

Ecological Impact Assessment



Eastleigh Court

On behalf of Studioshaw

February 2026 (Version 2)

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1 Executive Summary

Report purpose	This report identifies the potential ecological impacts, mitigation, compensation and enhancement measures for the proposed redevelopment at Eastleigh Court.
Date and methods of survey	A baseline ecological survey of the site was conducted in February 2025 which included an extended UKHab habitat survey, daytime bat walkover, and building assessments for roosting bats. Bat nighttime roost surveys were undertaken in September 2024 and June 2025.
Key findings and potential impacts	The site, located in the village of Bishopstrow, is c.5ha size and comprises Eastleigh Court surrounded by vegetated blocks of habitat. The current proposals have the potential to reduce biodiversity within the site. - The site lies within the 5km buffer of the River Avon SAC in relation to increased phosphorous loading, and also within the 6.4km recreational pressure buffer of Salisbury Plain SPA. Protected and priority species present or potentially present include: - Bat nighttime roost surveys have identified that Eastleigh Court supports small numbers of common pipistrelle, soprano pipistrelle, and serotine bats, as well as individual brown long-eared bats; - At least eight trees set for removal within the site have been identified as supporting Potential Roosting Features including holes, splits and hazard beams. - The site contains suitable habitat to support breeding and non-breeding birds, hazel dormouse, badger, reptiles, hedgehog, common toad, and invertebrates, with the proposals potentially impacting their use of the landscape; - The site contains suitable habitat to support protected plant species; and - Non-native species were identified within the site and given the ambiguity of identifying down to species level it is recommended a precautionary approach is taken in relation to control.
Measures to avoid and/or reduce impacts and deliver biodiversity enhancements	- A European Protected Species Mitigation licence for bats will be secured from Natural England to enable works which will result in the destruction or disturbance of the roosts within Eastleigh Court to proceed. An outline strategy is detailed within this report and includes the retention of roof voids in their entirety, installation of bat boxes as compensation and enhancement measures, and the ecological supervision of sensitive works. - Further assessment in the form of aerial climb and inspect surveys will be required to ascertain whether the PRFs are suitable for tree roosting bats. - A Nutrient Neutrality assessment has been produced to ensure that the proposals do not result in increased phosphorous loading into the River Avon SAC. - In line with Wiltshire Council policy, any deemed increase in recreational pressure on Salisbury Plain on liable developments could be mitigated by a financial contribution through the Community Infrastructure Levy (CIL) which came into effect in Wiltshire in 2015. - A formal Biodiversity Net Gain assessment has identified that the current proposals, with a suite of habitat retention, creation, and enhancement will result in a net gain of habitat units (+18.05%) and hedgerow units (+1760.54%). The trading rules have

not been satisfied however. To secure this net gain, a HMMP will need to be secured through a suitable legal agreement, such as a S.106.

- The preparation of a CEMP to ensure no impacts on retained habitats during the construction phase, notably the presence of importance habitats (lowland mixed deciduous woodland) and ensure implementation of appropriate site management practices;
- Implementation of a sensitive lighting scheme to avoid disturbance on bats (and other nocturnal wildlife); and
- Vegetation clearance to be undertaken outside of the nesting bird season (March to August including) or to be proceeded by a check from a suitably experienced ecologist.

2 Introduction

2.1 Background

- 2.1.1 Ecology by Design was commissioned by Studioshaw, on behalf of Kindred Living Project Ltd, to undertake an update Preliminary Ecological Appraisal (PEA) of Eastleigh Court, Bishopstrow, Warminster, Wiltshire, BA12 9HW (hereafter referred to as 'the site').
- 2.1.2 This included an updated Preliminary Ecological Appraisal (PEA), Daytime Bat Walkover (DBW), Preliminary Roost Assessment (PRA) of the site, and Condition Assessment to support the Biodiversity Net Gain (BNG) Assessment, in addition to Bat Nighttime Roost Surveys.
- 2.1.3 In August 2022, the on-site building was surveyed by Smart Ecology which identified Eastleigh Court as a confirmed bat roost due to the presence of bat droppings within the internal loft voids (Smart Ecology, 2022).
- 2.1.4 In March 2023, Pro Vision were commissioned to undertake a Preliminary Ecological Appraisal which again identified droppings within the loft voids and were subsequently sent for DNA analysis. Bat Emergence Surveys undertaken between May and June 2023 identified that the building supports a day roost for low numbers of brown long-eared bat, common pipistrelle, soprano pipistrelle, serotine and Whiskered bat (Pro Vision, 2023).
- 2.1.5 Habitats within the application site were identified as being suitable to support breeding birds and reptiles, with further mitigation measures provided within the EcIA report (Pro Vision, 2023). A BNG assessment was also undertaken by ProVision using DEFRA Metric 4.0 and identified that the proposals would result in a net gain of +22.63% in habitat units, and +41.42% in hedgerow units – which would therefore satisfy the requirements of Schedule 14 of the Environment Act 2021.
- 2.1.6 Version 1 of the report (January 2026) was updated following an additional site visit to undertake a Ground Level Tree Assessment for specimens scheduled for removal in relation to their suitability for potential roosting bats, in addition to updating their Condition Assessment in support of the BNG.

