

South Farm, Water Eaton

Preliminary Ecological Appraisal

Prepared on behalf of Kes Ventures Ltd

March 2026

South Farm, Water Eaton

Ecology 8539

Version 01

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1.0 Executive Summary

- 1.1 Pro Vision were commissioned in January 2026 to carry out a Preliminary Ecological Appraisal of the land at South Farm, Water Eaton.
- 1.2 The ecological appraisal comprised a desk study of existing ecological data in relation to the site, and an assessment of the sites habitats and suitability to support protected species within the application site.
- 1.3 This survey was commissioned in relation to a retrospective application for the raising of land and lying of hardstanding with the works completed in 2025.
- 1.4 The site now comprises an area of developed and artificial land. Ephemeral vegetation is present along the edges of the developed area. A newly built shed is present on site along with six storage containers. The site is considered to have previously comprised woodland with scrub and ruderal vegetation which was removed to create the area of hardstanding. Mitigation measures are provided in **Section 5.0** to compensate for the loss of habitats previously present.
- 1.5 Woodland was cleared for the construction of the hardstanding. The woodland was identified by MAGIC as priority habitat woodland. The results returned from WSBRC did not identify the woodland as priority habitat but as other broadleaved woodland. The remaining woodland was assessed and was determined to be a plantation woodland band of trees of uniform age comprising broadleaved species but also a high proportion of mixed species and is therefore considered to be other mixed woodland and not priority habitat. This is likely indicative of the woodland that has been cleared to facilitate the development. Mitigation measures have been provided in **Section 5.0** for the loss of woodland on site.
- 1.6 The remaining woodland lies adjacent to the edge of the site which may be used by foraging and commuting bats. Whilst no lighting is anticipated on site, any lighting that may be required will require a sensitive lighting plan, this is detailed further in **Section 5.0**.
- 1.7 The development will provide ecological enhancements in line with national and local planning policy to secure net gains on the site. Details regarding this are provided in **Section 5.0**.

2.0 Introduction

Project Background

- 2.1 Pro Vision Ecology were commissioned in January 2025 to carry out a Preliminary Ecological Appraisal (PEA) of the land at South Farm, Water Eaton, Wiltshire, SN6 6JU. For the site location refer to **Appendix A**. The proposals include raising the land and laying hardstanding which was completed in 2025 (**Appendix B**).
- 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 Preliminary Ecological Appraisal (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 future developments to provide 10% biodiversity net gain, to be evidenced with the use of the relevant 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 development site is located within Wiltshire Council. The Wiltshire Core Strategy, adopted January 2015, includes Core Policy 50 relating to Biodiversity and Geodiversity:

Core Policy 50

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

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

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

Ecological Assessment

Habitats

- 3.2 A site visit was carried out on 15th January 2026 by experienced ecologist David Casson ACIEEM in cloudy and wet conditions with a light breeze and an ambient temperature of 8°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.

Limitations

- 3.4 The survey was undertaken in January, outside the optimum time to conduct botanical work. Therefore, some species are likely to have been missed however an appropriate classification of the habitats on site was possible.

Protected Species

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

Badgers (Meles meles)

- 3.6 The site and where possible 30 metres outside the site boundary was assessed for its suitability to support badgers. A direct search was undertaken for evidence of badgers. Evidence includes
- Active or disused setts;
 - Diggings;
 - Latrines / dung pits;
 - Foraging ('snuffle holes');
 - Footprints; and
 - Badger hairs.

Bats

- 3.7 The majority of bat species roost within trees. Therefore, an assessment of trees recorded on site was undertaken identifying any Potential Roost Features (PRFs). The assessment was undertaken from the ground looking for features which may support bats such as cavities, crevices, and peeling bark. The assessment was based on BCT guidelines (Collins, 2023) shown below in **Table 2**.

Table 2: Guidelines for assessing the suitability of trees to support bat roosts

Suitability	Criteria
None	No PRFs on the tree or highly unlikely to be any present.
FAR	Further assessment required to establish if PRFS are present in the tree.
PRF	A tree with at least one PRF present

- 3.8 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
Negligible	Negligible features on site likely to be used by bats
Low	Suitable but isolated habitat that could be used by small numbers of bats.
Medium	Habitat that is well connected to the wider landscape and could be used by bats for foraging such as trees, scrub, grassland or water.
High	Continuous high-quality habitat that is well connected to the wider landscape and may be used by significant numbers of bats including annex II species.

