

HalpinRobbins

Ecology & Environmental Services

Ecological Impact Assessment

Blackland Lakes, Stockley Lane, Calne, Wiltshire SN11 0NQ
SU 00505 69007



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AUTHOR, QUALITY ASSURANCE & VALIDITY

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EXECUTIVE SUMMARY

HalpinRobbins Limited was commissioned to undertake an Ecological Impact Assessment of Land at Blackland Lakes, Calne, Wiltshire. This is in support of a planning application for a change of use from siting of static caravans to a Padel Tennis Facility, comprising the erection of a barn structure to accommodate 4no Padel courts and ancillary cafe, reception and seating areas. Plans include relocation of the existing reception and site office buildings within the site.

An Extended UK Habitat Classification Survey was undertaken on 16 October 2025. This report is accompanied by a BNG assessment (01.269.003.01 Blackland Lakes BNG Assessment & Metric).

The table below summarises the proposed impacts of the development and the recommended mitigation, compensation and enhancement measures.

Ecological Feature	Potential Effect	Significance in the absence of mitigation	Mitigation/Compensation and Enhancement	Residual Effect
Non-Statutory Designated Sites	None	-	-	-
Habitats	- Removal of a c.70m section of hedgerow - Removal/partial removal/cut-back of several trees - Damage to hedgerows and trees during construction	Moderate adverse impact at site level	- Replacement of section of hedgerow - Planting of an area of modified grassland - Hedgerow and tree protection measures - Habitats managed to benefit biodiversity; detailed within a LEMP - BNG Assessment provided	Negligible
Flora and Invertebrates	None	-	- Plant a diverse mix of native trees, shrubs and other floral species as an enhancement - Bee/insect brick provided in new building as an enhancement	Positive

Ecological Feature	Potential Effect	Significance in the absence of mitigation	Mitigation/Compensation and Enhancement	Residual Effect
Amphibians (including GCN)	- Removal of a section of hedgerow - Damage to hedgerows during construction	Moderate adverse impact at site level	- Tool Box Talk (TNT) prior to works starting - Hedgerow protection measures - Storage of materials/waste on areas of hard standing, bare ground or pallets - Brash/log/rubble piles dismantled by hand - Construction trenches and boundaries with means of escape - If GCN found, works must cease immediately and a competent ecologist contacted for further advice	Negligible
Reptiles	- Removal of a section of hedgerow - Damage to hedgerows during construction	Moderate adverse impact at site level	- Tool Box Talk (TBT) prior to works starting - Hedgerow protection measures - Storage of materials/waste on areas of hard standing, bare ground or pallets - Construction trenches and boundaries with means of escape	Negligible
Birds	- Removal of a section of hedgerow - Removal/partial removal/cut-back of several trees - Damage to hedgerows and trees during construction - Movement of existing buildings	Moderate adverse impact at site level	- Works undertaken outside of bird nesting season - Hedgerow and tree protection measures - Nesting opportunities to be provided as compensation/enhancement (5x nest boxes on building/trees) - Replacement of section of hedgerow - Existing buildings inspected for nesting birds before being moved	Positive
Badgers	Potential harm during construction	Temporary minor adverse impact at a site level	- Construction trenches and boundaries with means of escape - Heras fencing protecting hedgerows with gaps	Negligible

Ecological Feature	Potential Effect	Significance in the absence of mitigation	Mitigation/Compensation and Enhancement	Residual Effect
Bats	- Removal of a section of hedgerow - Removal/partial removal/cut-back of several trees - Damage to hedgerows and trees during construction - Disturbance to commuting and foraging routes from artificial illumination - Movement of existing buildings	Moderate adverse impact at a local level	- Replacement of section of hedgerow - Hedgerow and tree protection measures - Sensitive lighting strategy - Bat safe roofing membranes recommended - Roosting opportunities to be provided as an enhancement (2x bat box on mature trees) - Existing buildings inspected for roosting bats before being moved	Positive
Other Notable Mammals (hedgehog)	Potential harm during construction	Temporary minor adverse impact at a site level	Construction trenches and boundaries with means of escape	Negligible

1 INTRODUCTION

1.1 Background and Purpose of Survey

HalpinRobbins Limited was commissioned to undertake an Ecological Impact Assessment of Land at Blackland Lakes, Calne, Wiltshire. This is in support of a planning application for a change of use from siting of static caravans to a Padel Tennis Facility, comprising the erection of a barn structure to accommodate 4no Padel courts and ancillary cafe, reception and seating areas.

This report has been prepared by Miranda Maybank, Ecologist, Qualifying CIEEM who has three years ecological consultancy experience.

The methodology used for the assessment has been designed to examine the ecology of the site based on a field survey and an appraisal of the surrounding biodiversity using data obtained from a variety of sources to meet the following objectives:

- Establish the ecological baseline of the site by describing existing habitats
- Identify and describe all potentially significant ecological effects associated with the proposed development
- Identify and describe the mitigation and compensation measures required to ensure compliance with nature conservation legislation and address the potentially significant ecological effects
- Identify ecological enhancement measures appropriate to the project

Nature conservation legislation and policies relevant to the project are provided in Appendix A.

1.2 Site Location and Description

The development site is centred upon Ordnance Survey (O.S.) Grid Reference SU 00505 69007 on the southern outskirts of the town of Calne, c.8km to the southeast of Chippenham in Wiltshire. The location of the site is shown at Figure 1, Appendix B.

The site comprises an area of artificial unvegetated, unsealed surface, bordered by hedgerows and trees. The site is accessed from Stockley Lane to the west.

1.3 Proposed Development

The client is seeking planning permission for a change of use from siting of static caravans to a Padel Tennis Facility, comprising the erection of a barn structure to accommodate 4no Padel courts and ancillary cafe, reception and seating areas. Plans include relocation of the existing

reception and site office buildings within the site. Design plans have been provided by PMG Architecture Ltd. (Drawing Ref: 03). Proposed plans are shown at Appendix C.

2 METHODOLOGY & LIMITATIONS

2.1 *Scope and Assessment*

2.1.1 *Zone of Influence*

The 'zone of influence' of a project is the area within which ecological features may be impacted by the proposed works. This may often extend beyond the site boundary due to the distance that certain species travel, the nature of the potentially affected habitats and the site's location in relation to important ecological sites.

For this assessment the following zones have been considered:

- 10km surrounding Statutory Conservation Designations relating to bats (e.g. Special Areas of Conservation (SAC) and Sites of Special Scientific Interest (SSSI)).
- 1km surrounding other Statutory Conservation Designations and Non-Statutory sites of importance to biodiversity (e.g. Local Wildlife Sites (LWS) and Sites of Nature Conservation Importance (SNCI)).
- 1km surrounding known records of protected and notable species.
- The site and its immediate surroundings / a 30m buffer from the boundary provided.

2.1.2 *Impact Assessment*

Impact assessment has been carried out based on the outline proposals provided (detailed in Section 1.3 and shown in the Proposed Plan at Appendix C) using the findings of the desk study and field survey.

Ecological features have been scoped in and out as appropriate based on the baseline conditions of the site; i.e. what ecological features the site is likely to support, and as appropriate to the scale of the proposals.

An assessment of the potential project impacts on each ecological receptor (i.e. designated sites, protected and notable habitats and species) is provided, including the magnitude, duration and significance of the anticipated effects to each receptor. An assessment of significance has been undertaken considering the local, national and international value to ecological features as informed by the desk study.

Table 1 below includes details on how the significance has been determined.

