4 8 12 16 20

N

ISSUE	DATE	DESCRIPTION	DRAWN	CHECKED
v1	15.08.23	Map Creation	DC	AH

CLIENT:	**Eastleigh Court Ltd**	
PROJECT:	**Eastleigh Court**	
DRAWING:	**Emergence Survey 22.05**	**1:400**
NUMBER:	**8236-XX-E0-04a**	**A4**
ISSUE:	**v1**	**15.08.23**

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Dusk Emergence Survey 22nd May 2023

Date:	**23/05/23**	**Surveyors:**	**Alex Hannam, Jake Purchase, Adam Young, Alex Sams, Craig Brakes, Katherine Hines-Dedman + Matthew Norris-Hill**
Time	**Species**	**Description**	
21:07	Common pipistrelle	Emergence from tiles above eave on southeast corner	
21:10	Common pipistrelle	Heard not seen	
21:13	Common pipistrelle	Flew between northern gable ends	
21:14	Noctule	Heard not seen	
21:14	Common pipistrelle	Emergence from ridge of southern half	
21:14	Common pipistrelle	Emergence from eaves of eastern gable end	
21:18	Common pipistrelle	Emergence from east facing gable end, out over garden to the east	
21:19	Common pipistrelle	Flew between northern gable ends	
21:20	Noctule	Heard not seen	
21:22	Common pipistrelle	Emergence from ridge behind west gable end	
21:27	Common pipistrelle	Flew between northern gable ends	
21:27	Common pipistrelle	Emergence from southwest gable end on west elevation	
21:29	Soprano pipistrelle	Heard not seen – foraging	
21:30	Serotine	Heard not seen	
21:31	Common pipistrelle	Heard not seen	
21:32	Soprano pipistrelle	Foraging over hedge east of building	
21:33	Common pipistrelle	Commuting north to south	
21:34	Serotine	Heard not seen	
21:38	Common pipistrelle	Emergence from apex of northwest gable end	
21:39	Common pipistrelle	Foraging over south garden	
21:39	Soprano pipistrelle	Foraging over south garden	
21:41	Soprano pipistrelle	Foraging in east garden	
21:42	Common pipistrelle	Heard not seen	
21:42	Barbastelle	Foraging to the east of the house	
21:43	Pipistrelle	Foraging to east of building	
21:46	Serotine	Foraging along east elevation	
21:48	Common pipistrelle	Foraging south of building – with social calls	
21:50	Serotine	Commuting east to west along south elevation2	
21:50	Common pipistrelle	Pass in northern garden	
21:51	Serotine	Foraging in northern garden	
21:51	Soprano pipistrelle	Foraging east of building	
21:54	Common pipistrelle	Foraging east of building	
21:55	Serotine	Commuting southeast to northwest	

21:57	Common pipistrelle	Two bats foraging along east elevation
22:03	Serotine	Commuting southeast to northwest then foraging in northern garden
22:06	Soprano pipistrelle	Heard not seen – foraging
22:06	Noctule	Heard not seen
22:09	Soprano pipistrelle	Heard not seen – foraging
22:10	Soprano pipistrelle	Heard not seen – foraging
22:11	Pipistrelle	Social calls
22:13	Soprano pipistrelle	Two bats heard not seen – foraging
22:15	Serotine	Heard not seen
22:15	Soprano pipistrelle	Two bats heard not seen - foraging
22:16	Serotine	Foraging in north garden
22:17	Serotine	Heard not seen – foraging
22:18	Common pipistrelle	Intermittent foraging until 22:25
22:18	Soprano pipistrelle	Intermittent foraging until 22:25
22:19	Noctule	Heard not seen
22:21	Common pipistrelle	Heard not seen – north garden
22:26	Soprano pipistrelle	Heard not seen
22:27	Common pipistrelle	Foraging south to north
22:27	Noctule	Heard not seen
22:29	Serotine	Heard not seen
22:29	Common pipistrelle	Heard not seen
22:30	Common pipistrelle	Heard not seen
22:33	Common pipistrelle	Heard not seen

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Legend

- Red Line Boundary
- Buildings
- Surveyor and Camera
- Surveyor
- Pipistrelle Emergence
- Brown Long-eared Emergence
- Common Pipistrelle Emergence
- Serotine Emergence
- Soprano Pipistrelle Emergence