Birds

- 3.9 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)

- 3.10 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)

- 3.11 An assessment of the suitability of the habitat to support hazel dormouse was undertaken in accordance with The dormouse Conservation Handbook (Bullion *et al*, 2025). Any small mammal feeding signs were checked and assessed, including:
- Examination of hazel nuts; and
 - Evidence of nest building.

Invasive Species

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

Invertebrates

- 3.13 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

- 3.14 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 an international Statutory Designated Site within five kilometres of the site. The **North Meadow & Clattinger Farm Special Area of Conservation (SAC)** is designated for the presence of lowland hay meadows (*Alopecurus pratensis*, *Sanguisorba officinalis*). The site represents an exceptional survival of traditional pattern of management and so exhibits a high degree of conservation of structure and function. This site is located 3.85 kilometres west of the development.
- 4.2 The development site is located within the inner zone of influence of the North Meadow habitats of the SAC however the potential impacts are associated with recreational pressure from increase pedestrian activity. The proposals will not result in an increase in accommodation and therefore there will be no impacts on the SAC.
- 4.3 The data search returned one record of a national Statutory Designated Site within two kilometres of the site. The **Cotswold Water Park Site of Special Scientific Interest (SSSI)**. The site is designated for the presence of breeding great crested grebe (*Podiceps cristatus*), little egret (*Egretta garzetta*) and little ringed plover (*Charadrius dubius*). A diverse assemblage of breeding birds of lowland open water, their margins and scrub is present along with multiple non-breeding bird species recorded and an assemblage of over 20,000 waterbirds during the non-breeding season. Populations of notable aquatic plants are also present. This site is located 1.32 kilometres north of the development.
- 4.4 The proposed development is considered to lie outside the zone of influence of these designated sites and therefore, no further action is required.

Non-Statutory Designated Sites

- 4.5 The data search returned one record of a non-statutory designated site within two kilometres of the development site. The **River Thames or Isis Local Wildlife Site (LWS)** encompasses the rivers within or bordering Wiltshire and Swindon. This includes 32.11 hectares of the river system and 7.39 hectares of the Cotswold Water park and are designated for the aquatic habitats present. The LWS is located 0.8 kilometres west of the development at its closest point.
- 4.6 Due to the nature and scale of the development and the distance from the designated site, it is considered that there will be no impacts to the LWS and no further action is required.

Ecological Assessment

Introduction

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

Habitats

Surrounding Habitat

- 4.8 The development site is located in the south of a larger farm yard and is surrounded by arable and agricultural fields. Large solar farm fields are also present to the east and south of the site. Narrow woodland bands extend northwest and south of the site with limited further connectivity. More sparse woodland areas are located to the east of the site. Palisade fencing is present along the southeast, southwest and northwest boundaries of the development site.

Pre-clearance Habitats

- 4.9 OS maps and aerial photography were used to assess the habitats present before the site was cleared. These images indicate that habitats on site previously comprised a mix of scrub habitat, ruderal vegetation with woodland in the northwest, connected to the further habitat off site. Parts of the site were previously used for hay bale storage.
- 4.10 These habitats have since been mostly removed with the creation of gravel and hardstanding now present on site.
- 4.11 A small strip of woodland is present along the northwest boundary of the site and an access track (**Figure 1**). This narrow habitat provides an indication of habitats previously present on site. The narrow habitat section comprises four trees which include three cherry and a field maple (*Acer campestre*). The ground area mostly comprises rubble with ruderal vegetation growing.



Figure 1: Strip of remnant woodland.

