

Proposed Dwelling at Manor Farmhouse, East Grimstead

Preliminary Ecological Appraisal

Prepared on behalf Mr & Mrs Mullens

November 2025

Proposed Dwelling at Manor Farmhouse, East Grimstead

Ecology 8713

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Contents

	Page
1.0 EXECUTIVE SUMMARY	1
2.0 INTRODUCTION	2
PROJECT BACKGROUND.....	2
BRIEF	2
RELEVANT LEGISLATION AND PLANNING POLICY.....	2
3.0 METHODOLOGIES	4
DESK STUDY	4
ECOLOGICAL ASSESSMENT	4
4.0 RESULTS AND ANALYSIS.....	8
DESIGNATED SITES	8
ECOLOGICAL ASSESSMENT	9
PROTECTED AND/OR NOTABLE SPECIES.....	12
5.0 IMPACTS AND MITIGATION	17
IMPACTS AND REQUIRED MITIGATION FOR THE PROPOSED DEVELOPMENT	17
ENHANCEMENT MEASURES FOR THE PROPOSED DEVELOPMENT	18
6.0 REFERENCES AND BIBLIOGRAPHY	20

Appendices

Appendix A:	Site Location
Appendix B:	Development Proposals
Appendix C:	Habitat Survey Map
Appendix D:	Waterbody Location Plan
Appendix E:	Enhancement Plan
Appendix F:	Relevant Legislation

1.0 Executive Summary

- 1.1 The Client is proposing to remove the existing temporary stable buildings and construct a residential dwelling at Manor Farmhouse, East Grimstead, SP5 3RT. Pro Vision were commissioned in November 2024 to conduct a Preliminary Ecological Appraisal of the site.
- 1.2 The site comprises two wooden stable buildings, developed land and artificial surfaces, modified grassland and a native species hedgerow on its western boundary. Two individual trees are also present on site.
- 1.3 The site is located within zone of influence associated with the New Forest Designated sites and is located in the catchment of the River Test. Mitigation will be required to offset impacts to these sites which is outlined in **Section 5.0**.
- 1.4 The stables were assessed as having **negligible** potential due to it being a recently built, single skinned buildings with two open faces meaning the interior conditions are likely too cold, drafty and generally unsuitable to support bats. No further surveys are required however recommendations have been provided to retain existing foraging and commuting routes on site. Details regarding this are provided in **Section 5.0**.
- 1.5 The site lies within an amber risk zone for great crested newt. The development area is comprised of urban habitats and short sward modified grassland that are unsuitable for great crested newt. Recommendations have been provided in **Section 5.0** for the continued management of the grass to ensure it remains unsuitable for great crested newt prior to the commencement of works.
- 1.6 The development will provide ecological enhancement in line with national and local planning policy to secure net gains on the site, Further details are provided in **Section 5.0**.

2.0 Introduction

Project Background

- 2.1 Pro Vision Ecology were commissioned in November 2024 to carry out a Preliminary Ecological Appraisal (PEA) for the site at Manor Farmhouse, East Grimstead, SP5 3RT. For the site location refer to **Appendix A**. This report will contribute to a forthcoming planning application for the removal of the temporary stable buildings and construction of a residential dwelling.
- 2.2 This report describes the current ecological baseline of the site based on the findings of the ecological assessment and provides information for further survey requirements 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.

Relevant Legislation and Planning Policy

- 2.4 The key legislative provisions of relevance to this report with respect to the development proposals and their potential effects on ecological features are listed below:
- The Conservation of Habitats and Species Regulations 2017
 - The Wildlife and Countryside Act 1981 (as amended)
 - The Natural Environment and Rural Communities (NERC) Act 2006
 - The Protection of Badgers Act (1992)
 - The Environment Act (2021)
- 2.5 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.
- 2.6 The Government has set out its policies for the protection and enhancement of biodiversity through the planning system in the National Planning Policy Framework Section 15 (NPPF, 2024).
- 2.7 The Environment Act 2021 includes the requirement for developments to provide 10% biodiversity net gain, to be evidenced with the use of the statutory metric. Developments are exempt if they are self-build comprising less than nine dwellings on an area less than 0.5 hectares, householder applications or developments below the threshold of impacts to habitats.
- 2.8 The application site is located within the boundaries of Wiltshire Council. The Wiltshire Core Strategy (adopted in January 2015) includes the Core Policy 50 relating to Biodiversity and Geodiversity.

Biodiversity and geodiversity Protection

Development proposals must demonstrate how they protect features of nature conservation and geological value as part of the design rationale. There is an expectation that such features shall be retained, buffered, and managed favourably in order to maintain their ecological value, connectivity and functionality in the long-term. Where it has been demonstrated that such features cannot be retained, removal or damage shall only be acceptable in circumstances where the anticipated ecological impacts have been mitigated as far as possible and appropriate compensatory measures can be secured to ensure no net loss of the local biodiversity resource, and secure the integrity of local ecological networks and provision of ecosystem services.

All development proposals shall incorporate appropriate measures to avoid and reduce disturbance of sensitive wildlife species and habitats throughout the lifetime of the development.