Table 1 – General criteria for significance

SIGNIFICANCE	CRITERIA
Major	Change resulting in breaches of legislation or exceeding statutory objectives.
	Likely to impact on sites designated for national or international importance.
	Likely to affect a large-scale area or a large number of species or populations on frequent or permanent basis.
	May result in an irreversible decline or rise.
Moderate	Unlikely to cause a breach of legislation but likely to impact on a site of regional or local importance.
	Likely to affect a small number of species or populations on a permanent basis.
Minor	Likely to impact an area or feature of local interest or importance.
	Likely to have a temporary impact on a small number of species or populations or be a recoverable impact.
Negligible	Indiscernible impact predicted.

Where possible significant ecological effects will be avoided through careful design and application of the mitigation hierarchy:

- **Avoidance**
Seek options that avoid harm to ecological features.
- **Mitigation**
Adverse effects should be avoided or minimised through mitigation measures, either through the design of the project or subsequent measures that can be guaranteed. Mitigation is relevant for negative impacts assessed as being potentially significant (before mitigation) or where required to ensure compliance with legislation.
- **Compensation**
Where there are significant adverse ecological effects despite the mitigation proposed, these should be offset by appropriate compensatory measures. Compensation is relevant for negative impacts assessed as being significant or where required to ensure compliance with legislation.
- **Enhancements**
Seek to provide net benefits for biodiversity over and above requirements for avoidance, mitigation or compensation.

2.2 Desk Study

Biological records from the Wiltshire and Swindon Biological Records Centre (WSBRC) were obtained comprising protected and notable species records and Non-Statutory Nature Conservation Designations within a 1km radius of the site.

Data search results only give an indication of species presence in a location. The absence of recent records for certain species in an area may be due to low levels of biological recording

or the non-submission of records, rather than absence. Many species records are also at low geographical resolution and do not indicate their exact location and often provide little detail about abundance.

Web-based DEFRA resource Multi-Agency Geographic Information for the Countryside (MAGIC) was consulted to identify Statutory Nature Conservation Designations within a 1km radius of the site surveyed, and for Statutory sites designated for bats within a 10km radius of the site. A search for granted European Protected Species Licences (EPSLs) within a 1km radius relating to great crested newts *Triturus cristatus*, 2km radius relating to hazel dormice *Muscardinus avellanarius* and 5km radius relating to bats was also undertaken. Additionally, a search for great crested newt presence within a 1km radius of the site confirmed via data from Natural England Class Survey Licence Returns and 2017-2019 Pond Surveys as published on the MAGIC website was undertaken. OS Maps were also used to check for ponds within a 250m radius of the site.

A review of the Wiltshire planning portal was undertaken in November 2025 to identify any previous applications and ecological findings relevant to the current proposals.

2.3 Extended UK Habitat Classification Survey

A field survey identifying the habitats, legally protected and notable species and the site's potential for supporting these species was undertaken. The potential for habitats to support legally protected species is important as legal protection of some species extends to the habitats they depend on, as well as the individuals themselves.

The field survey used UK Habitat Classifications (UKHab, 2023) combined with species specific field observation techniques. The UKHab Professional edition was used with a Minimum Mapping Unit (MMU) of 25m² and habitats were classified to level 5 where possible with all secondary codes reported as necessary. Where given, habitat measurements are appropriate and based on satellite/georeferenced maps.

The nature conservation value of ecological features that may be affected by development (ecological receptors) is adapted from the Chartered Institute of Ecology & Environmental Management (CIEEM) guidelines for Preliminary Ecological Appraisal (CIEEM, 2017).

This report records the habitats, flora and fauna evident on the day of the site visit. It does not record any flora or fauna that may appear at other times of the year, and as such, were not evident at the time of the field survey. The process is not intended to produce a comprehensive list of plants and animals but to evaluate the ecological resources within the site and thus identify potential issues of ecological relevance to the proposed works.

2.4 Bat Surveys

2.4.1 Daytime Bat Walkover (DBW)

The Extended UK Habitat Classification Survey also assessed the site's potential to support foraging and commuting bats both on site and in the surrounding area, with the aim to determine the suitability of the site for bats and establish whether further surveys are required. The site was assessed with a rating between none and high suitability based on the suitability of habitats within the site for commuting and foraging habitats bats (Collins, 2023).

- **None:** No habitat features likely to be used by any commuting or foraging bats at any time of year.
- **Negligible:** No obvious habitat features likely used to be used as flight-paths or by foraging bats.
- **Low:** Habitat that could be used by small numbers of bats as flight-paths such as gappy hedgerow but isolated. Habitat suitable but isolated, that could be used by small numbers of foraging bats such as a lone tree or a patch of scrub.
- **Moderate:** Continuous habitat connected to the wider landscape that could be used by bats for flight-paths and foraging, such as lines of trees and scrub and trees, scrub, grassland and water.
- **High:** Continuous, high-quality habitats that is well connected to the wider landscape that is likely to be used regularly by bats for flight-paths such as river valleys, streams, hedgerows, lines of trees and woodland edge.

Trees within the site were categorised for their suitability to support roosting bats, using professional judgement. The site was assessed with a rating between None and PRF (Collins, 2023).

- **NONE:** Either no PRFs in the tree or highly unlikely to be any.
- **FAR:** Further assessment required to establish if PRFs are present in the tree.
- **PRF:** A tree with at least one PRF present.

2.4.2 Ground Level Tree Assessment (GLTA)

A Ground Level Tree Assessment (GLTA) was undertaken comprising a detailed inspection of the exterior of individual trees from the ground to look for features that bats could use for roosting; Potential Roosting Features (PRFs). The aim of the assessment was to determine whether the site holds any roosting resource within the trees and the need for further survey and/or mitigation (Collins, 2023).

The GLTA was undertaken during daylight using a high-powered torch and binoculars to identify PRFs. Information was compiled on tree, PRFs, and any evidence of bats. The inspection was carried out systemically and consistently around all parts of the tree and the results recorded in a standard format (Collins, 2023). PRF types were assigned where possible based on Bat Roosts in Trees (BTHK, 2018).

2.5 Personnel

The survey was undertaken by Miranda Maybank, Ecologist, Qualifying CIEEM on 16 October 2025.

2.6 Limitations

This Ecological Impact Assessment was conducted in October, outside of the advised survey window of May-September. The habitat assessment may therefore not fully capture the species that may be present on site. However, as this site was largely comprised of artificial unvegetated, unsealed surface and native hedgerow, the ecologist used their professional judgement to determine likely impacts and species present. Therefore, this is not considered to be a significant limitation.

3 BASELINE ECOLOGICAL CONDITIONS

3.1 Relevant Ecological Information from Planning Portal

A review of the Wiltshire planning portal did not identify any applications of ecological relevance to the project.

3.2 Designated Sites

There are two non-statutory designated sites within a 1km radius of the site, both of which are Local Wildlife Sites (LWS); Calne Without Meadows LWS c.520m to the northeast of the site, and Blacklands Wood LWS c.900m to the southeast of the site.

Table 2. Non-Statutory Nature Conservation Designations within 1km of the site. Source: WSBRC

NAME	DESIGNATION	DISTANCE FROM THE SITE	DESCRIPTION
Calne Without Meadows	Local Wildlife Site (LWS)	c.520m NE	A wet meadow along the River Marsden with a large pond.
Blacklands Wood	LWS	c.900m SE	A small ancient broadleaved woodland site on sloping chalk downland.

A map, provided by WSBRC, of the Non-Statutory Nature Conservation Designations in relation to the site is shown at Appendix D.

There are no designated sites for bats within 10km of the site.