Adjacent Other Woodland; Mixed

- 4.12 MAGIC maps identified the woodland band located adjacent to the northwest boundary of the site as priority woodland habitat. The records from WSBRC did not identify this habitat as priority woodland but as other broadleaved woodland. The woodland is a plantation woodland band with trees of uniform age (**Figures 2 and 3**) and comprises mostly semi-mature trees including ash (*Fraxinus excelsior*), cherry (*Prunus avium*), elder (*Sambucus nigra*), lime (*Tilia* sp.), oak (*Quercus robur*) and yew (*Taxus baccata*) with cedar (*Cedrus libani*) also present throughout. The understorey comprises dense ivy (*Hedera helix*) coverage with bramble (*Rubus fruticosus*), cock's foot (*Dactylis glomerata*) and common nettle (*Urtica dioica*) present throughout. The woodland is also subject to storage of hay along the southern track.



Figures 2 and 3: Adjacent woodland.

- 4.13 The woodland does not therefore qualify as priority habitat. This is likely indicative of the woodland that has been cleared to facilitate the development.

Artificial Unvegetated, Unsealed Surface

- 4.14 The majority of the site comprises an area of laid gravel (**Figure 4**). This habitat has replaced the habitats that were previously present on site. The gravel is very sparsely vegetated with only small ephemeral species emerging. These include cock's foot, common nettle, hogweed (*Heracleum sphondylium*), mugwort (*Artemisia vulgaris*), perennial rye-grass (*Lolium perenne*) and thistle (*Cirsium* sp.). The species present are too sparse and low growing to be of ecological value.



Figure 4: Laid gravel across the site.

Developed Land

- 4.15 A newly built timber shed is present along the northeastern boundary of the site (**Figure 5**). There are also six shipping containers present along the northwest boundary of the site, situated on the gravel area (**Figure 6**).



Figures 5 and 6: New shed and shipping containers, respectively.

Ruderal/Ephemeral

- 4.16 An area of ruderal vegetation is present in the northern corner of the site, adjacent to the woodland and shipping containers (**Figure 7**). The vegetation is growing over a spoil mound and comprises cock's foot, common nettle, herb Robert (*Geranium robertianum*), hogweed and thistle with some non-native species also present.
- 4.17 The southwest boundary of the site has a steep bank from the plateau of the gravel area and ephemeral vegetation is growing along the length of the bank (**Figure 8**).



Figures 7 and 8: Ruderal/ephemeral vegetation in the northern corner and southwest boundary, respectively.

Protected and/or notable species

Badgers

- 4.18 The WSBRC data search returned one record for badgers within one kilometre of the site post-2009.
- 4.19 No signs of badger were observed during the survey. The existing habitats on site provide very limited foraging opportunities and sett building habitat. There was no evidence of badger was recorded in the adjacent woodlands.
- 4.20 Badgers are not considered present within the site or within 30 metres and no further action is required.

Bats

- 4.21 The WSBRC data search returned 12 records within one kilometre of the site for the following bat species, these were all recorded on a survey in 2020 approximately 0.75 kilometres north of the site:
 - Daubenton's bat (*Myotis daubentonii*)
 - Whiskered bat (*Myotis mystacinus*)
 - Natterer's bat (*Myotis nattereri*)
 - Noctule (*Nyctalus noctula*)
 - Common pipistrelle (*Pipistrellus pipistrellus*)
 - Soprano pipistrelle (*Pipistrellus pygmaeus*)
- 4.22 Due to the lack of records returned and the composition of species present within one kilometre it is considered that the area is under recorded.

Foraging and Commuting Habitat

- 4.23 The site provides no suitable foraging and commuting habitat for bats due to the site comprising mostly developed and artificial land. Habitats previously present on site were considered to provide suitable habitat and therefore habitat suitable for bats has been removed. The woodland areas off-site are considered to provide suitable foraging and commuting habitat to areas in the surrounding habitat however no trees within the woodlands were considered suitable to support roosting bats.
- 4.24 Due to the loss of suitable foraging and commuting habitat on site, it is considered there has been a break in connectivity and therefore mitigation measures will be required, recommendations have been provided in **Section 5.0**.