0 4 8 12 16 20

N

ISSUE	DATE	DESCRIPTION	DRAWN	CHECKED
v1	16.08.23	Map Creation	DC	AH
v2	17.08.23	Amend long-eared emergence	AH	AH
v3	18.08.23	Amend emergence locations	AH	AH

CLIENT:	**Eastleigh Court Ltd**	
PROJECT:	**Eastleigh Court**	
DRAWING:	**Emergence Survey 05.06**	**1:400**
NUMBER:	**8236-XX-E0-04b**	**A4**
ISSUE:	**v3**	**18.08.23**

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Dusk emergence survey 5th June 2023

Date:	**05/06/23**	**Surveyors:**	**Alex Hannam, Jake Purchase, Adam Young, Becca Oswin, Craig Brakes and Katherine Hines-Dedman**
Time	**Species**	**Description**	
21:25	Soprano pipistrelle	Emergence from east facing gable end on northern elevation	
21:36	Soprano pipistrelle	Emergence from chimney on southeast ridge	
21:37	Soprano pipistrelle	Heard not seen - foraging	
21:38	Noctule	Heard not seen	
21:41	Soprano pipistrelle	Heard not seen - foraging	
21:42	Pipistrelle	Emergence from northern gable end	
21:43	Soprano pipistrelle	Emergence from southwest gable end on west elevation	
21:44	Common pipistrelle	Emergence from southeast gable end	
21:45	Common pipistrelle	Foraging in eastern garden	
21:46	Common pipistrelle	Heard not seen in southern garden – brief	
21:47	Noctule	Heard not seen in northern area	
21:49	Brown long-eared	Emergence from top of gutter on southwest corner	
21:49	Noctule	Heard not seen in northern garden2	
21:53	Noctule	Heard not seen in southern garden	
21:54	Noctule	Heard not seen – foraging in west garden	
21:55	Brown long-eared	Emergence from ridge tiles of left of rendered north facing gable end	
21:57	Common pipistrelle	Foraging around northern aspects of building	
21:59	Noctule	Heard not seen – commuting west, south of building	
22:03	Pipistrelle	Heard not seen – faint	
22:17	Common pipistrelle	Heard not seen – foraging north of building	
22:17	Common pipistrelle	Heard not seen – south of building	
22:19	Serotine	Foraging east of building then south of building	
22:23	Noctule	Heard not seen – commuting over building	
22:25	Serotine	Foraging along southern elevation and then re-entered behind top of gutter	
22:32	Brown long-eared	Heard not seen	
22:33	Common pipistrelle	Heard not seen	
22:33	Noctule	Heard not seen – brief, northwest of building	
22:35	Soprano pipistrelle	Foraging along southern elevation	
22:36	Myotis	Heard not seen – very faint	
22:38	Common pipistrelle	Heard not seen	
22:38	Soprano pipistrelle	Heard not seen	

22:40	Noctule	Heard not seen – foraging in northern garden
22:40	Soprano pipistrelle	Heard not seen – foraging
22:41	Soprano pipistrelle	Heard not seen – north of building
22:41	Common pipistrelle	Heard not seen – foraging south of building
22:44	Common pipistrelle	Heard not seen – northwest of building, faint
22:45	Serotine	Foraging along south elevation
22:46	Brown long-eared bat	Heard not seen – foraging north of building
22:47	Serotine	Heard not seen – foraging
22:48	Noctule	Heard not seen – northwest of building
22:48	Soprano pipistrelle	Heard not seen – foraging north of building

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Legend

- Red Line Boundary
- Buildings
- Surveyor and Camera
- Surveyor
- Whiskered Emergence
- Brown Long-eared Emergence
- Common Pipistrelle Emergence
- Serotine Emergence
- Soprano Pipistrelle Emergence



0 4 8 12 16 20

N

ISSUE	DATE	DESCRIPTION	DRAWN	CHECKED
v1	16.08.23	Map Creation	DC	AH

CLIENT:	**Eastleigh Court Ltd**	
PROJECT:	**Eastleigh Court**	
DRAWING:	**Emergence Survey 19.06**	**1:400**
NUMBER:	**8236-XX-E0-04c**	**A4**
ISSUE:	**v1**	**16.08.23**