3.3 Habitats

The site is approximately **0.45ha** in size and comprises 7 UK Habitat Classification types (secondary codes have been added where applicable):

- g4 (108) – Modified grassland (frequently mown)
- u1c (81, 201, 203, 840) – Artificial unvegetated, unsealed surface (ruderal or ephemeral; young trees – planted; mature tree; caravan park or permanent campsite);
- u1b5 (815) – Buildings (commercial building);
- u1e (612) – Built linear features (fence).
- h2a6 (521) – Other native hedgerow (unmanaged);
- h2b (516, 522) – Non-native and ornamental hedgerow (active management; native);
- w1h5 (33) – Other woodland; mixed; mainly broadleaved (line of trees);

A map of the habitats within the site and associated Target Notes (TN) are provided in Figure 2, Appendix B.

3.3.1 g4 (108) – Modified grassland (frequently mown)

A grass verge, consisting of frequently mown modified grassland, borders the road to the west of the site.

3.3.2 u1c (81, 201, 203, 840) - Artificial unvegetated, unsealed surface (ruderal or ephemeral; young trees – planted; mature tree; caravan park or permanent campsite)

The majority of the site comprises artificial unvegetated, unsealed surface and is currently in use as a caravan park. There are small patches of ruderal and ephemeral vegetation, in particular around the borders and within the western corner of the site. There are 3 individual (scattered) trees within the site that are not impacted by the proposals; 2 young trees, silver birch *Betula pendula* (Figure 2. TN1) and 1 mature tree, weeping willow *Salix babylonica* (Figure 2. Appendix B).

Species recorded within the artificial unvegetated, unsealed surface habitat include cherry laurel *Prunus laurocerasus*; ivy *Hedera helix*; herb Robert *Geranium robertianum*; common nettle *Urtica dioica*; field bindweed *Convolvulus arvensis*; wood avens *Geum urbanum*; wood spurge *Euphorbia amygdaloides*; common sow thistle *Sonchus oleraceus*; willowherb sp. *Epilobium* sp.; speedwell sp. *Veronica* sp.; meadow grass sp. *Poa* sp.; common groundsel *Senecio vulgaris*; dandelion sp. *Taraxacum officinale*; cut-leaved cranesbill *Geranium dissectum*; false oat grass *Arrhenatherum elatius*; barren brome *Bromus sterilis*; common figwort *Scrophularia nodosa*; common sorrel *Rumex acetosa*; garlic mustard *Alliaria petiolata*; creeping thistle *Cirsium arvense*; and deadnettle sp. *Lamium* sp.

3.3.1 u1b5 (815) – Buildings (commercial building)

There are 2 buildings within the site, the site reception/shop and the site office, which will be relocated (intact) within the site to the southeast corner. These are both timber-clad buildings, with timber window frames and doors and a moderately pitched roof; c.12m in length, c.5m in width, c.5m in height.

3.3.2 u1e (612) – Built linear features (fence)

H2 has a post and wire fence along most of its length, on its northern side. W1 has a small section of post and rail fence in the northwest corner.

3.3.3 h2a6 (521) – Other native hedgerow (unmanaged)

The site is bound by native hedgerows to the southeast (H1), northeast (H2) and southwest (H3). There is also a small section of beech hedgerow to the south (H4).

H1 is an outgrown, unmanaged hedgerow with trees, c.1.5m in width, with a dry ditch present on its eastern side. The maximum canopy height is c.3m. Species recorded include weeping willow, hawthorn *Crataegus monogyna*, hazel *Corylus avellana*, wild cherry *Prunus avium*, dogwood *Cornus sanguinea*, beech *Fagus sylvatica*, bramble *Rubus fruticosus*, poplar sp. *Populus sp.* and sycamore *Acer pseudoplatanus*.

H2 is an outgrown, unmanaged hedgerow with trees, c.1.5m in width, with a dry ditch present on its northern side. It is very overgrown with bramble in sections. The maximum canopy height is c.7m. Species recorded include hawthorn, hazel, dogwood, willow sp. *Salix sp.*, bramble, wild privet *Ligustrum vulgare*, elm *Ulmus procera*, European larch *Larix decidua*, broad-leaved lime *Tilia platyphyllos*, damson *Prunus domestica subsp. insititia*, ash *Fraxinus excelsior*, sycamore and blackthorn *Prunus spinosa*.

H3 is an unmanaged hedgerow with trees, c.1.5m in width and c.6m in height. It is partially on a bank. The hedgerow consists principally of native species, including yew *Taxus baccata*, dogwood, silver birch *Betula pendula*, English oak *Quercus robur*, beech and ash.

3.3.4 h2b (516, 522) - Non-native and ornamental hedgerow (active management, native)

H4 is a section of Leyland cypress *Cupressus × leylandii* hedge, c.3m in height and 2m in width. This hedge is managed on the south (road) side.

H5 is an isolated managed beech hedgerow, c.1m in height and 1m in width.

3.3.5 w1h5 (33) – Other woodland; mixed; mainly broadleaved (line of trees);

W1 is a line of mature trees, with a maximum canopy height of c.10m. It is on a bank and forms the border with the road on its southern side. Species recorded include field maple *Acer campestre*, ash, sycamore, hazel and dogwood, with a ground cover of mainly ivy.

W2 is a line of mixed age-class trees, with a maximum canopy height of c.6m. Species recorded include silver birch *Betula pendula*, English oak *Quercus robur*, beech and ash.

3.4 Flora and Invertebrates

A total of 11 records of notable plant and invertebrate species were identified within a 1km radius of the site.

No notable invertebrate or plant species were identified within the site. The site is considered to support common and widespread flora and invertebrate species.

3.5 Amphibians – including Great Crested Newt

A total of 10 records of great crested newt (GCN) were identified within a 1km radius of the site; the closest of which is located c.415m to the north. 1 EPSL for great crested newt was identified within 1km radius of the site (c.530m northwest of the site). The data search also returned 4 records of common toad *Bufo bufo*, a UK Priority species; the closest of which is located c. 560m to the north. A total of 2 waterbodies are located within a 250m radius; none of which border the site. The site also lies within the Amber Zone of the GCN Risk Zones for Wiltshire (Natural England, 2025). A search of natural England Class Survey Licence returns and 2017-2019 pond survey data returned 22 records of great crested newt within 1km of the site. The closest is located c.600m to the northwest of the site.

The site itself contains no waterbodies; there are 3 lakes and 1 pond within 250m of the site; the closest of which is c.180m southeast of the site. The 2 closest lakes to the site are fishing lakes and are both stocked with fish. The third Lake is a nature reserve, with waterfowl.

Hedgerows within the site provide suitable terrestrial habitat for amphibians, including GCN, however it is considered unlikely that they are within the site due to the majority of the site consisting of artificial, unvegetated, unsealed surface which is surrounded to the north by cultivated farmland. The hedges are narrow and provide some, but limited, foraging, shelter and commuting habitat.

3.6 Reptiles

A total of 2 records of reptiles were identified within a 1km radius of the site consisting of grass snake *Natrix natrix*; the closest of which is located c.787m to the north of the site.

Hedgerows which border the site have some low potential to be used by reptile species for limited foraging, shelter and commuting habitat, however it is considered unlikely that they are within the site due to the majority of the site consisting of artificial, unvegetated, unsealed surface.

3.7 Birds

A total of 75 records of birds was identified within a 1km radius of the site including species listed on Schedule 1 of the Wildlife and Countryside Act which receive additional protection when nesting such as barn owl *Tyto alba* and kingfisher *Alcedo atthis*; however, the site itself is not considered suitable for barn owl or kingfisher.

Hedgerows and trees within the site provide suitable nesting and foraging habitat for bird species.

3.8 Badgers

A single record of badger *Meles meles* was identified within a 1km radius of the site, the closest of which is located c.500m to the West.

No evidence of badgers was identified within the site; it is possible that badgers pass through the site on occasion.