Birds

- 4.25 WSBRC provided records for the following bird species of conservation concern that may be present on the site: cuckoo (*Cuculus canorus*), grasshopper warbler (*Locustella naevia*), greenfinch (*Chloris chloris*), house martin (*Delichon urbicum*), house sparrow (*Passer domesticus*), lapwing (*Vanellus vanellus*), linnet (*Linaria cannabina*), marsh tit (*Poecile palustris*), skylark (*Alauda arvensis*), starling (*Sturnus vulgaris*), swift (*Apus apus*), tree sparrow (*Passer montanus*), willow tit (*Poecile montanus*), woodcock (*Scolopax rusticola*), yellowhammer (*Emberiza citronella*) and yellow wagtail (*Motacilla flava*).
- 4.26 In addition to these records the following Schedule 1 and/or Annex I species which breed in the area were returned: barn owl (*Tyto alba*), hobby (*Falco Subbuteo*), peregrine (*Falco peregrinus*) and red kite (*Milvus milvus*).
- 4.27 The habitats present on site are considered to have no suitable habitat for nesting birds. The removal of the woodland to facilitate the development would have removed nesting bird habitat but this is not considered significant in the context of the available habitat. No further action is required.

Great Crested Newts

- 4.28 The WSBRC data search returned no records of great crested newt presence within one kilometre of the site and no class survey licences were returned within two kilometres of the site. Following a review of the Natural England GCN Risk Zone Map for Wiltshire and Swindon the site is located in a green risk zone indicating sparsely distributed GCN and areas less likely to contain important pathways of connecting habitat for this species.
- 4.29 The OS maps were checked for any ponds within 500 metres of the site boundary which could provide suitable breeding habitat. One potentially suitable pond is present 260 metres northeast of the development site.
- 4.30 The habitats previously on site are considered to have provided suitable terrestrial habitat for great crested newts. Due to the removal of the habitats on site, a rapid risk assessment has been completed, and the results are provided in **Table 4** below.

Table 4: Rapid risk assessment.

Component	Likely effect (select one for each component; select the most harmful option if more than one is likely; lists are in order of harm, top to bottom)	Notional offence probability score
Great crested newt breeding pond(s)	No effect	0
Land within 100m of any breeding pond(s)	No effect	0
Land 100-250m from any breeding pond(s)	No effect	0
Land >250m from any breeding pond(s)	0.1 - 0.5 ha lost or damaged	0.005
Individual great crested newts	No effect	0
Maximum:		0.005
Rapid risk assessment result:	GREEN: OFFENCE HIGHLY UNLIKELY	

- 4.31 The rapid risk assessment concludes that an offence is highly unlikely. It is therefore considered that no impacts to great crested newts occurred on site, no further action is required.

Hazel Dormouse

- 4.32 The WSBRC data search returned no records for hazel dormouse within two kilometres of the site.
- 4.33 The habitats previously present on site are considered to have provided very limited suitable habitat for hazel dormice. The woodlands present to the northwest, south and east are considered to also have very limited habitat for hazel dormice due to the lack of suitable food plants and nesting habitat. The understorey sections of the woodland lack shrub species and therefore the habitat is limited to the canopies, however, due to lack of food plants present within these woodlands, it is considered highly unlikely that hazel dormice are present in the adjacent woodland areas.
- 4.34 Whilst hazel dormouse are considered likely absent from the site recommendations are provided in **Section 5.0** to restore connectivity to the off-site woodland habitats.

Invertebrates

- 4.35 The WSBRC data search provided no records of notable invertebrate species within one kilometre of the development site.
- 4.36 No habitats of particular note which may support rare or important assemblages of invertebrates were recorded on the site and it is considered unlikely that any habitats previously present may have supported rare or important invertebrate species, no further mitigation measures are required.

Reptiles

- 4.37 The WSBRC data search returned two records of grass snake (*Natrix Helvetica*) within one kilometre of the site.
- 4.38 The habitats previously present on site provided limited suitable habitat for reptiles with connectivity to further suitable habitat limited to the woodland bands. It is considered unlikely that reptiles were previously present on site.
- 4.39 No mitigation measures are required; however, recommendations are provided in **Section 5.0** to restore connectivity across the site to the adjacent woodlands.

5.0 Impacts and Mitigation

Impacts and Required Mitigation for the Proposed Development

Woodland

- 5.1 The woodland adjacent to the site is not considered to be priority habitat, it is likely that the woodland lost on site had the same composition as the adjacent woodland and therefore no priority habitat was removed on site. However, it is considered that the site previously comprised woodland habitat along with mixed scrub and ruderal vegetation, due to the loss of these habitats, there has been severance of connectivity between the neighbouring woodland bands and parcels.
- 5.2 Replacement habitat should be created on site (**Appendix D**). This will include the creation of approximately 50 metres of species-rich native hedgerow along the southwest boundary of the site. The species-rich will comprise the species listed in **Table 5**.