Any development potentially affecting a Natura 2000 site must provide avoidance measures in accordance with the strategic plans or guidance set out in paragraphs 6.75-6.77 above where possible, otherwise bespoke measures must be provided to demonstrate that the proposals would have no adverse effect upon the Natura 2000 network. Any development that would have an adverse effect on the integrity of a European nature conservation site will not be in accordance with the Core Strategy.

Biodiversity enhancement

All development should seek opportunities to enhance biodiversity. Major development in particular must include measures to deliver biodiversity gains through opportunities to restore, enhance and create valuable habitats, ecological networks and ecosystem services. Such enhancement measures will contribute to the objectives and targets of the Biodiversity Action Plan (BAP) or River Basin/ Catchment Management Plan, particularly through landscape scale projects, and be relevant to the local landscape character.

Local sites

Sustainable development will avoid direct and indirect impacts upon local sites through sensitive site location and layout, and by maintaining sufficient buffers and ecological connectivity with the wider environment. Damage or disturbance to local sites will generally be unacceptable, other than in exceptional circumstances where it has been demonstrated that such impacts:

- i. cannot reasonably be avoided*
- ii. are reduced as far as possible*
- iii. are outweighed by other planning considerations in the public interest*
- iv. where appropriate compensation measures can be secured through planning obligations or agreements.*

Development proposals affecting local sites must make a reasonable contribution to their favourable management in the long-term

3.0 Methodologies

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 nature conservation sites and protected species (**Table 1**).

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

Organisation / Source	Information Sought
Wiltshire & 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 were requested by Pro Vision.
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 carried out on the 4th December 2024 by ecologist Jake Purchase in overcast weather conditions with a light breeze and an ambient temperature of 7°C. The survey employed techniques based on 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.

Protected species

- 3.4 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.

Bats

- 3.6 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. 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 (2023) shown in **Table 2** below.

Table 2: Assessment of buildings to support roosting bats

Potential	Criteria
None	No features on site likely to be used by any roosting bats at any time of the year
Negligible	No obvious features on site likely to be used by bats
Low	A structure with one or more potential roost sites that could be used by individual bats opportunistically.
Moderate	A structure with one or more potential roost sites due to their size, shelter, protection, conditions and surrounding habitat but unlikely to support a roost of high conservation significance.
High	A structure with one or more potential roost sites that are obviously suitable for use by larger numbers of bats on a more regular basis and potentially for longer periods of time due to their size, shelter, protection, conditions and surrounding habitat. These structures have the potential to support high conservation status roosts.

- 3.7 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, 2023) shown in **Table 3** below.

Table 3: Assessment of foraging/commuting habitat

Suitability	Criteria
None	No habitat features on site likely to be used by any commuting or foraging bats at any time of the year
Negligible	No obvious habitat features on site likely to be used as flight paths or by foraging bats
Low	Suitable but isolated habitat that could be used by small numbers of bats
Medium	Continuous habitat connected to the wider landscape that could be used by bats
High	Continuous high-quality habitat that is well connected to the wider landscape and is likely to be regularly used bats.

Birds

- 3.8 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)

- 3.9 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)

- 3.10 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

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

Invertebrates

3.12 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

3.13 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 one record of international designated sites within five kilometres of the site: **River Avon Special Area of Conservation (SAC)**: The River Avon is a large lowland river system designated for its water courses of plain to montane levels with the *Ranunculus fluitantis* and *Callitriche-Batrachium* vegetation. Annex II species present include Desmoulin's Whorl snail (*Vertigo moulinsiana*), sea lamprey (*Petromyzon marinus*), brook lamprey (*Lampetra planeri*), Atlantic salmon (*Salmo salar*) and bullhead (*Cottus gobio*). This site lies 4.89 kilometres to the west of the proposed development.
- 4.2 The data search returned two records of national statutory designated site within two kilometres of the site.
- **Bentley Wood Site of Special Scientific Interest (SSSI)**. The vast majority of this large complex of woodland has been replanted during the post-war period with a mix of conifers and native hardwoods. This planting treatment has eliminated much of the former scientific interest, however, the re-planting has assisted the survival of a very wide range of butterfly species. With 43 butterfly and 300 moth species recorded within the site in 1983. This designated site lies 0.5 kilometres to the east of the development site.
 - **Brickworth Down and Dean Hill SSSI**. The site occupies a long north facing scarp of Upper Chalk to the southwest of Salisbury, It comprises high quality chalk grassland with nationally restricted plant and invertebrate species, extensive and healthily regenerating juniper scrub, and the largest yew wood in Wiltshire and Hampshire. The site demonstrates the succession of chalk grassland through juniper scrub to yew woodland and is the best example of this transition in the two counties. This designated site lies 1.5 kilometres to the south of the development site.
- 4.3 Due to the intervening distance and the localised nature of the development proposals it is considered that the national and internationally designated sites identified above will not be directly impacted by the proposals.
- 4.4 The development site lies outside of the River Avon Catchment and therefore does not require consultation regarding nutrient neutrality.
- 4.5 Despite the intervening distance the site is located within the 13.8 kilometre zone of influence of the New Forest designated sites (SAC, SPA & RAMSAR). As the proposed development will result in an increase in residential units this will increase recreational pressure on these sites. Mitigation will be required to offset this impact. Further information is provided in **Section 5.0**.
- 4.6 The site is located in the catchment of the River Test. While the proposed development is a significant distance from the designated site, there are potential impacts that could arise through increased nitrates associated with wastewater. Further information is provided in **Section 5.0**.