3.9 Bats

A total of 36 records of bats were identified within a 1km radius of the site. Species recorded include barbastelle *Barbastella barbastellus* (2), Daubenton's bat *Myotis daubentonii* (3), brown long-eared bat *Plecotus auritus* (5), common pipistrelle *Pipistrellus pipistrellus* (7), greater horseshoe bat *Rhinolophus ferrumequinum* (2), lesser horseshoe bat *Rhinolophus hipposideros* (2), Leisler's bat *Nyctalus leisleri* (1), noctule *Nyctalus noctula* (1), serotine *Eptesicus serotinus* (2), unidentified *Myotis* species *Myotis sp.* (4), unidentified long-eared species *Plecotus sp.* (4), unidentified pipistrelle species *Pipistrellus sp.* (1) and unidentified bat species (2). The closest record is located c.390m to the north concerning Long Eared Bat Species.

A further 10 records of granted European Protected Species Licences (EPSLs) for bats were identified within a 5km radius including whiskered bat *Myotis mystacinus*, brown long-eared bat, common pipistrelle, soprano pipistrelle *Pipistrellus pygmaeus* and lesser horseshoe bat. The closest record is located c.410m to the north concerning brown long-eared bat, common pipistrelle, soprano pipistrelle and whiskered bat.

3.9.1 Daytime Bat Walkover

Hedgerows and trees which border the site provide suitable foraging and commuting habitat for bat species. The site was assessed as comprising habitats of moderate value to foraging and commuting bats.

3.9.2 Ground Level Tree Assessment

No trees within the site were identified as having potential roost features (PRFs) for bats.

3.10 Hazel Dormice

There are no records of hazel dormouse identified within a 1km radius of the site.

Hedgerows within the site do not provide optimal habitat for dormice; there are gaps in both the base and the canopy in H1 and H2. Although H1 and H2 do connect with other hedgerows in the landscape, these hedgerows are heavily managed. H3 has a dense stand of *leylandii* within its length; H5 is an isolated beech hedgerow; neither provide suitable habitat for dormice.

3.11 Other Notable Mammals

A total of 23 records of hedgehog *Erinaceus europaeus*; a UK Priority species were identified within a 1km radius of the site. A single record of polecat *Mustela putorius* was identified within a 1km radius of the site.

Hedgerows within the site provide may suitable habitat for hedgehogs; it is unlikely that hedgehogs use the site for foraging due to the artificial, unvegetated, unsealed surface.

4 ASSESSMENT OF EFFECTS, MITIGATION AND COMPENSATION MEASURES

The mitigation and compensation recommendations provided are based on the principles of established best practice guidelines set out by the Chartered Institute for Ecology and Environmental Management (CIEEM), the local planning authority and other relevant organisations. Where applicable, the cumulative effects potentially arising from other developments are discussed in this section.

Proposals are exempt from Biodiversity Net Gain as plans will not impact any habitats on site; the site comprises artificial unsealed surface only and existing hedgerows and on site trees will be retained. A Biodiversity Mitigation and Enhancement Plan (BMEP) has been produced showing the measures detailed below, see Figure 4, Appendix B.

4.1 Designated Sites

4.1.1 Potential Impacts

Site proposals are not considered likely to impact nearby designated sites due to the small scale and nature of the development.

4.2 Habitats

4.2.1 Potential Impacts

Proposals include the potential removal of c.71m of native hedgerow (partial removal of H2), to facilitate construction of the building.

The proposals also involve the following (potential) impacts to 10 individual trees:

Table 2. Trees within the site identified for removal

Tree species	Tree no. (arborist report)	Stem diameter (mm)	Maturity	Condition Assessment Score	Removal (R); Partial Removal (PR)
Weeping willow	1	340	Early mature	Moderate	R
Field maple	47	250	Early mature	Moderate	R
Field maple	48	399	Early mature	Moderate	R
Wild cherry	17	350	Early mature	Moderate	R
Wild cherry	19	370	Early mature	Moderate	R
Elm	20	130	Semi-mature	Poor	R

Cypress sp.	54	180	Semi-mature	Poor	R
Common Hawthorn	4	252	Early mature	Poor	R
Common Hawthorn	5	184	Early mature	Poor	R
Mixed broadleaved (group)	G49	180	Early mature	Moderate	PR (of tree in group)

The arboricultural survey also identified other groups of trees that **may** require partial removal, as well as trees that **may** require cutting-back for clearance off the proposed new building. For the purposes of this report, we have assumed that these trees will be retained. The majority of these trees are within hedgerows. (*Information from Bell, J (7 January, 2026). Arboricultural Impact Assessment & Method Statement. Arbortrack Systems Ltd.*).

The loss of these vegetated habitats is considered to result in a moderate adverse impact at a local level. Construction activities also have potential to damage retained hedgerows and trees in the absence of mitigation, resulting in a moderate adverse impact at a site level.

4.2.2 Mitigation and Compensation Measures

The following mitigation measures will be incorporated to avoid, mitigate and compensate the identified impacts to ecologically important habitats:

- Replacement of c.71m of native hedgerow (H2) on the northern boundary of the proposed padel court (removal required to allow for construction of the proposed building). The new section of hedgerow will comprise native, locally typical species of value to biodiversity including hawthorn, blackthorn *Prunus spinosa*, hazel *Corylus avellana*, holly and dog rose *Rosa canina*. Whips must be planted in winter in staggered rows on a bank. This has not been included in the BNG assessment and would be an additional requirement.
- Planting of c.0.08ha of modified grassland, to form a vegetated boundary around the proposed padel court.
- Retained hedgerows must be protected during construction works with the use of Heras fencing (or similar) which will also protect associated ground flora species. The fencing should be installed 1m from the edge of hedge/hedge banks.
- Retained mature trees along site boundaries which have potential to be impacted by construction activities will be demarcated with suitable root protection zones in accordance with British Standard BS5837 (2012).

- Retained and planted hedgerows and grassland will be managed to benefit biodiversity; details of management practices must be provided in a Landscape Ecological Management Plan (LEMP).
- A Biodiversity Net Gain assessment on the site has been conducted and provided as part of this application (File Ref: 01.269.003.01_Blackland Lakes BNG Assessment), and details the habitats lost, retained, enhanced and created on and off-site.

4.2.3 Residual Effects

The above measures will address the anticipated impacts of the proposals to habitats designated sites; there are no expected residual effects.

4.3 Flora and Invertebrates

4.3.1 Potential impacts

The site is considered likely to support common and widespread flora and invertebrate species. No evidence of protected flora or plants were recorded on site or within the immediate vicinity during the surveys on site. There are no anticipated impacts to these species.

4.4 Amphibians (including Great Crested Newt)

4.4.1 Potential Impacts

Proposals are not anticipated to impact great crested newts, however potential damage to hedgerow habitat during construction, and the partial removal of hedgerow H2 has the potential to harm common and widespread amphibian species such as common toad, a UK Priority species, due to the temporary loss of terrestrial habitat and sheltering/hibernating opportunities. This is considered a moderate adverse impact at a site level.

The following mitigation measures will be incorporated to avoid, mitigate and compensate the identified impacts to amphibians:

- Prior to works commencing on site a Tool Box Talk (TBT) will be conducted by an Ecological Clerk of Works (ECOW), detailing measures to be taken to protect amphibians
- Heras fencing (or similar) will be installed adjacent to hedgerows to protect amphibian habitat from damage during construction.
- The storage of materials/waste will be undertaken on areas of hard standing, bare ground or pallets. Waste should be stored in skips or removed off site as soon as

possible and away from suitable retained or off-site habitat to avoid creating refuges which could be colonised by amphibians.