2.2 Site Description

- 2.2.1 The site is located within the village of Bishopstrow, Wiltshire, centred on National Grid Reference (NGR) ST 89236 43591.
- 2.2.2 The site is approximately five hectares in size and comprises Eastleigh Court, a three-storey, Grade II Listed, detached building surrounded by various vegetated blocks of habitat. Access is obtained from Bishopstrow Road which bounds the site to the east.

- 2.2.3 The Former Eastleigh Court Stables falls within the site's redline boundary (as shown within the figures in Appendix 2); however, the proposals do not affect this area. Plans for Eastleigh Stables have already been finalised and secured through a separate planning approval.
- 2.2.4 The wider landscape comprises the town of Warminster to the north and west, and a mosaic of agricultural and residential settlements to the south and east. At its closest point, the River Wylfe flows approximately 190m north.

2.3 Proposed Works

- 2.3.1 Kindred Living Project propose to turn Eastleigh Court and the former Eastleigh Court Stables into luxury short stay self-catering accommodation where guests can also hold celebrations and events.
- 2.3.2 Planning permission is sought for the change of use of Eastleigh Court from Use Class E Offices to short stay rental accommodation. In addition, planning permission and listed building consent is sought for internal and external repair, restoration and enhancement works, including the demolition of the existing ground floor extension and the provision of a new single storey extension.
- 2.3.3 The scheme also proposes the construction of a new pavilion building to deliver an ancillary acoustically treated events space and pool house facilities, along with a new outdoor swimming pool.
- 2.3.4 As part of their stay, guests will be able to use the new extension in Eastleigh Court for seated dining of up to 60 people. For events involving more than 60 seated guests the option will be available to hire a marquee, and a designated landscaped space will be provided away from neighbouring properties.
- 2.3.5 Following Kindred Living Project's purchase of the adjacent former Eastleigh Court stables building, the properties have been reunited under a single ownership. The former stables are currently in Use Class C3 use and planning permission is sought to convert the property from residential to short stay rental accommodation. It will be possible for the former stables and Court properties to be rented together or separately. It will not be possible for either the Court or the former stables to be rented by the room.
- 2.3.6 Both properties will only be available for short-term rentals with a minimum rental period of 3 nights and 4 days. The properties will be managed by a house manager who lives in Bishopstrow village. No staff will be living on site.

- 2.3.7 A detailed landscaping masterplan is proposed which seeks to optimise the introduction of new planting including a large number of new trees and a pond. The design and layout has been configured to introduce biodiverse planting and areas of both formal planting and low maintenance grasses.
- 2.3.8 Sufficient new parking spaces are proposed within the grounds to provide for the parking requirements of overnight and day guests, contractors and staff. A new substation is also proposed within the grounds to serve the entire property.

2.4 Aims of Report

- 2.4.1 This report is an Ecological Impact Assessment (EcIA) which presents the approach and findings of the assessment of the potential ecological impacts of the proposed development works in accordance with industry standard guidance (CIEEM, 2024; BSI Standards Limited, 2013). It has been produced following a Preliminary Ecological Appraisal and further surveys for bats. The development does not require an Environmental Impact Assessment (EIA), therefore EcIA has been included for clarity on the title page.
- 2.4.2 This report will be submitted to Wiltshire Council to inform the planning application.

2.5 Personnel

- 2.5.1 This project is led by Principal Ecologist Jessica Stuart-Smith BSc (Hons) MCIEEM who has eleven years' experience in ecological consultancy. She is assisted by Senior Ecologist Olivia Walton BSc (Hons) MSc MCIEEM who has six years of experience in ecological consultancy. Both are experienced in conducting habitat and protected species assessments.
- 2.5.2 The Preliminary Ecological Appraisal survey was completed by Jessica who holds a Natural England Level 2 Class Licence for surveying bats (2016-25531-CLS-CLS) and Olivia who holds a Natural England Level 1 Class Licence (2023-11198-CL17-BAT).
- 2.5.3 The report was written by Olivia and Jessica, with assistance from Intern Ecologist Jack Dunn. Project supervision and review of the report was provided by Jessica.

3 Methods

3.1 Desk Study

3.1.1 A desk study was carried out to identify:

- Internationally protected sites within the potential zone of influence of the site (minimum of 7km);
- Nationally protected sites within 5km of the site; and
- Non-statutory designated sites and records of protected or priority species within 2km of the site (central OS national grid reference ST 89236 43591).

3.1.2 A 2km search radius for species and non-statutory designated sites is justified due to the small size of the site and small-scale development works being undertaken. It is thought highly unlikely that species or non-statutory sites outside this search zone would be affected by the project. A larger search radius is applied for internationally and nationally designated sites as these sites are protected to a higher level and can often be more sensitive to disturbance. These search distances are also based on industry standard guidance.

3.1.3 Sources consulted include:

- Wiltshire and Swindon Biological Records Centre (WSBRC) (returned 17th January 2025);
- MAGIC (www.magic.gov.uk) (accessed 6th February 2025); and
- Local Planning Policy documents and the local planning portal.

3.2 Preliminary Ecological Appraisal

3.2.1 A Preliminary Ecological Appraisal (PEA) was conducted on 10th February 2025 by Ecology by Design Principal Ecologist Jessica Stuart-Smith BSc (Hons) MCIEEM and Olivia Walton BSc (Hons) MSc MCIEEM using standard techniques and methodologies (CIEEM, 2017) and the nomenclature of Stace (2019).