Non-Statutory Designated Sites

- 4.7 The data search identified two non-statutory designated sites within one kilometre of the development site, both designated as Local Wildlife Sites (LWS):
- **Hazel Hill Wood LWS.** An ancient woodland site with semi-natural broadleaved woodland, conifer, mixed broadleaved plantation and a well-developed network of rides and glades. This site is located 0.69 kilometres to the northwest of the development site.
 - **Brookmead Meadow LWS.** A small, damp meadow with unimproved grassland, rush pasture, wet woodland and a pond. Also includes a small lawn with orchids. This designated site is located 0.35 kilometres to the southwest of the development.
- 4.8 Due to the intervening distance and the localised nature of the development proposals it is considered that these LWS' will not be impacted by the proposals.

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 is located in the village of East Grimstead in southern Wiltshire. The site lies within an area comprising rural residential properties and agricultural land forming pasture and arable fields. The nearest substantial woodland parcel is located approximately 500 metres to the east of the development site.

Artificial unvegetated, unsealed surface

- 4.11 The area surrounding the existing stable block contains a gravel surface with no plant species present (**Figure 1**).



Figure 1: Gravel surface north and east of the stable building.

Developed land, sealed surface

- 4.12 The site contains some areas of developed land in the form of concrete hardstanding at the site entrance, as well as the foundations of the stables (**Figure 1**). No plant species were recorded within these parcels.

Modified grassland

- 4.13 The majority of the site is comprised of short sward modified grassland that forms a paddock (**Figure 2**). The grass is dominated by perennial ryegrass (*Lolium perenne*) with occasional creeping buttercup (*Ranunculus repens*) and ribwort plantain (*Plantago lanceolata*) and is short sward, with an average height of approximately 4 centimetres. The parcel is heavily poached due to the presence of horses within the parcel, as well as being waterlogged at the time of survey.



Figure 2: Modified grassland forming a paddock.

- 4.14 A second parcel of modified grassland is located to the west of the stable block, and is comprised of longer sward, unmanaged grassland (**Figure 3**). The sward height on average was recorded at 10 centimetres, and the grassland contains the same species found in the parcel described above, however this parcel also includes common nettle (*Urtica dioica*) and bramble (*Rubus fruticosus*) that have encroached into the grass from the adjacent hedgerow.



Figure 3: Modified grassland just west of the stable building.

Native hedgerow

- 4.15 A native hedgerow lines the western boundary (**Figure 4**). The hedgerow is approximately 1.5 metres high and wide and runs the length of the vegetated garden. The hedgerow is comprised hawthorn (*Crataegus monogyna*) hazel (*Corylus avellana*) and bramble (*Rubus fruticosus*) whips and small shrubs, and contains no trees.



Figure 4: Native hedgerow on the western site boundary.

Individual trees

- 4.16 Two individual trees are located within the site boundary (**Figure 5**). These comprise a Norway maple (*Acer platanoides*) located just north of the existing stables, and a pedunculate oak (*Quercus robur*) located just to the southeast of the stables. Both trees are semi-mature and in good condition.



Figure 5: Norway maple in the foreground, and pedunculate oak in the background.

Protected and/or notable species

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Bats

4.20 The WSBRC data search returned 46 records within one kilometre of the site for the following bat species between 2006 and 2023:

- Barbastelle (*Barbastellus barbastellus*)
- Serotine (*Eptesicus serotinus*)
- Myotis (*Myotis spp.*)
- Whiskered bat (*Myotis myotis*)
- Noctule (*Nyctalus noctula*)
- Pipistrelle (*Pipistrellus spp.*)
- Common pipistrelle (*Pipistrellus pipistrellus*)
- Soprano pipistrelle (*Pipistrellus pygmaeus*)
- Long-eared bat (*Plecotus spp.*)
- Brown long-eared (*Plecotus auritus*)
- Lesser horseshoe bat (*Rhinolophus hipposideros*)

4.21 The Defra run website, MAGIC, was searched for a list of granted European Protected Species Licences (EPSL's). One granted EPSL is located approximately 320 metres to the southwest in respect of bats was recorded which permitted impacts to resting sites for common pipistrelle, serotine and brown long-eared bats.

Buildings

Stables - External inspection

4.22 Two stable buildings are located adjacent to each other facing east on the sites western boundary (**Figure 6**). These are formed of wooden clad walls and corrugated plastic roofing sheets (**Figure 7**).



Figure 6 and 7: Stable building, eastern face and western face respectively.

- 4.23 The building appears to be newly built, and is in very good condition. No potential roosting features were observed on the buildings exterior, and there are no soffit boxes or features on the buildings exterior that could be utilised by bats, however, there are gaps where the corrugated roof meets the wall structure.