Table 5: Species-rich native hedgerow planting.

Species	Scientific name	Composition
Common dogwood	Cornus sanguinea	10%
Hazel	Corylus avellana	20%
Hawthorn	Crataegus monogyna	40%
Blackthorn	Prunus spinosa	20%
Guelder rose	Viburnum opulus	10%

- 5.3 The new hedgerow planting will provide connectivity across the site which was lost with the clearance of previously present habitats. This will provide suitable foraging and commuting habitat for bats and birds and will also provide shelter and commuting habitat for small mammals and reptiles.

Bats

- 5.4 The site provides potential for foraging and commuting bats along the woodland edges which are located just off-site, the proposed hedgerow will restore connectivity to these woodlands. It is not anticipated that any lighting will be required on site, however, should any lighting be required this will comprise a sensitive lighting scheme which will adhere to the following guidelines:
- not exceed 1-3 lux on boundary features and lighting will be hooded or cowled to avoid light spill on these features (ILP, 2018).
 - Any necessary lighting within the development will utilise security timers where possible and be LED lighting of a warm white spectrum (<2700 Kelvin) which will feature peak wavelengths higher than 550 nm.
 - Only lighting with an upward light ratio of 0% will be used.

Enhancement Measures for the Proposed Development

Biodiversity Enhancement

- 5.5 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.
- 5.6 To provide enhancements and to secure net gains which are specific to protected species on the site the following measures should also be included within the development design:
- Bat boxes should be included within the development. The boxes should ideally be placed along the existing woodland boundary; the box can be placed on the northwest fencing if the posts are high enough (over 2 metres).
 - A pile of deadwood or hibernacula should be created within the strip adjacent woodland within the client ownership, these will provide sheltering habitat for invertebrates, reptiles and small mammals.

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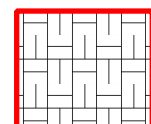
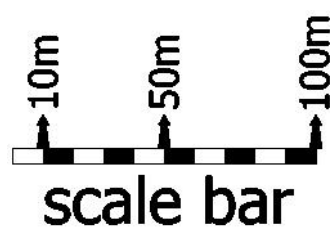
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Appendices