3.2.2 The PEA includes a survey of the habitats utilising the standard UK Habitat Classification system (UKHab, 2023). Weather conditions during the survey were rainy, an ambient temperature of 3°C, a light breeze (WF1 on Beaufort scale¹) and overcast (cloud 8/8²).

3.2.3 Opportunities for or evidence of protected and priority species were also identified. Where potential impacts on features of ecological interest are identified, the PEA is extended to

¹ The Beaufort scale is an empirical measure from 0-12 which relates wind speed to observed conditions. 0- Calm, 1- Light air, 2- Light breeze, 3- Gentle breeze, 4- Moderate breeze, 5- Fresh breeze etc.

² Cloud cover is measured using the system called oktas. The visible sky is divided into eight and cloud presence is determined within each section. A value of one to eight is then assigned (1 okta being cloudless to 8 oktas being total cloud cover).

include an assessment of impact. Any further surveys required are outlined and recommendations are made for appropriate avoidance, mitigation, compensation and enhancement measures.

3.3 Ecological Impact Assessment (EclA)

3.3.1 Wherever potential impacts as a result of the proposals were identified, an Ecological Impact Assessment (EclA) was undertaken. The function of the EclA was to identify, quantify and evaluate the potential effects of the proposed development on designated sites, notable / protected habitats and species. The EclA was informed by the desk study, PEA and survey work described in Section 3.5 below and undertaken with reference to best practice guidelines (CIEEM, 2024) whereby:

- the scope of the EclA was informed by a desk study and initial site survey;
- importance of ecological features within the site was established and ecological importance identified with reference to known criteria and geographic context where appropriate and available;
- assessment of potential impacts of the proposed development was made with reference to their significance and geographic context; and
- avoidance, mitigation, compensation and enhancement measures were identified and recommended as appropriate.

3.4 Biodiversity Impact Calculator

3.4.1 In order to obtain data to inform the Biodiversity Net Gain assessment, a habitat Condition Assessment was undertaken in June 2025. This was due to the PEA survey being undertaken outside of the optimal botanical surveying season and therefore required an additional site visit.

3.4.2 The visit was undertaken by Ecology by Design Senior Ecologist Olivia Walton BSc (Hons) MSc MCIEEM and Assistant Ecologist Jack Bailey BSc (Hons) on 2nd June 2025. Weather conditions during the survey were dry and sunny, an ambient temperature of 17°C, and a light breeze (WF1 on Beaufort scale).

3.4.3 An updating site visit to assess the condition of the on-site trees scheduled for removal was undertaken by Olivia and Assistant Ecologist Clare John BSc (Hons) MSc on 21st January 2026. Weather conditions during the survey were rainy, an ambient temperature of 9°C, full cloud cover (8/8) and a moderate breeze WF3.

- 3.4.4 To obtain a representative data set to inform the grassland condition assessment given that the PEA was undertaken outside of the optimal surveying season, quadrat sampling was undertaken.
- 3.4.5 Data from the habitat Condition Assessment, and the proposed site plan, were used to complete DEFRA's Statutory Biodiversity Metric Calculation tool (DEFRA, 2024a) using the published DEFRA Statutory Biodiversity Metric User Guide (DEFRA, 2024b). The landscape scheme produced by Edward Olley Garden Design (see Appendix 2) was used to calculate the change in biodiversity on site as a result of the proposed development.

3.5 Bats

Daytime Bat Walkover (DBW) Survey

- 3.5.1 A daytime bat walkover (DBW) survey was conducted by Jessica (Natural England Level 2 Class Licence (2016-25531-CLS-CLS)) and Olivia (Natural England Level 1 Class Licence 2023-11198-CL17-BAT) whilst conducting the habitat survey.
- 3.5.2 During the DBW the surveyors noted any habitats suitable for roosting, foraging or commuting bats within or adjacent to the site. This includes recording structures, habitat features and trees which could be suitable for bats.

Table 3.1: *Categorisation of Potential Suitability of Sites for Bats (Collins, 2023)*

Suitability	Description of Potential Flightpaths and Foraging Habitats
None	No suitable features for flightpaths and foraging.
Negligible	No obvious flightpath or foraging features but cannot be discounted.
Low	Habitats with limited connectivity suitable for use by low numbers of bats.
Moderate	High habitat connectivity including flightpath or foraging habitats features.
High	Well-connected habitats high quality habitats for foraging which is likely to be in regular use.

Preliminary Roost Assessment

- 3.5.3 An external and internal Preliminary Roost Assessment was conducted during the PEA of the existing buildings on the site.
- 3.5.4 The assessment was based on the guidance in Bat Surveys for Professional Ecologists: Good Practice Guidelines (Collins, 2023) and government guidance (Gov.uk., 2015a).

3.5.5 The surveyors used a high-power torch and binoculars to inspect features of interest. All external areas of the building were inspected as well as internal areas, including all lofts.

Evidence searched for included the presence of free hanging bats and bats within gaps and crevices, bat droppings, urine stains, rub marks, scratch marks and feeding remains.