Stables - Internal inspection

- 4.24 Internally the building is comprised of open spaces for storage as well as the stable rooms. The building is supported a wooden frame, and has no insulation, no void space and no windows (**Figure 8**).



Figure 8: Internal view of the stable building.

- 4.25 No bats, or signs of bats, including droppings, feeding remains or carcasses were observed within the stables.

Summary

- 4.26 The stable has been assessed as having **negligible** potential to support roosting bats. Whilst there are suitable access/egress points via the open face and the gaps where the roof meets the walls, the building is considered generally unsuitable for roosting bats. This is due to the open nature of the building, the single-skinned wooden construction means that the building likely suffers from severe temperature fluctuations, meaning that the interior conditions are unsuitable for bats.

There are also no suitable roosting features within the interior that are sheltered from the drafty internal conditions.

Foraging and commuting

- 4.27 The site was assessed as being of **low suitability** for foraging and commuting bats due to the presence of the hedgerows and some limited foraging habitat in the form of the modified grassland.
- 4.28 The proposed development will result in a loss of 0.03 hectares of suitable habitat in the form of the short sward grassland. Undertaking further surveys to identify the assemblage of bats utilising the site is considered disproportionate in this instance due to the minor habitat loss anticipated.
- 4.29 The site lies just outside of the Mottisfont Bat SAC consultation zone, however the data search returned a diverse range of species present in the area. Recommendations have been provided in **Section 5.0** for bat friendly lighting including minimising light spill on the site's western boundary to ensure that the linear habitats remain suitable for bats.

Birds

- 4.30 WSBRC provided records for the following bird species of conservation concern that may be present on the site: Cuckoo (*Cuculus canorus*), fieldfare (*Turdus pilaris*), hawfinch (*Coccothraustes coccothraustes*), house sparrow (*Passer domesticus*), skylark (*Alauda arvensis*), starling (*Sturnus vulgaris*), swift (*Apus apus*) and yellowhammer (*Emberiza citrinella*).
- 4.31 In addition to these records the following Schedule 1 and/or Annex I species were returned which breed in the area: firecrest (*Regulus ignicapilla*), hobby (*Falco Subbuteo*), and red kite (*Milvus milvus*).
- 4.32 The linear habitats and trees on site provide nesting opportunities for birds. However, these are all due to be retained within the proposed development. No further action is required.

Great crested newts

- 4.33 Seven records of Great Crested Newt (GCN) were returned by WSBRC within one kilometre of the site with the closest record being one GCN egg observed approximately 320 metres to the northeast of the site, dated 2010. A second record is 350 metres northeast, whilst the remaining five records are located within Hazel Hill Wood Local Wildlife Site approximately 810 metres northwest of the development site.
- 4.34 The Defra run website, MAGIC, was searched for a list of granted EPSLs and GCN class licence returns. There were no records of granted EPSLs or class licence returns for GCN within two kilometres of the site.
- 4.35 The site lies within an amber risk zone for GCN under the Natural England District Licencing scheme, however, the site lies right on the edge of this boundary and is separated from any suitable habitat within the amber zone by Grimstead road which lies to the west of the site. Land immediately to the east of the site, lies within a green risk zone and comprises short sward paddock grassland which is unsuitable for GCN.

- 4.36 The site is considered to have limited suitability for great crested newt, with only the hedgerow providing suitable terrestrial habitat. The site contains no suitable breeding habitat. The modified grassland is too short sward to be suitable for GCN and does not have a tussocky structure.
- 4.37 No evidence of amphibian presence was recorded during the survey.
- 4.38 Two waterbodies are located within 250 metres of the site (**Appendix D**), one is a pond located approximately 210 metres west of the site, with a second waterbody known as the 'old canal' located south of the site 215 metres away from the site. The second waterbody, the old canal, is a large flowing waterbody and is unsuitable for GCN.
- 4.39 The site is considered to have limited suitability for great crested newt, with only hedgerow habitat providing suitable terrestrial habitat. The site contains no waterbodies, and the one potentially suitable pond is located over 200 metres from the site and is separated by two road and residential properties, making it highly unlikely that GCN would be commuting through the site from the pond. The works area of the site is limited to artificial unvegetated land and short sward modified grassland, both unsuitable for GCN, therefore it is considered that GCN will not be impacted by the development proposals.

Hazel dormouse

- 4.40 The WSBRC data search returned one record of hazel dormouse within one kilometre of the site, dated 2021. The location of this record is approximately 500 metres to the northwest of the development site.
- 4.41 The Defra run website, MAGIC, was searched for a list of granted EPSLs in relation to hazel dormouse, there are no records of granted EPSL's within two kilometres of the site.
- 4.42 The site contains limited suitable habitat for hazel dormouse in the form of the native hedgerow on the western boundary. The remainder of the site is unsuitable for hazel dormouse.
- 4.43 The development proposals will retain all hedgerows on site, and therefore, no habitat suitable for hazel dormouse will be lost during the development. Therefore, if present on site, hazel dormouse will not be impacted by the development proposals and no further action is required.

Invertebrates

- 4.44 The WSBRC data search returned 189 records of invertebrates, including records of *lepidoptera*, *odonata* and *coleoptera*.
- 4.45 No habitats of note that could support assemblages of rare invertebrates were recorded on the site. Therefore, no further action is required.