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Date:	19/06/23	Surveyors:	Alex Hannam, Louisa Jones, Adam Young, Alex Sams, Craig Brakes, Jon Hayter and Matthew Norris-Hill
Time	**Species**	**Description**	
21:32	Soprano pipistrelle	Flow over roof from southwest to northeast	
21:40	Soprano pipistrelle	Emergence from southeast corner eave	
21:45	Noctule	Heard not seen – faint	
21:46	Common pipistrelle	Emergence from north facing rendered gable end on northern elevation	
21:46	Common pipistrelle	Emerging from roof tiles near the eaves of the roof in the south western corner	
21:48	Common pipistrelle	Emergence from ridge tile on northwest elevation	
21:50	Common pipistrelle	Heard not seen	
21:52	Serotine	Emergence from beneath a ridge tile in the north western section of the building	
21:53	Common pipistrelle	Foraging to the northeast until 22:00	
21:56	Pipistrelle	Commuting over building between apexes	
21:58	Common pipistrelle	Heard not seen – north of building	
22:00	Serotine	Emergence from east facing gable end on northern elevation and then flew east	
22:02	Soprano pipistrelle	Foraging northeast	
22:03	Whiskered	Emergence from roof on northern aspect then flew west	
22:04	Common pipistrelle	Commuting along southern elevation	
22:05	Brown long-eared	Emergence from middle of south roof and flew east – not echolocating	
22:05	Soprano pipistrelle	Foraging west along northern elevation	
22:09	Soprano pipistrelle	Heard not seen	
22:17	Common pipistrelle	Heard not seen - faint	
22:18	Soprano pipistrelle	Heard not seen – foraging in northwest	
22:19	Soprano pipistrelle	Heard not seen – foraging in southeast	
22:23	Common pipistrelle	Foraging east of building	
22:24	Noctule	Heard not seen	
22:24	Common pipistrelle	Commuting south along west elevation	
22:30	Soprano pipistrelle	Heard not seen	
22:37	Common pipistrelle	Foraging along south elevation	
22:43	Common pipistrelle	Heard not seen – faint	
22:44	Soprano pipistrelle	Heard not seen	
22:45	Common pipistrelle	Foraging to the northeast within the trees	
22:46	Common pipistrelle	Heard not seen – foraging to the south	
22:49	Common pipistrelle	Foraging in northern carpark	

22:49	Brown long-eared bat	Commuting east along southern elevation
22:50	Common pipistrelle	Heard not seen - foraging
22:52	Soprano pipistrelle	Heard not seen – foraging in northern carpark
22:57	Common pipistrelle	Heard not seen

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Legend

- Red Line Boundary
- Buildings
- Void 1
- Void 2
- Void 3
- Whiskered Emergence
- Brown Long-eared Emergence
- Common Pipistrelle Emergence
- Serotine Emergence
- Soprano Pipistrelle Emergence
- Pipistrelle emergence



0 4 8 12 16 20

N

ISSUE	DATE	DESCRIPTION	DRAWN	CHECKED
v1	16.08.23	Map Creation	DC	AH
v2	17.08.23	Update map to reflect long-eared emergence	AH	AH

CLIENT:	**Eastleigh Court Ltd**	
PROJECT:	**Eastleigh Court**	
DRAWING:	**Emergences**	**1:200**
NUMBER:	**8236-XX-E0-05**	**A4**
ISSUE:	**v2**	**17.08.23**

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Appendix F: Waterbody Locations

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Legend

- Red Line Boundary
- 500m Buffer
- Waterbodies



0 100 200 300 400 500

N

ISSUE	DATE	DESCRIPTION	DRAWN	CHECKED
v1	16.08.23	Map Creation	DC	AH

CLIENT:	**Eastleigh Court Ltd**	
PROJECT:	**Eastleigh Court**	
DRAWING:	**Waterbody Locations**	**1:8000**
NUMBER:	**8236-XX-E0-06**	**A4**
ISSUE:	**v1**	**16.08.23**

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Appendix G: Bat Mitigation Plan