Table 3.2: *Categorisation of Potential Suitability of Structures for Bats (Collins, 2023)*

Suitability	Description of potential roosting habitats in structures
None	No habitat features on site likely to be used by any roosting bats at any time of year (i.e. a complete absence of crevices/suitable shelter).
Negligible	No obvious habitat features on site likely to be used by roosting bats but cannot be discounted.
Low	A structure with one or more potential roost sites that could be used by individual bats opportunistically at any time of year. However these do not provide enough space, shelter, protection, appropriate conditions and/or suitable surrounding habitat to be used on a regular basis or by larger numbers of bats (i.e. maternity or classic hibernation site).
Moderate	A structure with one or more potential roost sites that could be used by bats due to their size, shelter, protection, appropriate conditions and suitable surrounding habitat but unlikely to support a roost of high conservation status (i.e. maternity or classic hibernation site – roost type only, irrespective of species conservation status).
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 potential to support high conservation status roosts (i.e. maternity or classic hibernation site).

Ground Level Tree Assessment (GLTA)

3.5.6 A ground level tree assessment was conducted by Olivia and Clare whilst undertaking the updating site visit as per Paragraph 3.4.3.

3.5.7 The surveyors used a high-power torch (LEDLenser Lamp) and 10x42mm binoculars to identify features of interest. Where possible, each aspect of the tree was inspected to identify features with potential to support roosting bats such as woodpecker holes, rot holes, splits, cracks, flaking bark and/or ivy cover. Where any evidence of use by bats such as droppings, staining or scratches around such features were present this was noted.

3.5.8 Collins (2023) categorises the suitability of trees for roosting bats as follows:

- None = Either no Potential Roosting Features (PRFs) in the tree or highly unlikely to be any;
- FAR = Further assessment required to establish if PRFs are present in the tree; or
- PRF = A tree with at least one PRF.

- 3.5.9 Where possible, each PRF was assessed using the following criteria;
- PRF-I = PRF is only suitable for individual bats or very small numbers of bats either due to size or lack of suitable surrounding habitats; or
 - PRF-M = PRF is suitable for multiple bats and may therefore be used by a maternity colony.

Nighttime Roost Surveys

- 3.5.10 With the previous survey work at the site identifying at least five species of bat roosting within Eastleigh Court, further surveys were required to update the data to ensure the most recent data was suitable to support a bat licence application, in the event that this was required.
- 3.5.11 The first survey was undertaken in September 2024, and the second in June 2025. Further details can be found in Table 3.3 below.
- 3.5.12 Seven surveyors were strategically positioned around the outside of Eastleigh Court focused on potential roosting features and previous emergence locations. The surveys commenced approximately 15 minutes before sunset and lasted until 1.5 hours after sunset.
- 3.5.13 The surveys were based on the guidance included in the Bat Surveys for Professional Ecologists: Good Practice Guidelines (Collins, 2023). Bat detectors utilized included Elekon Batlogger M and Batlogger M2 detectors to record any bats emerging from or re-entering the buildings.
- 3.5.14 Thermal imaging cameras and infra-red video cameras were used to observe and records bats during emergence surveys as follows:
- TrackIR pro 19mm thermal imaging monoscopes were used, recording at 1280x960 HD display and 50Hz frame rate.
 - Canon XA40 infrared cameras alongside a ZL-ZT T8X15-140 pair of InfraRed lamps (powerful infrared illuminators) were used, recording at 3840x2160 (150 Mbps) and 25p video frame rate.
 - Pixfra ARC A613, recording at 640x480 resolution, 670m detection range and 50Hz frame rate.
- 3.5.15 During the surveys emergence and/or re-entry points were mapped, species were identified (where possible) and flight lines were noted. The results of the survey are detailed in **Appendix 3**.

Table 3.3 Bat Nighttime Roost Survey Methods

Date	Start and end times and time of sunset	Structure reference / location	Equipment used	Weather
12/09/24	19:15 – 21:00; Sunset 19:30	Eastleigh Court and Garage	Batlogger M / TrackIR Pro / Canon XA40	Start: 11°C, Cloud 1/8 ³ , Wind 4 ⁴ End: 9°C, Cloud 1/8, Wind 2
02/06/25	21:00 – 22:45; sunset 21:15	Eastleigh Court and Garage	Batlogger M & M2 / Pixfra ARC A613 / Canon XA40	Start: 13°C, Cloud 2/8, Wind 4 End: 8°C, Cloud 0/8, Wind 6

Surveyor names and Class licence registration numbers:

Jessica Stuart Smith (NE Level 2 Licence 2016-25531-CLS-CLS/ Earned Recognition Licence: AL1 (BER0087)), Olivia Walton (NE Level 1 Licence 2023-11198-CL17-BAT), Jess Botha, Ross Hellier, Rob Williams (NE Level 2 2018-37326-CLS-CLS), Jess Williams, Craig Brakes (NE Level 2 2021-54429-CLS-CLS), Jack Bailey, Jules Reid, Claire Collings (2015-14104-CLS-CLS) and Aiden Pick.

3.6 Limitations/Constraints

- 3.6.1 The wildlife and wider ecological interest of a site can change. The report presented here is a statement of the findings of surveys carried out in February 2025. For the purpose of this report the results of site visits are discussed in the present tense. Any appreciable delay in making reference to this report or changes to the proposed development boundary may necessitate a re-survey.
- 3.6.2 The species information gained from local record centres is largely derived from data submitted from members of the public and volunteers. For this reason, it should be understood that the desk study may not provide an exhaustive list of all protected species that could occur in the local area.
- 3.6.3 Weather conditions were suitable to conduct the surveys undertaken to date.
- 3.6.4 Void 2 within Eastleigh Court was not fully accessible on health and safety grounds due to the stability of the timber floor beams. However, this is not considered to represent a significant constraint due to further bat surveys having been undertaken.