Reptiles

- 4.46 The WSBRC data search returned 13 records of reptiles within one kilometre of the site, including four records of slow worm (*Anguis fragilis*), five records of common lizard (*Zootoca vivipara*) and four records of grass snake (*Natrix Helvetica*) dated between 2012 to 2023.
- 4.47 The hedgerow provides suitable habitat for reptiles, the remainder of the site is unsuitable.
- 4.48 All suitable reptile habitat will be retained under the development proposals, therefore, if present on site, reptiles will not be impacted by the proposals. Recommendations have been provided in **Section 5.0** for the continued management of the modified grassland to ensure it remains unsuitable for reptiles prior to the commencement of works.

5.0 Impacts and Mitigation

Impacts and Required Mitigation for the Proposed Development

Designated sites

New Forest Recreational Impacts

- 5.1 All residential and tourism development, whether that be smaller scale (1- 49 dwellings) or large scale (50+ dwellings), within the 13.8km zone of influence will need to contribute towards the funding of the package of mitigation measures set out in the New Forest SAMM report produced by Footprint Ecology at the rate of £600 per new dwelling/unit

River Test – Nutrient Neutrality

- 5.2 The development site is within the catchment of the River Test and due to the scheme resulting in a net increase in residential dwellings there is the potential for impacts due to wastewater. Natural England have advised councils within the catchment that increased nutrients are impacting Special Protection Areas and Special Areas of Conservation within and around the River Test. This is due to high levels of nitrogen entering the environment and causing eutrophication.
- 5.3 The current recommended approach is that all new developments must achieve nutrient neutrality.
- 5.4 A nitrate budget will need to be devised, and suitable mitigation included within the final design. Mitigation measures can include direct methods through upgrading sewage works or indirect by taking land out of high nitrate uses.
- 5.5 Wiltshire Council are currently devising a strategic mitigation scheme, but this will only apply to sites that are planned developments which are considered to be:

Planned development is defined as 'applications that comply with housing site allocation policies (Appendix D, Wiltshire Core Strategy) and or Core Policy 2 (Delivery Strategy) of the Wiltshire Core Strategy with the exception of Core Policy 37 (Military Establishments). These include

- *Allocations within the development plan - Wiltshire Core Strategy (including saved policies), Wiltshire Housing Site Allocation Plan and Neighbourhood Plans (Core Policy 2)*
 - *Proposals within settlement boundaries and infill at Small Villages (Core Policy 2)*
 - *Rural exception sites (Core Policy 44)*
 - *Outside settlement boundaries - only specialist accommodation, gypsy and travellers, rural workers dwellings, conversion and re-use of rural buildings consistent with policy (Core Policy 46,47 and 48)*
- 5.6 This means that speculative greenfield applications outside of settlement boundaries that are contrary to the development plan (Core Policy 2) are not classified as planned development. However, this scheme is not currently available.
- 5.7 Any proposed mitigation scheme will need to be discussed and agreed with Natural England and Wiltshire Council.

Bats - Lighting

- 5.8 The site provides potential habitat for commuting and foraging bats. The site has limited suitability for foraging and commuting bats, primarily as the site is dominated by short sward grassland and developed land, however the linear features do provide connectivity to the wider landscape and are more suitable for foraging and commuting bats.
- 5.9 The proposals will require the inclusion of lighting to adhere to the following guidelines (ILP, 2023):
- Minimise the light spill on the western boundary.
 - 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 properties.
 - 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.

Amphibians & Reptiles

- 5.10 None of the habitats on site that are due to be impacted by the proposals are suitable for amphibians and reptiles, however, the modified grassland could become suitable if left to grow. Currently the modified grassland is grazed by horses and remains at a short sward of approximately 4 centimetres.
- 5.11 It is recommended that this grassland continues to be grazed / managed to ensure that its sward height remains consistently below 150 millimetres so that it does not become suitable for reptiles or amphibians prior to the commencement of works.

Enhancement Measures for the Proposed Development

- 5.12 In accordance with the Natural Planning Policy Framework (NPPF, 2024) plans 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.
- 5.13 The Environment Act 2021 includes the requirement for developments to provide 10% biodiversity net gain, to be evidenced with the use of the statutory metric. Details regarding this will be provided in the Biodiversity Net Gain Assessment report submitted alongside this report.

5.14 Suggested enhancement measures targeted at protected species which can be included within the development are provided below:

- The development should have an integrated bat or bird box. These boxes should be placed at least 3 metres off the ground and face on to suitable habitat. They shouldn't be placed above any windows, however. An indicative location has been provided in **Appendix E**.
- Any vegetation planting within any landscaping scheme should include native species that provide benefits to wildlife.

6.0 References and Bibliography

Bright , P., Morris , P. & Mitchell -Jones , T. (2006) . *The dormouse conservation handbook*. (2nd edition) Peterborough, English Nature 73pp.

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CIEEM (2018) *Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater, Coastal and Marine version 1.1*. Chartered Institute of Ecology and Environmental Management, Winchester

CIEEM (2020) *Guidelines for Accessing, Using and Sharing Biodiversity Data in the UK. 2nd Edition*. Chartered Institute of Ecology and Environmental Management. Winchester, UK.