- Any brash/log/rubble piles will be dismantled by hand and any common or widespread amphibian found will be left to disperse of their own accord
- During construction works, any trenches (e.g. foundations or utility trenches) left exposed overnight should be provided with a means of escape, such as a shallow sloped edge or angled board (minimum 30cm width), positioned at a maximum angle of 30°.
- In the unlikely event that a great crested newt is found, works must cease immediately, and a competent ecologist will need to be contacted for further advice.

4.4.2 Residual Effects

The above measures will address the anticipated impacts of the proposals to amphibians; there are no expected residual effects.

4.5 Reptiles

4.5.1 Potential Impacts

Habitats suitable for reptiles within the site are limited to boundary hedgerows; potential impacts to reptiles are therefore limited to damage to hedgerow habitat during construction and the partial removal of hedgerow H2. This is considered a moderate adverse impact at a site level.

4.5.2 Mitigation and Compensation Measures

The following mitigation measures will be incorporated to avoid, mitigate and compensate the identified impacts to reptiles:

- Prior to works commencing on site a Tool Box Talk (TBT) will be conducted by an Ecological Clerk of Works (ECOW), detailing measures to be taken to protect reptiles
- Heras fencing (or similar) will be installed adjacent to hedgerows to protect amphibian habitat from damage during construction.
- The storage of materials/waste will be undertaken on areas of hard standing, bare ground or pallets.
- During construction works, any trenches (e.g. foundations or utility trenches) left exposed overnight should be provided with a means of escape, such as a shallow sloped edge or angled board (minimum 30cm width), positioned at a maximum angle of 30°.

4.5.3 Residual Effects

The above measures will address the anticipated impacts of the proposals to reptiles; there are no expected residual effects.

4.6 Birds

4.6.1 Potential Impacts

Habitats suitable for birds within the site are limited to boundary hedgerows and trees; potential impacts to birds are therefore limited to potential damage to hedgerow and tree habitat during construction, the partial removal of hedgerow H2, and the removal of several individual trees. This is considered a moderate adverse impact at a site level.

Note: The 2 wooden buildings within the site will be moved, without being dismantled, to the southeast corner of the site; these buildings were not assessed during the site visit on 16 October 2025 as at the time site proposals did not include moving these buildings. From the structure of the buildings and observation of photographs of the interior and exterior of the building, they are likely to have negligible suitability for nesting birds.

4.6.2 Mitigation and Compensation Measures

The following mitigation measures will be incorporated to avoid, mitigate and compensate the identified impacts to birds:

- Works which have potential to impact nesting birds (i.e. hedgerow section removal; tree removal; movement of the 2 wooden structure) must be undertaken outside of the main bird nesting season (i.e. avoiding the period March to mid-September). If works cannot be timed sensitively, a check by an ecologist for nesting birds the day before works are due to commence will be required. Any active bird nests identified will be left in situ until the young have fully fledged.
- Heras fencing (or similar) will be installed 1m from the centre of all retained hedgerows to protect bird habitat from damage during construction.
- Retained trees potentially impacted by construction activities will be demarcated with suitable root protection zones in accordance with British Standard BS5837 (2012)
- Compensatory nesting opportunities (5x nest boxes) for a variety of bird species will be provided. These should be installed on the proposed building and/or on trees within the site to provide an enhancement for a variety of bird species. Boxes should be of varying sizes and designs to attract numerous species e.g.: Woodstone Seville Nest Box 28mm entrance at a height of 2-3m on a north/northeast aspect out of direct sunlight at varying locations within the site; Woodstone Seville Nest Box 32mm entrance at a height of 2-3m on a north/northeast aspect out of direct sunlight at varying locations within the site; Woodstone 'Barcelona' Open Fronted Nest Box at a

height of 1-2m beneath dense scrub and 2-3m in more exposed areas on a north/northeast aspect out of direct sunlight at varying locations within the site.

- Suggested locations for nest boxes are shown in the BMEP, Figure 4, Appendix B. Suggested nest box designs can be purchased from wildcare.co.uk or nhbs.com
- Proposals include the replacement of c.71m of native hedgerow (H2) on the northern boundary of the proposed padel court. New hedgerows will comprise native, locally typical species of value to nesting birds.
- The 2 wooden buildings within the site will be inspected before they are moved, to check for any evidence of nesting birds.

4.6.3 Residual Effects

The above measures will address the anticipated impacts of the proposals to birds; there are no expected residual effects.

4.7 Badgers

4.7.1 Potential Impacts

Construction activities have potential to harm badgers which may pass through the site on occasion, likely causing a minor, temporary adverse impact at a site level.

4.7.2 Mitigation and Compensation Measures

The following mitigation measures will be incorporated to avoid, mitigate and compensate the identified impacts to badgers:

- During construction works, any trenches (e.g. foundations or utility trenches) left exposed overnight should be provided with a means of escape, such as a shallow sloped edge or angled board (minimum 30cm width), positioned at a maximum angle of 30°.
- Heras fencing protecting hedgerows bordering the site should allow badgers to pass through. A gap of at least 25cm should be left between the ground and the base of fencing to allow access for badgers. Alternatively, holes of at least 30cm wide and 25cm high could be cut into the bottom sections of Heras panels at 20m intervals. If this option is chosen, then efforts to ensure no sharp edges are protruding from ends of cut mesh must be taken to ensure that mammals cannot be harmed

4.7.3 Residual Effects

The above measures will address the anticipated impacts of the proposals to badgers; there are no expected residual effects.

4.8 Bats

4.8.1 Potential Impacts

Construction activities to facilitate development will result in the removal of a section of hedgerow (H2) and several individual trees, they also have potential to damage retained hedgerows and trees, all of which may form foraging and commuting routes.

Increases in artificial illumination both during the construction and operational phases of the development may also impact bat species and have the potential to disturb dark flight corridors thereby affecting the ecological functionality of the retained hedgerows and trees. These impacts are anticipated to result in a moderate adverse impact at a local level.

Note: The 2 wooden buildings within the site will be moved, without being dismantled, to the southeast corner of the site; these buildings were not assessed during the site visit on 16 October 2025 as at the time site proposals did not include moving these buildings. From the structure of the buildings and observation of photographs of the interior and exterior of the building, they are likely to have negligible suitability for roosting bats.

4.8.2 Mitigation and Compensation Measures

The following mitigation measures will be incorporated to avoid, mitigate and compensate the identified impacts to bats:

- A sensitive lighting strategy will be implemented into the construction and operational phases of the development to avoid impacts to bats arising from increases in artificial illumination. The strategy will include:
 - No illumination above the current lux levels or above 0.5lux to all retained hedgerows and trees to provide dark corridors around the site.
 - Any lighting units will be angled downwards and be on a short duration motion timer.
 - Lighting units will comprise a 0% upward light ratio.
 - No illumination of any bat roost provision within the development (i.e. bat boxes/tubes on/in buildings or trees, provided as an enhancement; see Section 5 for further details).
- Retained hedgerows and trees must be protected during construction works with the use of Heras fencing (or similar). The fencing should be installed 1m from the edge of the hedge.
- The 2 wooden buildings within the site will be inspected before they are moved, to check for any evidence of roosting bats.

- Bat safe roofing membranes are recommended in the newly installed building.
- Hedge being removed (H2) will be replanted with native species mix and managed to be at least 2m in width and 5m in height to provide good commuting and foraging habitat.

4.8.3 Residual Effects

The above measures will address the anticipated impacts of the proposals to bats; there are no expected residual effects.

4.9 Other Notable Mammals

4.9.1 Potential Impacts

Construction activities have potential to harm hedgehogs, which may pass through the site on occasion, likely causing a minor, temporary adverse impact at a site level.

4.9.2 Mitigation and Compensation Measures

The following mitigation measures will be incorporated to avoid, mitigate and compensate the identified impacts to hedgehogs:

- During construction works, any trenches/ holes left exposed overnight will be provided with a means of escape, such as a shallow sloped edge or angled board (minimum 30cm width), positioned at a maximum angle of 30°.