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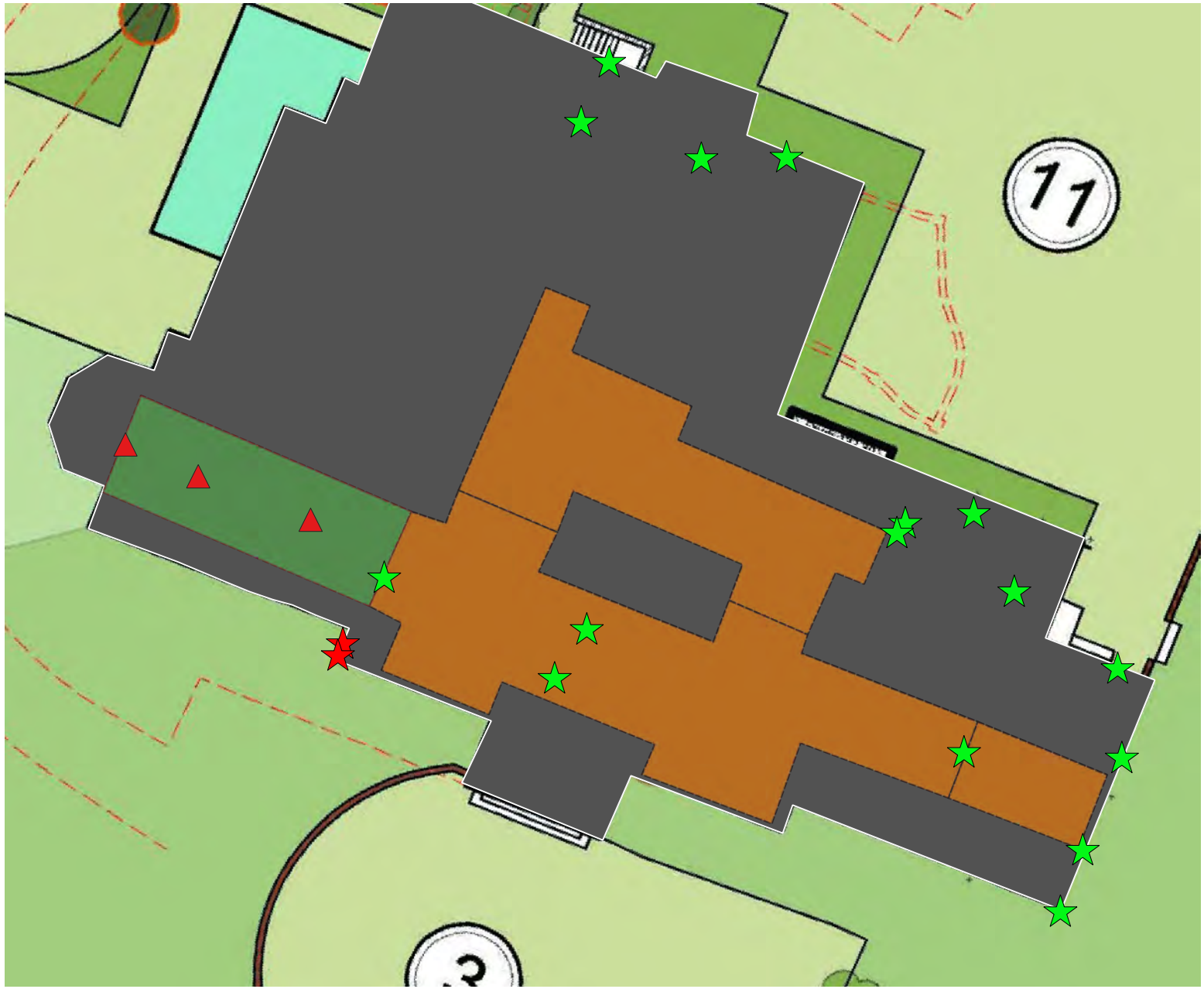
Legend

- Red Line Boundary
- Bat access tile/brick
- Lost access/egress point
- Retained access/egress point
- Modified roost
- Additional roosting space
- Buildings