³ Cloud cover is measured using the system called oktas. The visible sky is divided into eight and cloud presence is determined within each section. A value of one to eight is then assigned (1 okta being cloudless to 8 oktas being total cloud cover).

⁴ The Beaufort scale is an empirical measure from 0-12 which relates wind speed to observed conditions. . 0- Calm, 1- Light air, 2- Light breeze, 3- Gentle breeze, 4- Moderate breeze, 5- Fresh breeze, 6- Strong breeze, 7- Moderate gale, 8- Fresh gale, 9- Strong gale, 10- Whole gale, 11- Storm, 12- Hurricane force.

- 3.6.5 No internal inspection was undertaken of the Garage building to the northeast of Eastleigh Court. However, as further bat surveys have been undertaken, this is not considered to be a significant constraint.

4 Results and Interpretation

4.1 Designated Sites

4.1.1 The desk study identified three internationally designated sites for nature conservation within 7km of the site (Table 4.1), six nationally designated sites for nature conservation within 5km (Table 4.2) and seven non-statutory sites within 2km of the site (Table 4.3).

Table 4.1: Internationally classified / designated sites within 7km of the site

Name & international reference	Distance & direction from site	Size & interest
River Avon (SAC ⁵) – UK0013016	300m north	467.58 ha; Annex I habitat 'water courses of plain to montane levels with the <i>Ranunculus fluitantis</i> and Callitriche-Batrachion vegetation' is the primary reason for designation. There are no Annex I habitats present as a qualifying feature for designation. The Annex II species that are present as a primary reason for designation include desmoulin's whorl snail (<i>Vertigo moulinsiana</i>), sea lamprey (<i>Petromyzon marinus</i>), brook lamprey (<i>Lampetra planeri</i>), Atlantic salmon (<i>Salmo salar</i>) and bullhead (<i>Cottus gobio</i>). There are no Annex II species present as a qualifying feature for designation.
Salisbury Plain (SAC ³) – UK0012683	1.7km northeast	21,465.94 ha; Annex I habitats <i>Juniperus communis</i> formations on heaths or calcareous grasslands and semi-natural dry grasslands and scrublands facies on calcareous substrates (Festuco-Brometalia) (*important orchid sites) are the primary reason for designation. There are no Annex I habitats present as a qualifying reason for designation. The Annex II species that is present as a primary reason for designation is the marsh fritillary butterfly (<i>Euphydryas aurinia</i>). There are no Annex II species present as a qualifying reason for designation.
Salisbury Plain (SPA ⁶) – UK9011102	1.7km northeast	19,714.54 ha; the species present for designation are stone-curlew (<i>Burhinus oedicnemus</i>), hen harrier (<i>Circus cyaneus</i>), quail (<i>Coturnix coturnix</i>) and hobby (<i>Falco subbuteo</i>).

⁵ Special Areas of Conservation (SACs) are strictly protected sites designated under the EC Habitats Directive. Article 3 of the Habitats Directive requires the establishment of a European network of important high-quality conservation sites that will make a significant contribution to conserving the 189 habitat types and 788 species identified in Annexes I and II of the Directive (as amended). The listed habitat types and species are those considered to be most in need of conservation at a European level (excluding birds).

⁶ Special Protection Areas (SPAs) are strictly protected sites classified in accordance with Article 4 of the EC Birds Directive (79/409/EEC), which came into force in April 1979. They are classified for rare and vulnerable birds (as listed on Annex I of the Directive), and for regularly occurring migratory species.

Table 4.2: Nationally designated sites within 5km of the site

Name & reference	Distance & direction	Size & interest
River Avon System SSSI (2000183)	300m north	475.94 ha; a large river that is more varied than most chalk streams with over 180 species of aquatic plant recorded and one of the most diverse fish faunas in Britain.
Scratchbury & Cotley Hills SSSI (1001995)	1.6km northeast	53.32 ha; a chalk grassland with rich flora and butterfly fauna. The site has 29 resident breeding butterflies.
Salisbury Plain SSSI (1000900)	1.7km northeast	19,714.54 ha; this is the largest expanse of unimproved chalk downland in northwest Europe. It supports 13 species of nationally rare and scarce plants, 67 species of rare and scarce invertebrates and provides habitats for many birds.
Tytherington Down SSSI (1002922)	4.95km southeast	5.66 ha; a botanically rich and well grazed grassland. Sheep's fescue (<i>Carex humilis</i>) dominates however more than 20 species of grass have been recorded on site.
River Wylye LNR (1009632)	0.65km northwest	4.22 ha; a shallow chalk river with potential for plenty of bird sightings.
Smallbrook Meadows LNR (1009142)	1.3km northwest	6.22 ha; notified for a variety of flowers such as ladies smock flowers, ragged robin, and water avens. Marsh marigold and yellow flag take over in summer with sightings of the southern marsh orchid.