4.9.3 Residual Effects

The above measures will address the anticipated impacts of the proposals to hedgehogs; there are no expected residual effects.

5 ENHANCEMENT MEASURES

Enhancement measures are recommendations over and above the mitigation required, which aim to enhance biodiversity in line with national and local planning policy and are deemed appropriate for the site and its proposals. A Biodiversity Metric has been produced which accompanies this report (01.269.003.01_Blackland Lakes_BNGMetric).

A Biodiversity Mitigation and Enhancement Plan has also been produced showing the measures detailed below, see Figure 4, Appendix B.

- Enhancement measures should include planting of a diverse mix of native tree, shrub and other floral species as part of any proposed landscaping scheme.
- A bee/insect brick should be provided within the proposed building, e.g. SKU Concrete Bee Block, or similar, installed at least 1m in height within south-facing walls. Suggested bee block designs are available from www.wildcare.co.uk or www.nhbs.com. Suggested bee block location is shown within the BMEP, Figure 4, Appendix B.
- 2x bat box, such as a Bark Box Standard Bat Box, or General Purpose Bat Box, could be affixed to mature trees within the site, at a height of 4m on a west or south elevation, to provide roosting opportunities for bat species as an ecological enhancement. The suggested locations of the bat boxes are provided in the BMEP, Figure 4, Appendix B. Suggested bat boxes are available from wildcare.co.uk. or nhbs.com.

6 CONCLUSIONS TABLE

Table 3. Summary of ecological mitigation, compensation and enhancement measures for the site: Blackland Lakes.

Ecological Feature	Potential Effect	Significance in the absence of mitigation	Mitigation/Compensation and Enhancement	Residual Effect
Non-Statutory Designated Sites	None	-	-	-
Habitats	- Removal of a c.71m section of hedgerow - Removal/partial removal/cut-back of several trees - Damage to hedgerows and trees during construction	Moderate adverse impact at site level	- Replacement of section of hedgerow - Planting of an area of modified grassland - Hedgerow and tree protection measures - Habitats managed to benefit biodiversity; detailed within a LEMP - BNG Assessment provided – off site credits proposed.	Negligible
Flora and Invertebrates	None	-	- Plant a diverse mix of native trees, shrubs and other floral species as an enhancement - Bee/insect brick provided in new building as an enhancement	Positive
Amphibians (including GCN)	- Removal of a section of hedgerow - Damage to hedgerows during construction	Moderate adverse impact at site level	- Tool Box Talk (TNT) prior to works starting - Hedgerow protection measures - Storage of materials/waste on areas of hard standing, bare ground or pallets - Brash/log/rubble piles dismantled by hand - Construction trenches and boundaries with means of escape - If GCN found, works must cease immediately and a competent ecologist contacted for further advice	Negligible

Ecological Feature	Potential Effect	Significance in the absence of mitigation	Mitigation/Compensation and Enhancement	Residual Effect
Reptiles	- Removal of a section of hedgerow - Damage to hedgerows during construction	Moderate adverse impact at site level	- Tool Box Talk (TBT) prior to works starting - Hedgerow protection measures - Storage of materials/waste on areas of hard standing, bare ground or pallets - Construction trenches and boundaries with means of escape	Negligible
Birds	- Removal of a section of hedgerow - Removal/partial removal/cut-back of several trees - Damage to hedgerows and trees during construction - Movement of existing buildings	Moderate adverse impact at site level	- Works undertaken outside of bird nesting season - Hedgerow and tree protection measures - Nesting opportunities to be provided as compensation/enhancement (5x nest boxes on building/trees) - Replacement of section of hedgerow - Existing buildings inspected for nesting birds before being moved	Positive
Badgers	Potential harm during construction	Temporary minor adverse impact at a site level	- Construction trenches and boundaries with means of escape - Heras fencing protecting hedgerows with gaps	Negligible

Ecological Feature	Potential Effect	Significance in the absence of mitigation	Mitigation/Compensation and Enhancement	Residual Effect
Bats	- Removal of a section of hedgerow - Removal/partial removal/cut-back of several trees - Damage to hedgerows and trees during construction - Disturbance to commuting and foraging routes from artificial illumination - Movement of existing buildings	Moderate adverse impact at a local level	- Replacement of section of hedgerow - Hedgerow and tree protection measures - Sensitive lighting strategy - Bat safe roofing membranes recommended - Roosting opportunities to be provided as an enhancement (2x bat box on mature trees) - Existing buildings inspected for roosting bats before being moved	Positive
Other Notable Mammals (hedgehog)	Potential harm during construction	Temporary minor adverse impact at a site level	Construction trenches and boundaries with means of escape	Negligible

7 REFERENCES

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8 SITE PHOTOS



Plate 1. View east with weeping willow in foreground.



Plate 2. View west from H1, showing reception building.



Plate 3. H1.



Plate 4. H1 southeastern section.



Plate 5. H2 northwest corner.



Plate 6. H2 showing gaps in hedge.



Plate 7. Corner of H2 and W1.



Plate 8. W1 view northeast.



Plate 9. W2 line of trees



Plate 10. H4 leyland cypress section



Plate 11. H5 and silver birch



Plate 12. Mature Weeping willow in centre of site

APPENDIX A - RELEVANT WILDLIFE LEGISLATION AND POLICIES

Ecological Feature	Legislation / Policy
Great crested newts	Great crested newts are protected under the Wildlife and Countryside Act 1981 (as amended) and Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019. This makes it an offence to kill or injure great crested newts or damage or destroy a place of shelter or protection. Deliberate or reckless disturbance of great crested newts which could affect the ability of any significant group of animals to survive or breed may also result in an offence.
Reptiles	Reptiles are protected under the Wildlife and Countryside Act 1981 (as amended). It is an offence to intentionally or recklessly kill or injure reptiles.
Birds	Under the Wildlife and Countryside Act 1981 (as amended) it is illegal to take, damage or destroy the nests of wild birds whilst being built or in use. Bird species also listed on Schedule 1 of the Wildlife and Countryside Act 1981 (as amended) receive additional protection including protection from intentional or reckless disturbance when they are nesting or rearing dependant young.
Badgers	Badgers are protected under the Protection of Badgers Act 1992. Under this legislation, it is an offence to kill or injure a badger, damage or destroy a sett or disturb a badger whilst it occupies a sett.
Bats	British bat species are protected under the Wildlife and Countryside Act 1981 (as amended) and Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019. This makes it an offence to kill or injure bats or damage or destroy a place of shelter or protection. Deliberate or reckless disturbance of bats which could affect the ability of any significant group of animals to survive, breed, rear or nurture their young may also result in an offence.
Invasive non-native species	Invasive, non-native species are those listed on Schedule 9 of the Wildlife and Countryside Act 1981 (as amended). It is an offence to plant or cause the spread of these species in the wild.
UK Priority Species/Habitats	UK Priority Species/Habitats are those that have been identified as being the most threatened and requiring conservation action.
Biodiversity Net Gain	The Environment Act 2022 and the National Planning Policy Framework require all developments to show a net gain for biodiversity.

APPENDIX B – FIGURES

On following pages.