Appendix A: Site Location



Licence No: 100047474



ACCESS ROUTE



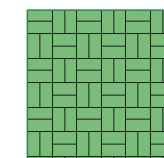
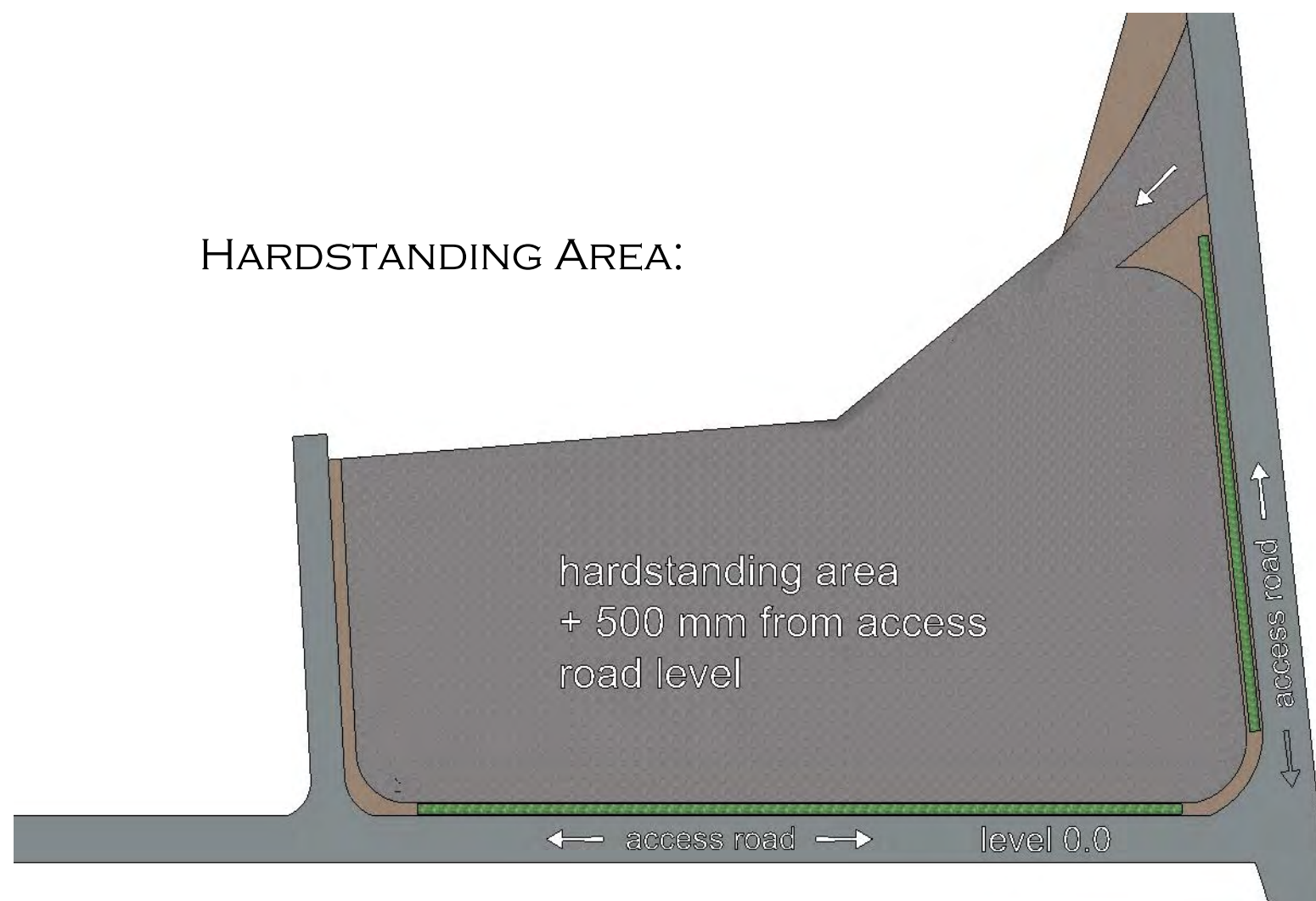
ADJACENT LAND OWNED
BY THE APPLICANT



HARDSTANDING AREA

Appendix B: Proposed Plans

HARDSTANDING AREA:



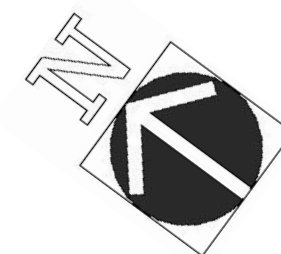
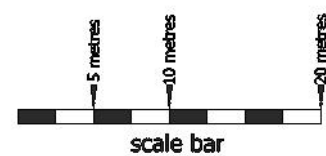
PROPOSED
BOUNDARY HEDGING:



ACCESS ROAD:



HARDSTANDING:
(COMPACTED
CRUSHED STONE)



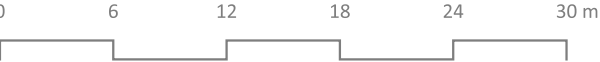
Appendix C: Habitat Survey Results

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

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

Legend

-  Survey Boundary
-  Adjacent Woodland (Non-priority)
-  Building
-  Artificial Unvegetated, Unsealed Surface
-  Ruderal/Ephemeral
-  Fencing



ISSUE	DATE	DESCRIPTION	DRAWN	CHECKED
v1	03/03/26	First Issue	DC	LSJ

CLIENT:	Kes Ventures Ltd		
PROJECT:	South Farm, Water Eaton		
DRAWING:	Habitat Survey Results	1:400	
NUMBER:	8539-XX-E0-01	A4	
ISSUE:	v1	03.03.26	