Collins, J (Ed) (2023). *Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th ed.)*. Bat Conservation Trust, London.

ILP (2023) *Guidance note 8/23 Bats and Artificial Lighting at Night*

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

Wiltshire & Swindon Biological Records Centre (2025) – *WSBRC Ref: 20250219_3_PV*

Wiltshire Council (2015). The Wiltshire Core Strategy (adopted in January 2015)

Appendices

Appendix A: Site Location

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

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Legend

 Red Line Boundary



ISSUE	DATE	DESCRIPTION	DRAWN	CHECKED
v1	26.11.25	First Issue	JP	AH

CLIENT:	Mr and Mrs Mullens		
PROJECT:	Manor Farmhouse, East Grimstead		
DRAWING:	Site Location	1:15000	
NUMBER:	8713-XX-E0-01	A4	
ISSUE:	v1	26.11.25	



Appendix B: Development Proposals

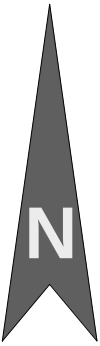
The Contractor is to check all dimensions and conditions on site before commencing. This drawing is for design intent only. The contract is responsible for all aspects of design.

SCALES:		
1:50@A1		3 M
1:100@A1		6 M
1:500@A1		30 M

Rev:	Description:	Date



1 Proposed Block Plan (Barn)
1 : 500



David Brazier ARB

Langton, The Ridge, Woking, Surrey GU22 7EQ
TEL: 07974 010 065

Project Manor Farm House, East Grimstead,
Salisbury, SP5 3RT

Drawing Title
**Proposed Block Plan
(Barn)**

Status **Planning**

Project number **Z150** Date **September 25**

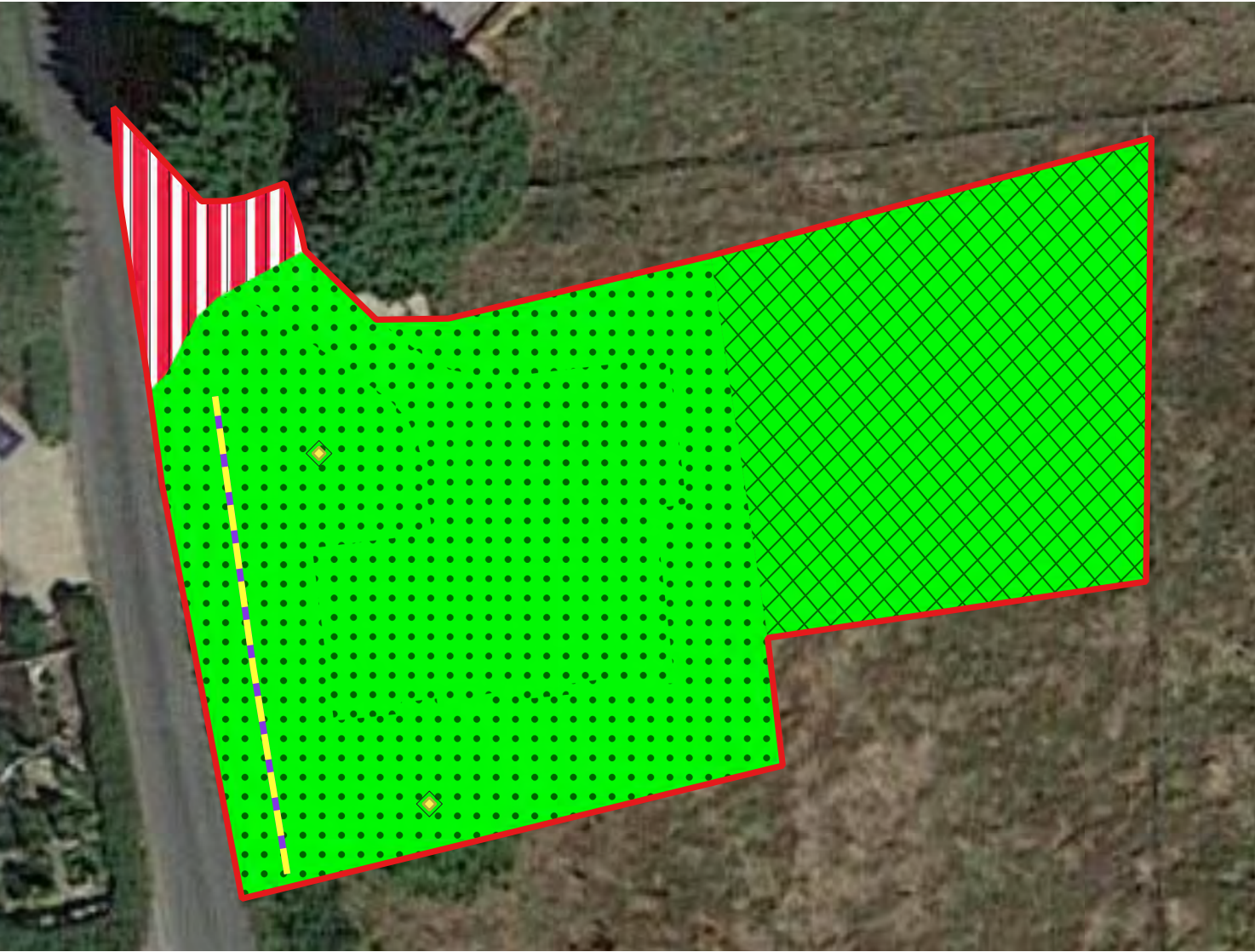
Drawing no. **A-05-303** Revision **A**

Drawn by **DJB** Scale **1 : 500 @A1**

Appendix C: Habitat Survey Map

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

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Legend

- Red Line Boundary
- Existing Medium Urban Tree
- Native hedgerow
- Developed land; sealed surface
- Modified grassland

Baseline Habitat Condition

- Moderate
- Poor
- N/A - Other



ISSUE	DATE	DESCRIPTION	DRAWN	CHECKED
v1	26.11.25	First Issue	JP	AH

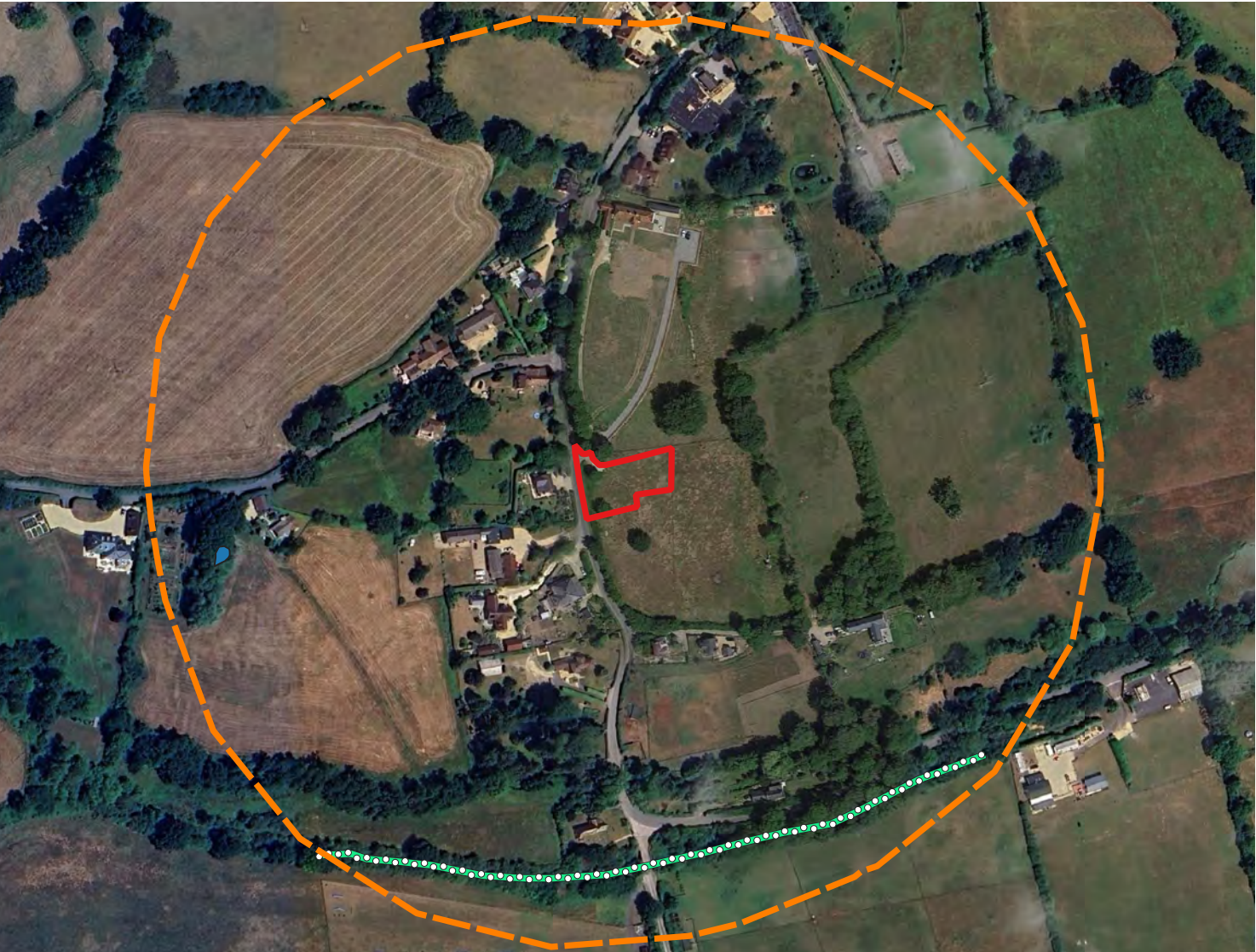
CLIENT:	Mr and Mrs Mullens		
PROJECT:	Manor Farmhouse, East Grimstead		
DRAWING:	Habitat Survey Map	1:350	
NUMBER:	8713-XX-E0-02	A4	
ISSUE:	v1	26.11.25	