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Key:

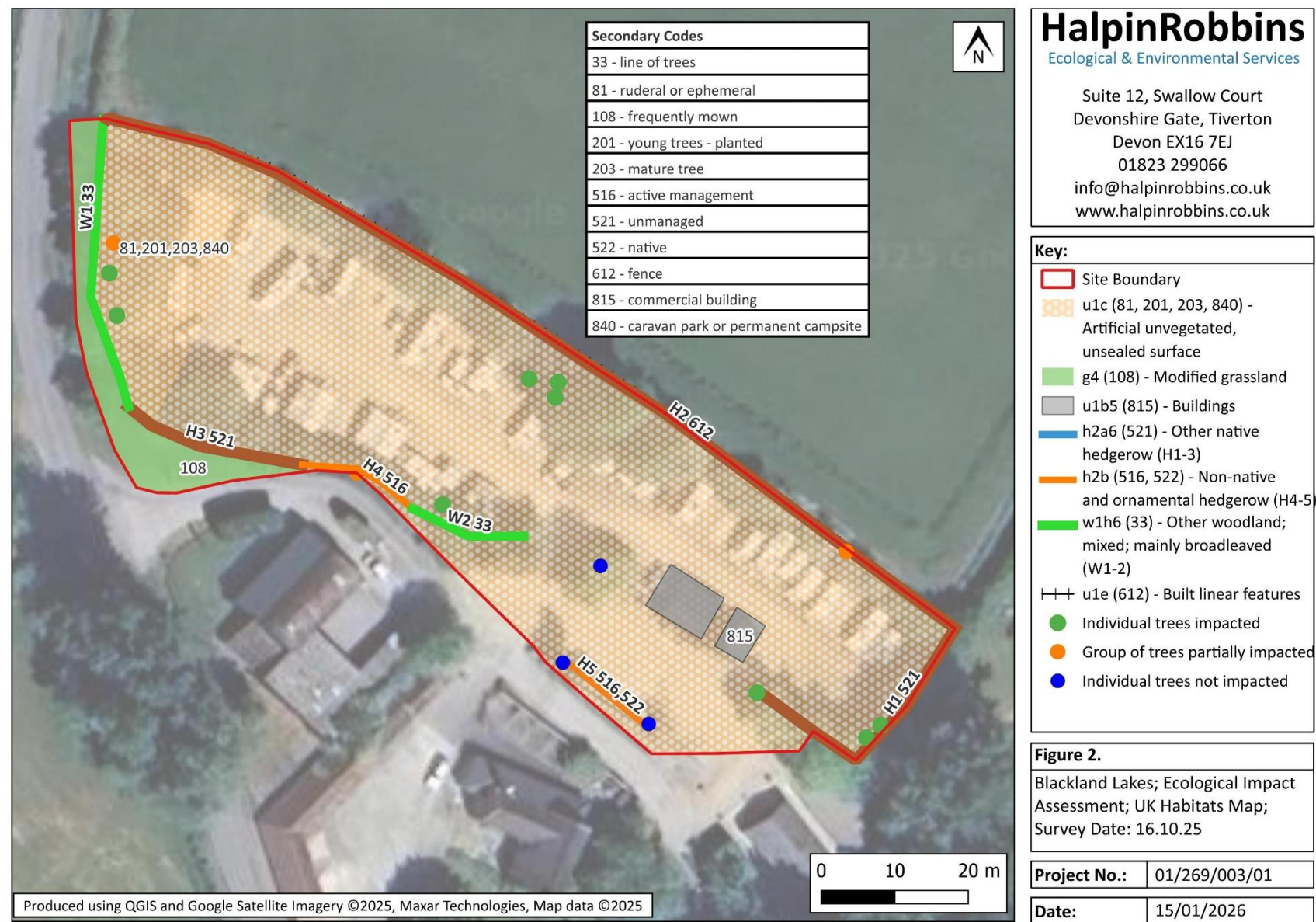
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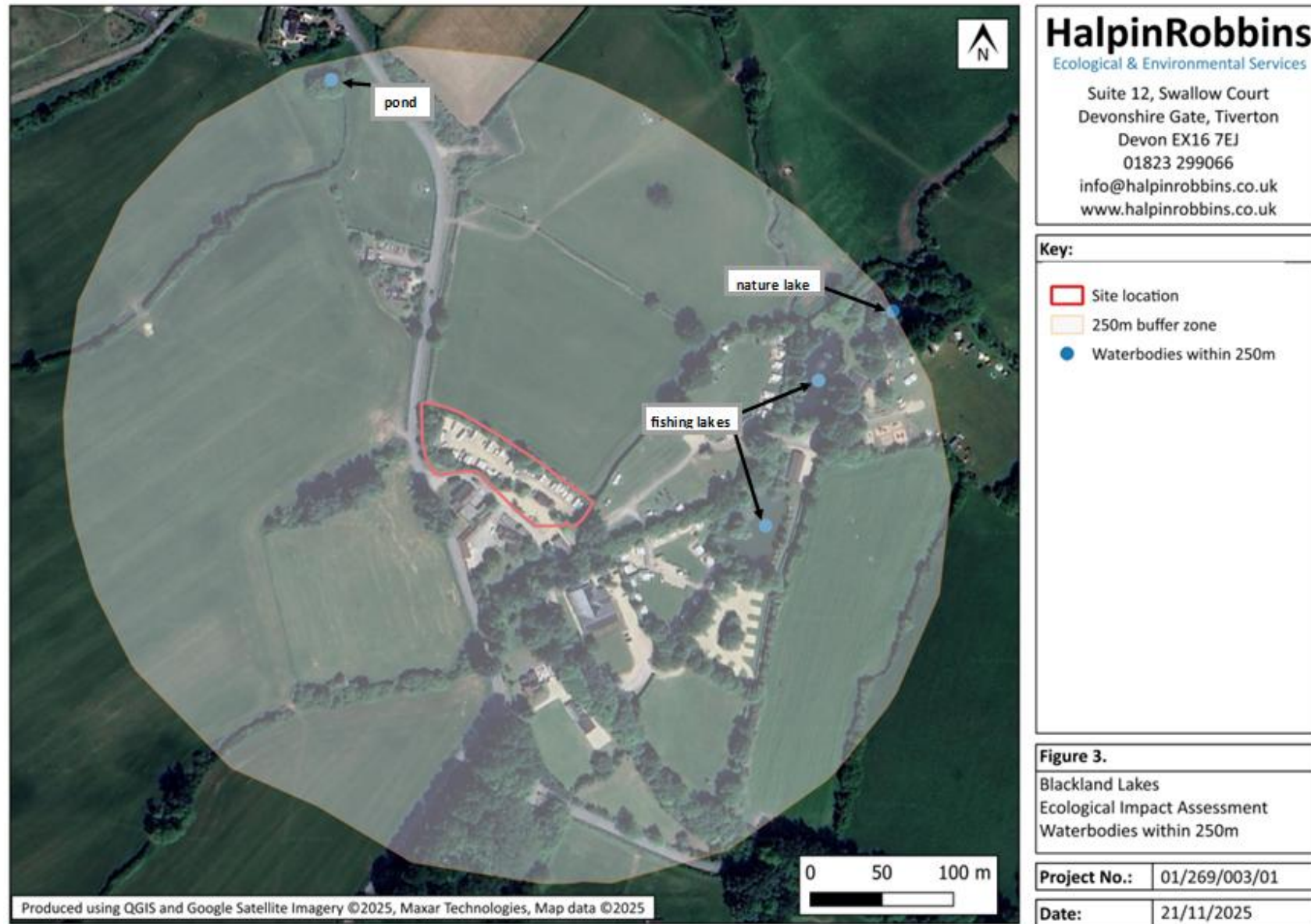
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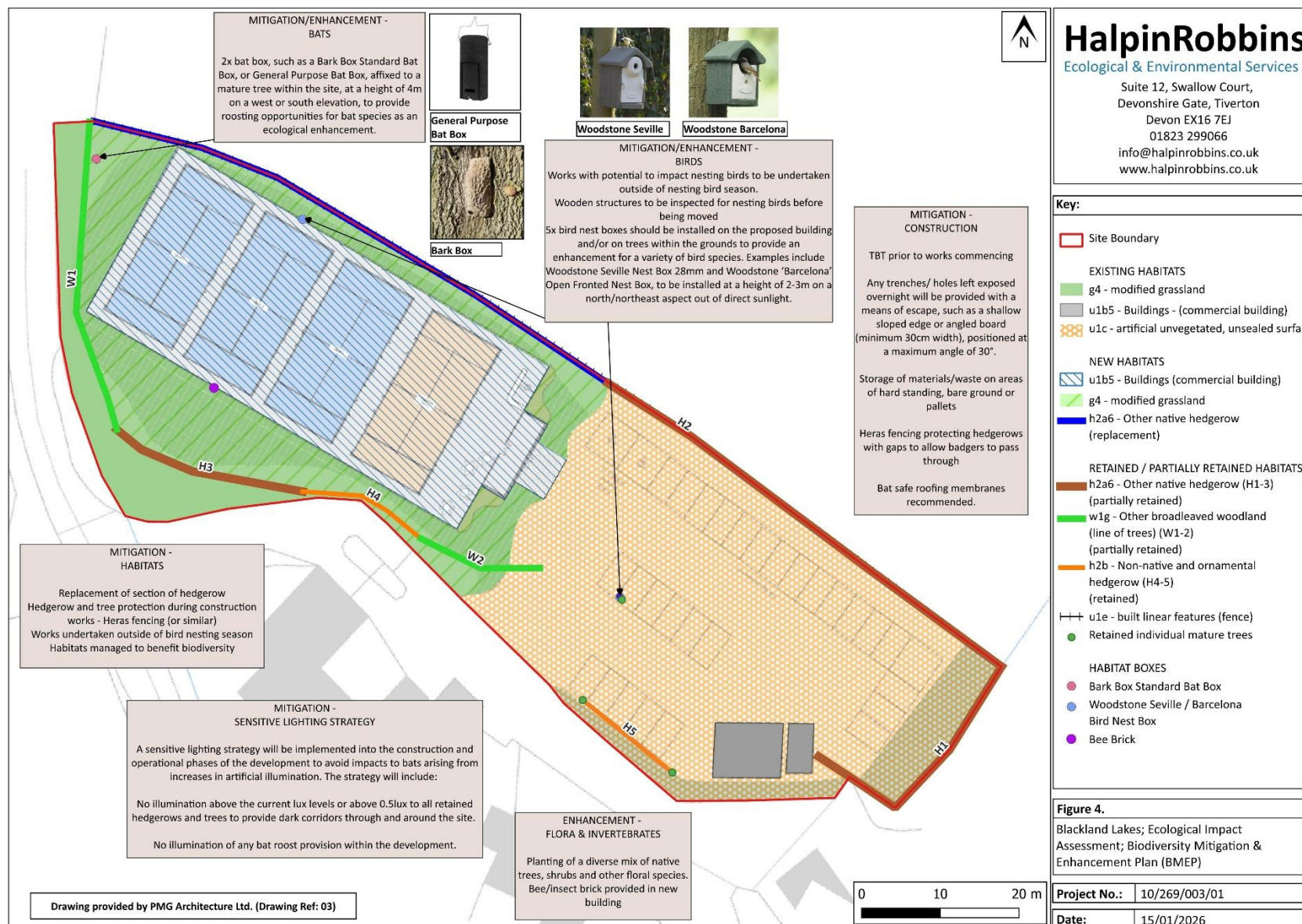
Blackland Lakes
Ecological Impact Assessment
Site location