Table 4.3: Non-statutory sites of potential relevance within 2km of the site

Name & reference	Distance & direction	Size & interest
Smallbrook Meadows LWS ST84.030	540m northwest	21.86 ha; A complex site which includes two LNRs and a WWT reserve and supports neutral grassland, wet and dry woodland, swamp and fen vegetation within the southern part of Warminster.
Woodcroft Wood LWS ST84.023	900m southwest	9.70 ha; Ancient semi-natural broadleaved woodland.
Southleigh Wood LWS ST84.022	1.4km southwest	155.28 ha; A large ancient woodland site mainly coniferised, but with semi-natural Oak woodland in the west.
Cop Heap LWS ST84.041	1.45km southeast	11.94 ha; Calcareous and neutral grassland, broadleaved woodland and scrub on a low chalk hill on the northern edge of Warminster.

Where; SAC= Special Area of Conservation

SPA= Special Protection Area

SSSI = Site of Special Scientific Interest

LNR = Local Nature Reserve

LWS = Local Wildlife Site

- 4.1.2 Only those sites of potential relevance are detailed above, with the remainder scoped out of further assessment due to their size, location, habitat types, lack of connectivity and / or

absence of shared features of interest, therefore no potential impacts as a result of the proposals are anticipated. The LPA and Local Records Centre has access to the full list of sites. A full list can be provided upon request.

4.2 Habitats

Desk Study

- 4.2.1 Consultation with the MAGIC database revealed the presence of the Habitat of Principal Importance (HoPI) 'Lowland Mixed Deciduous Woodland' within the north and east of the site.

Field Survey

- 4.2.2 At the time of the survey (February 2025) the following habitats were recorded on site. They are described in Table 4.4 below. Photographs are included in **Appendix 1** and a habitat map, with target notes, is included in **Appendix 2**.

Table 4.4: *Habitat types identified during the UKHab survey*

Habitat type & UKHab code	Parcel or Feature Reference and Description (Secondary codes are shown in square brackets where applicable)
Modified grassland (code g4)	The main vegetated habitat within the site comprises modified grassland of a short sward height due to management via mowing [516]. The previous walkover undertaken by Pro Vision (2023) identified the grassland as 'other neutral grassland'. However, following the updated condition assessment in June 2025 it was determined that the habitat was not as diverse as had previously been described, and it has therefore downgraded to modified grassland. The grassland had 7.6sp/m² average across the 5 quadrats, ranging from 6-10 species. Grass was dominated mainly by Yorkshire fog (<i>Holcus lanatus</i>) and creeping bent (<i>Agrostis stolonifera</i>), with frequent perennial ryegrass (<i>Lolium perenne</i>), red fescue (<i>Festuca rubra</i>) and occasional cock's foot (<i>Dactylis glomerata</i>). Grass cover was >75% with rare occurrences of flowering plant species. No bare ground was noted, but due to frequent management by mowing, the sward height was not varied. No non-native invasive species, or bracken/scrub were identified within the grassland sward.
Other woodland - mixed (code w1h)	There are three parcels of mixed woodland within the site which are mainly dominated by broadleaved species (between 50-80%). The eastern block of woodland runs along the eastern site boundary adjacent to Bishopstrow Road. Trees identified within the canopy included beech (<i>Fagus sylvatica</i>), yew (<i>Taxus baccata</i>), ash (<i>Fraxinus excelsior</i>), horse chestnut (<i>Aesculus hippocastanum</i>), lime (<i>Tilia sp.</i>), pedunculate oak (<i>Quercus robur</i>) and Leyland cypress (<i>Cupressus x leylandii</i>) conifers, with the shrub layer containing holly (<i>Ilex aquifolium</i>), hazel (<i>Corylus avellana</i>), cherry laurel (<i>Prunus laurocerasus</i>), bramble (<i>Rubus fruticosus sp.</i>) and rhododendron (<i>Rhododendron sp.</i>). Species associated with the ground flora included common nettle (<i>Urtica dioica</i>), dock (<i>Rumex sp.</i>), lords-and-ladies (<i>Arum maculatum</i>), snowdrop (<i>Galanthus sp.</i>), and within cleared areas of habitat dog's mercury

	(<i>Mercurialis perennis</i>) was also recorded. Bamboo (TN1) was identified adjacent to the access track. The woodland in the west of the site connects to an off-site area of larger woodland in the surrounding landscape. It contains canopy species of ash, beech and holly, with an understorey of common nettle (<i>Urtica dioica</i>), Yorkshire fog, cleavers (<i>Galium aparaine</i>), garlic mustard (<i>Alliaria petiolata</i>), vetch (<i>Vicia sp.</i>) and bluebell (<i>Hyacinthoides non-scripta</i>). There is a large fallen deadwood specimen within this area (TN2). Woodland in the north of the site comprises similar species to the eastern and western blocks, however, has a greater proportion of coniferous species. The ground flora around here is more sparse with grassland species as per the modified grassland within the site present here.
Mixed scrub (code h3h)	Mixed scrub is present within the centre of the site which does not seem to be managed recently. Species identified include hazel, bramble, holly and hawthorn (<i>Crataegus monogyna</i>), with non-native cherry laurel and cotoneaster (<i>Cotoneaster sp.</i>).
Individual trees [code 200, 203]	A very large number of individual trees are scattered throughout the site, ranging from young to mature specimens. Species identified included apple (<i>Malus sp.</i>), cedar (<i>Cedrus sp.</i>), field maple (<i>Acer campestre</i>), London plane (<i>Platanus x acerifolia</i>), ash, beech, pedunculate oak, lime, and yew. The suitability of trees for roosting bats is detailed in Section 4.3
Developed land; sealed surface (code u1b)	Two buildings are present within the site boundary – Eastleigh Court and the Garage – with further areas of sealed surface associated with the tarmacked access tracks, and associated parking area. The results of the Preliminary Roost Assessment are detailed in Section 4.3 below.
Artificial unvegetated; unsealed surface (code u1c)	There is an area of unsealed surface to the north of Eastleigh Court building which is currently used for parking.
Non-native and ornamental hedgerow (code h2b)	<u>Hedgerow H1</u> This is an ornamental hedgerow dominated by western red cedar and yew and found within the centre of the site immediately north of Eastleigh Court. It is actively managed. <u>Hedgerow H2</u> A formative, ornamental hedgerow dominated by western red cedar and yew. It is actively managed. <u>Hedgerow H5</u> A formative stretch of <i>Viburnum sp.</i> hedgerow. Actively managed. <u>Hedgerows H6 & H7</u> Hedgerows H6 & H7 comprise an ornamental hedgerow defining the fountain area subject to active management. It is dominated by yew. <u>Hedgerow H8</u> A formative beech hedgerow. Actively managed.