0 2 4 6 8 10 m

N

ISSUE	DATE	DESCRIPTION	DRAWN	CHECKED
v1	17.08.23	Map created	AH	LJ

CLIENT:	**Eastleigh Court Ltd**	
PROJECT:	**Eastleigh Court Baseline Habitats**	
DRAWING:	**Bat mitigation**	**1:200**
NUMBER:	**8236-XX-E0-09**	**A4**
ISSUE:	**v1**	**17.08.23**

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Appendix H: Mitigation and Enhancement Plan

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Legend

- Red Line Boundary
- Enhanced grassland
- Developed land; sealed surface
- Mixed scrub
- Other neutral grassland
- Other woodland; mixed
- Vegetated garden
- Non-native ornamental hedgerow
- Line of trees
- Ecologically valuable line of trees
- Native hedgerow
- Large Tree
- Medium Tree
- Small Tree
- Bat box
- Bird box
- Log pile



0 20 40 60 80 100 m

N

ISSUE	DATE	DESCRIPTION	DRAWN	CHECKED
v1	17.08.23	Map created	AH	LJ

CLIENT:	**Eastleigh Court Ltd**	
PROJECT:	**Eastleigh Court Baseline Habitats**	
DRAWING:	**Mitigation and Enhancement Plan**	**1:2000**
NUMBER:	**8236-XX-E0-08**	**A4**
ISSUE:	**v1**	**17.08.23**

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Appendix I: Relevant Legislation

THE CONSERVATION OF HABITATS AND SPECIES 2017

The Conservation of Habitats and Species Regulations 2017 (the Habitats Regulations) transpose Habitats Directive into UK legislation. The Habitats Regulations provide for the designation and protection of European Sites and European Protected Species. European Sites include Special Areas of Conservation (SACs) and Special Protection Areas (SPAs), which form part of the Natura 2000 network of protected areas across Europe.

European Protected Species (EPS) are those listed under Schedule 2 of the Habitats Regulations and include dormouse, great crested newt, otter and all species of bat. The regulations prohibit the deliberate capture, killing or disturbance of any EPS; it is also an offence to damage or destroy a breeding site or resting place of any of these species. In order to carry out a lawful operation (e.g. development work which has full planning permission) that may result in an offence under the Habitats Regulations, it is necessary to obtain a licence from Natural England. EPS Licences will only be granted after Natural England has been satisfied that there are no satisfactory alternative and that there will not be any adverse impacts on the favourable conservation status of the species.

WILDLIFE AND COUNTRYSIDE ACT 1981

The Wildlife and Countryside Act 1981 is the principle piece of legislative protection of wildlife in Great Britain. Various amendments have occurred since the original enactment. The Wildlife and Countryside Act contains both habitat and species protection. Certain bird, animal and plant species are afforded protection under Schedules 1. 5 and 8 of the Act. Measures for the protection of the countryside, National Parks, Sites of Special Scientific Interest (SSSIs) are also included within the Act.

THE NATURAL ENVIRONMENT AND RURAL COMMUNITIES ACT 2006

The Natural Environment and Rural Communities (NERC) Act 2006 improved wildlife protection by amending the WCA. The main function of the NERC Act was to raise the profile of biodiversity amongst public authorities. Section 40 (S40 of the Act places a 'Biodiversity Duty' on all public bodies to have regard to the conservation of biodiversity when carrying out their normal functions.

THE PROTECTION OF BADGERS ACT 1992

The Protection of Badgers Act 1992 consolidates previous legislation (including the Badgers Acts 1973 and 1991 Badgers (Further Protection) Act 1991). It makes it a serious offence to:

- kill, injure or take a badger;
- attempt to kill, injure or take a badger; or
- to damage or interfere with a sett.

The 1992 Act defines a badger sett as "any structure or place which displays signs indicating current use by a badger".

ENVIRONMENT ACT 2021

The Environment Act 2021 received royal assent in November 2021 and introduces new environmental protection regimes. This includes the creation of the Office for Environmental Protection who will oversee the framework. The Act includes several measures which impact on the planning application process to provide measures to ensure developments result in a net gain in biodiversity. The Act provides a timeframe of 2 years from receiving royal assent for the production of the required regulations to implement the mandatory requirement of 10% net gain for new developments. This is anticipated to be in November 2023.