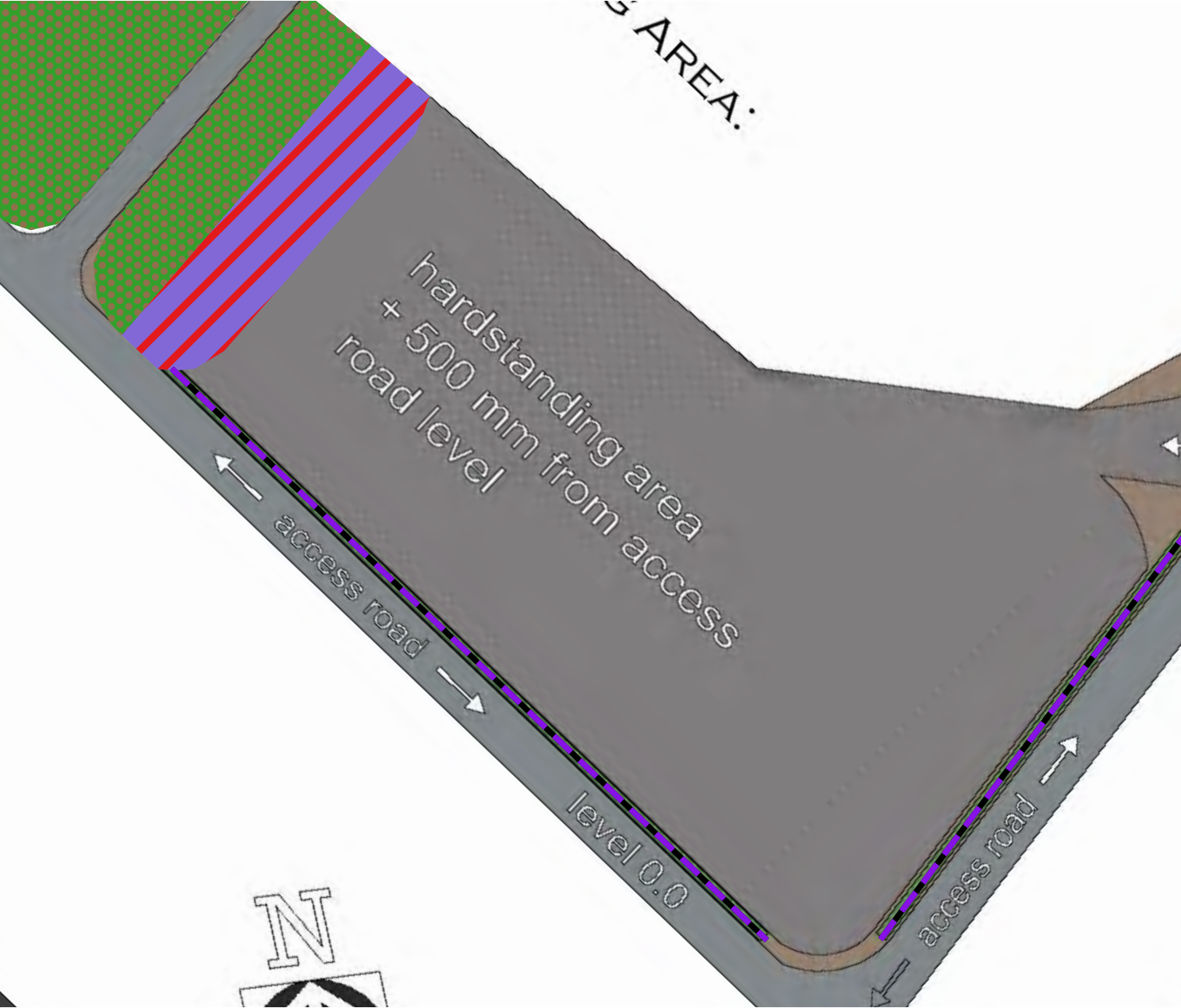
Appendix D: Mitigation Measures

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

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

Legend

- Proposed Scrub Planting
- Adjacent Woodland (Non-Priority)
- Species-rich Native Hedgerow



ISSUE	DATE	DESCRIPTION	DRAWN	CHECKED
v1	03/03/26	First Issue	DC	LSJ

CLIENT:	Kes Ventures Ltd		
PROJECT:	South Farm, Water Eaton		
DRAWING:	Mitigation Measures	1:400	
NUMBER:	8539-XX-E0-02	A4	
ISSUE:	v1	03.03.26	

Appendix E: 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.