	<u>Hedgerows H9 & H10</u> H9 & H10 are Lawson cypress hedgerows present to the south of Eastleigh Court and associated with bounding an area used for car parking.
Native hedgerow (code h2a)	<u>Hedgerow H4</u> There is a native hedgerow present to the east of the Garage identified as containing cherry (<i>Prunus avium</i>), blackthorn (<i>Prunus spinosa</i>), ivy (<i>Hedera helix</i>), hazel and bramble.

Evaluation

- 4.2.3 The site is dominated by modified grassland, with woodland blocks bounding the site to the north, east and west. Individual trees are scattered across the site, in addition to hedgerows, and urban habitats associated with the two buildings on-site and how they are accessed.
- 4.2.4 The Habitat of Principal Importance ‘*Lowland Mixed Deciduous Woodland*’ is present within the site associated with the woodland blocks in the north and east. In accordance with the UK Biodiversity Action Plan Priority Habitat Descriptions for this HoPI (JNCC, 2008), the main criteria categorising such a habitat includes having a great variety in species composition of the canopy layer and ground flora, with pedunculate oak occurring with all combinations of other native tree species, many are ancient woodlands, and contain rides and edges that grade into grassland and scrub types.
- 4.2.5 The updating woodland condition assessment in June 2025 confirms the woodland conforms to the description of the HoPI. The western and eastern blocks of woodland are described to be in moderate condition, whereas the woodland to the north is in poor condition.
- 4.2.6 In accordance with the criteria described in **Appendix 4**, the site’s ecological importance is determined to be of ‘District’ importance.

4.3 Bats

Desk Study

- 4.3.1 There were 3,900 records of at least 14 bat species recorded within 2km of the site including soprano pipistrelle (*Pipistrellus pygmaeus*), common pipistrelle (*Pipistrellus pipistrellus*), brown long-eared bat (*Plecotus auritus*), Leisler’s (*Nyctalus leisleri*), barbastelle (*Barbastella barbastellus*), Whiskered bat (*Myotis mystacinus*), Whiskered/Brandt’s bat (*Myotis mystacinus/brandtii*) noctule (*Nyctalus noctula*), Bechstein’s bat (*Myotis bechsteinii*), serotine (*Eptesicus serotinus*), Daubenton’s bat (*Myotis daubentonii*) lesser horseshoe bat (*Rhinolophus hipposideros*), Nathusius’s pipistrelle (*Pipistrellus nathusii*) Natterer’s bat (*Myotis nattereri*) and greater horseshoe bat (*Rhinolophus ferrumequinum*).

- 4.3.2 Consultation with the MAGIC database returned a single European Protected Species Mitigation (EPSM) licence with respect to bats within 2km. This is EPSM2010-2480, located approximately 665m north of the site, and granted in 2013 for the destruction of a breeding site and resting place for common pipistrelle.
- 4.3.3 As part of the previous PEA, an internal inspection of all three voids within the Eastleigh Court building was undertaken, and droppings identified scattered throughout. Brown long-eared bat droppings were recorded in all three voids, common pipistrelle and serotine recorded in voids 2 and 3, and Whiskered bat droppings in void 2 (Pro Vision, 2023).
- 4.3.4 Bat emergence surveys undertaken between May and June 2023 identified that Eastleigh Court supports a day roost for low numbers of brown long-eared bat, common pipistrelle, soprano pipistrelle, serotine and Whiskered bat. No emergences were recorded from the Garage north of Eastleigh Court. (Pro Vision, 2023).

Daytime Bat Walkover

- 4.3.5 Habitats with suitability for foraging or commuting bats within or adjacent to the site include the open grassland and woodland blocks suitable for foraging species, whilst the lines of trees, hedgerows and woodlands all provide wildlife corridors into the surrounding landscape for commuting individuals.
- 4.3.6 Habitats with suitability for roosting bats are discussed within the Preliminary Roost Assessment section below.

Preliminary Roost Assessment

- 4.3.7 There are two buildings within the site, which were subject to update external and internal building inspections in 2024 where possible. The findings of the PRA are detailed in Table 4.5 below.
- 4.3.8 **N.B.** Although Eastleigh Court Stables lies within the site's redline boundary, the associated buildings have not been re-inspected, as all ecology-related matters (including bats) have already been addressed through separate planning applications.