Appendix D: Waterbody Location Plan

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

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Legend

Red Line Boundary

River Dun

Waterbody



ISSUE	DATE	DESCRIPTION	DRAWN	CHECKED
v1	26.11.25	First Issue	JP	AH

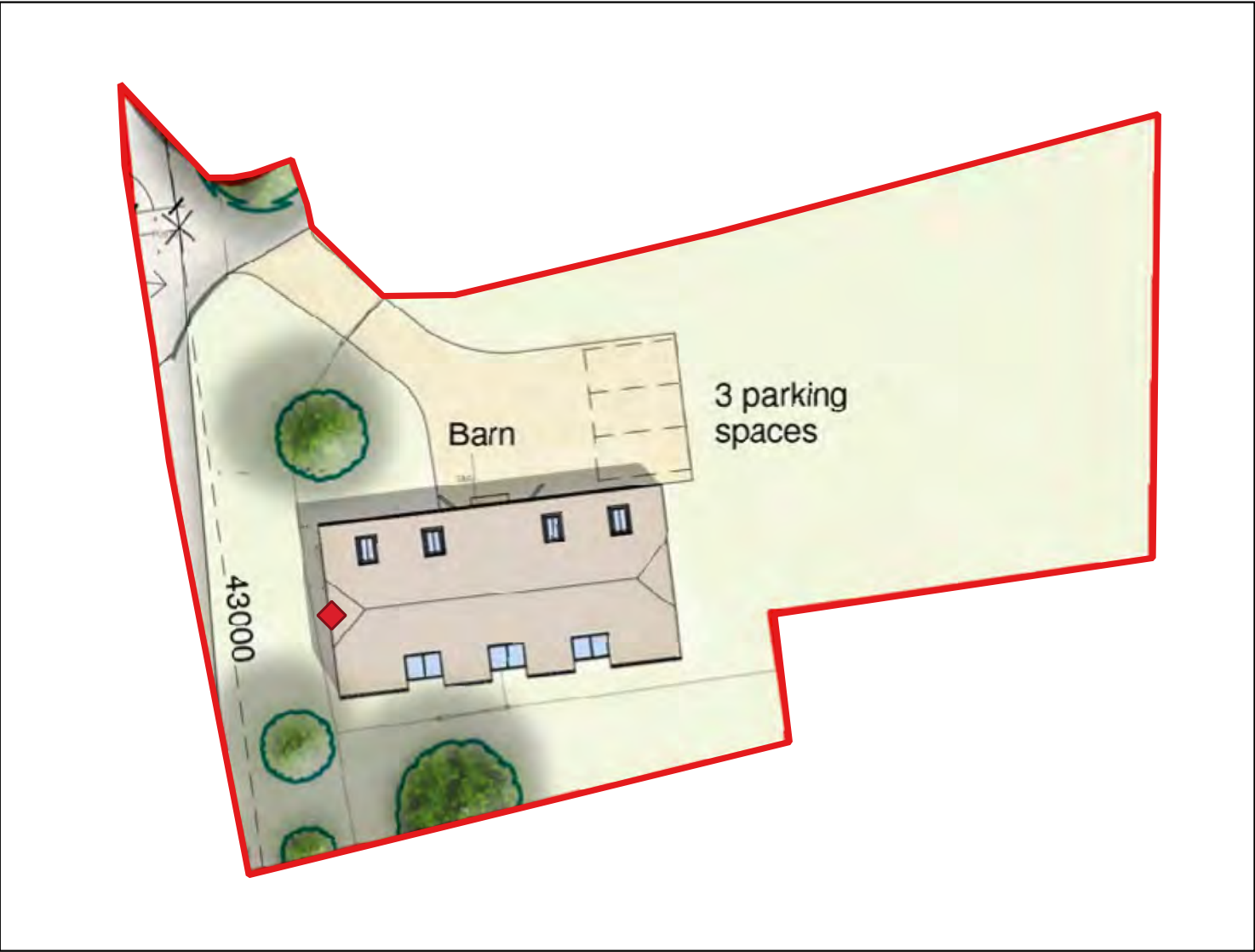
CLIENT:	Mr and Mrs Mullens		
PROJECT:	Manor Farmhouse, East Grimstead		
DRAWING:	Waterbody Location Plan	1:3750	
NUMBER:	8713-XX-E0-03	A4	
ISSUE:	v1	26.11.25	



Appendix E: Enhancement Plan

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

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Legend

- Red Line Boundary
- Indicative Bat / Bird Box Location



ISSUE	DATE	DESCRIPTION	DRAWN	CHECKED
v1	26.11.25	First Issue	JP	AH

CLIENT:	Mr and Mrs Mullens		
PROJECT:	Manor Farmhouse, East Grimstead		
DRAWING:	Mitigation & Enhancement Plan	1:350	
NUMBER:	8713-XX-E0-04	A4	
ISSUE:	v1	26.11.25	



Appendix F: 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 includes the mandatory requirement of 10% net gain for new developments, unless listed within the exemptions, which includes householder applications, self-build and developments below the threshold of impacts. Biodiversity net gain must be evidenced with the use of the statutory metric and associated documents.