Project No.: 01/269/003/01

Date: 11/11/2025





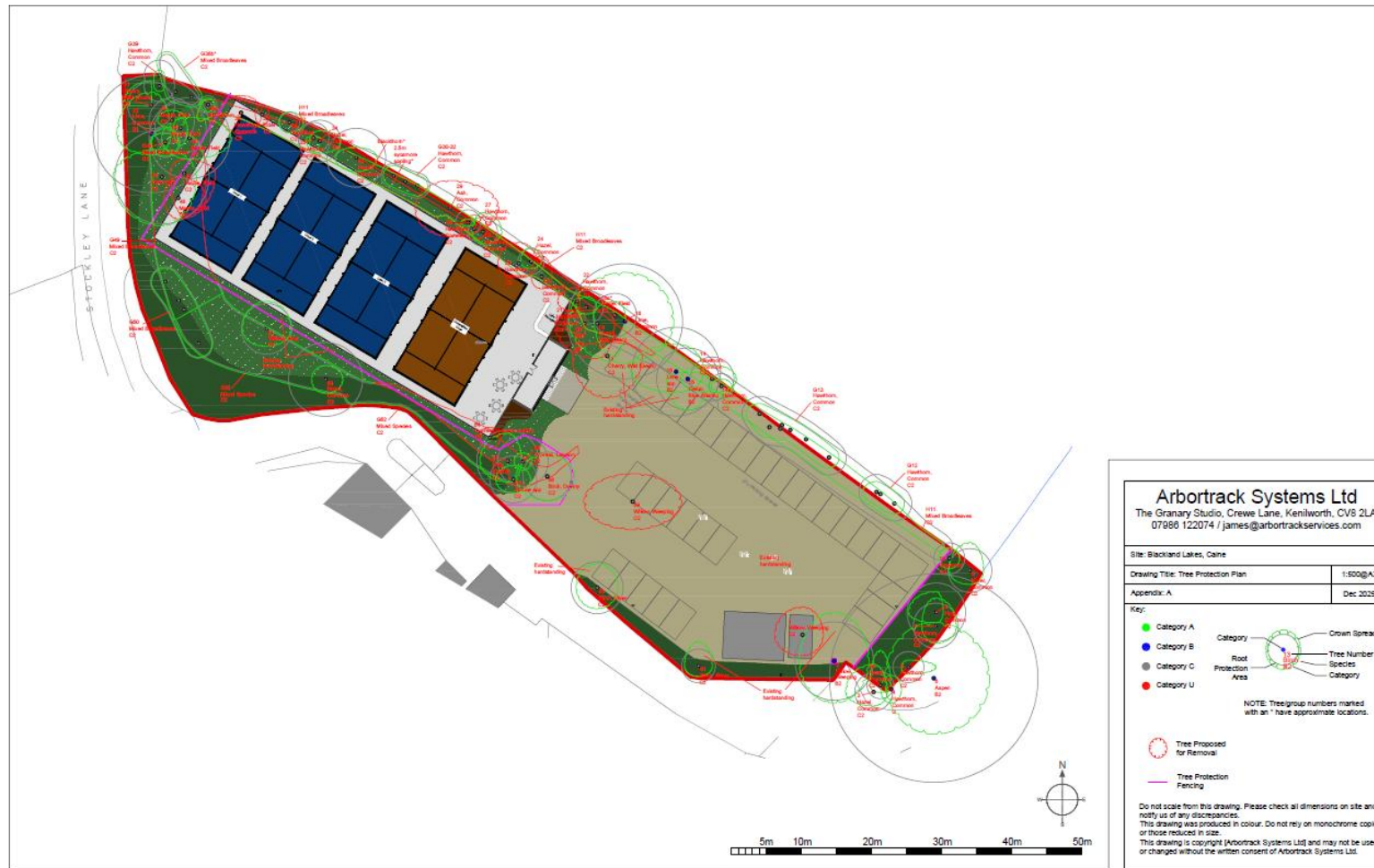


APPENDIX C – PROPOSED PLANS



Plans Provided by PMG Architecture Ltd. (Drawing Ref: 03)

APPENDIX D – TREE PROTECTION PLAN



Tree Protection Plan Provided by Arbortrack Systems Ltd (December 2025)

APPENDIX E - DATA SEARCH RESULTS MAP