Table 4.5: *Suitability of buildings for roosting bats and any of evidence of bats found*

Building Reference	Description	Assessment
Eastleigh Court 	Eastleigh Court has remained the same as the previous ecological assessment by Pro Vision (2023). It is a three storey brick construction building with a double pitched, clay tile roof. There is a single storey flat-roof extension on the western elevation. Stone window frames are present throughout except on the northern elevation where timber frames are present. Timber eaves are present on the eastern and southern gable ends. There are five brick chimneys present surrounded by lead flashing. PRFs are present throughout the exterior including lifted and missing roof and ridge tiles, gaps under lead flashing and eaves. Internally there are three roof voids present – Void 1 within the southwest, Void 2 in the central and northern part of the building, and Void 3 within the southeast. The voids remained the same as the previous ecology surveys. They comprise timber beams throughout with areas of dense insulation and plywood cladding. Bat droppings were recorded in all three voids, notably by the gable ends within Void 1 with lower levels of droppings identified the further east within the void. Void 2 had fresh droppings scattered throughout, with areas associated with the ridge and around the chimneys, attributed to at least three species of bat. Void 3 had low numbers of bat droppings scattered within associated with the partition wall. There are also two basements present within the building. The basement accessible from the inside of the building was recorded as being well sealed throughout and damp and humid. No evidence of hibernating bats was recorded. The basement accessible from the outside of the building is in use as a generator room, with the entrance door containing grates which have been sealed with wire. No gaps were identified to the external walls nor no evidence of hibernation.	Confirmed roost within Eastleigh Court. Previous bat surveys identified that the building supports day roosts only for five different bat species. Given that there have been no structural changes to the building since, then this assessment is still valid. Low hibernation potential due to limited opportunities for individual bats within cracks and crevices externally, and in the roof voids internally.
Garage 	The garage building has remained in the same condition as previous ecological assessment. It is a single storey pitched building of timber panel construction, with a corrugated roof. Plastic guttering and timber fascia boards are present. There is a single PRF present on the southwest corner comprising a gap within the timber fascia.	Low suitability for roosting bats due to the identification of a single PRF likely suitable for individuals opportunistically roosting.

	No internal access was possible at the time of the field survey.	Negligible/Low hibernation potential due a lack of thermal stability.
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Ground Level Tree Assessment (GLTA)

- 4.3.9 Trees currently scheduled for removal comprise T32, T39, T41, T45, T47 - T51, T57, T58, T68 - T70, T73, T76 - T79, T81 - T83, T85, T96, T104, T158, T159 and T207.
- 4.3.10 The suitability of trees within the site for roosting bats is detailed within Table 4.6. Where suitability of a tree for roosting bats has been identified as 'None' (due to having no Potential Roosting Features (PRFs)), this is not presented in the Table.

Table 4.6: *Suitability of trees within the site for roosting bats*

Tree ID	Location, Description and PRFs (None / PRF-I suitable for individual or very small numbers of bats / PRF-M suitable for multiple bats)	Overall Suitability
T32	T32 is an ash measuring 67cm Diameter at Breast Height (DBH) and supports a cavity approximately 1.5m high on the eastern elevation which extends upwards into trunk. There are also holes on branches 6m+ high across all elevations which could potentially support roosting individuals.	FAR
T39	T39 is an ash measuring 46cm DBH and supports a single PRF of a rot hole approximately 6-7m high on the southern elevation.	FAR
T41	T41 is an ash, 44cm DBH, and supports a single PRF which is a split limb 7m high on the southern elevation.	FAR
T45	T45 is an ash, 57cm DBH, and supports at least two knot holes approximately 8m high on southern elevation which have the potential to lead into the trunk. There is a rot hole approximately 6m high on the eastern elevation however is facing upwards and unlikely to be suitable due to its exposure.	FAR
T47	T47 is a pear tree, 62cm DBH, and supports a snapped limb on the southern elevation approximately 6m high. There is a potential crack on the northern elevation also 6m high however the angle may mean this feature is unsuitable.	FAR
T57	T57 is a double stemmed ash measuring 64cm DBH. Whilst no formal PRFs were identified, given the dense ivy cladding on both trunks and size of the tree, there is the potential for PRFs to be obscured, and therefore further assessment required.	FAR
T58	T58 is a multi-stemmed sycamore measuring 1.14m DBH. There is lots of ivy cladding, both dead and alive, which has created natural crevices up the trunks, and could also be obscuring further PRFs due to the density of ivy.	FAR
T73	T73 is a goat willow, 63cm DBH, and supports a hazard beam on a branch extending northwards, approximately 3m in height.	FAR

Bat Nighttime Roost Surveys

- 4.3.11 Update Bat Nighttime Roost Surveys were undertaken on 12 September 2024, and 2 June 2025, respectively.
- 4.3.12 Bats were recorded emerging from Eastleigh Court on both surveys. The update surveys have confirmed the presence of:
- Day roosts used by small numbers of common pipistrelle (peak count: 3, recorded 12 September 2024 and 2 June 2025);
 - Day roosts used by small numbers of soprano pipistrelle (peak count: 2, recorded 2 June 2025);
 - Day roosts used by small numbers of serotine bats (peak count: 2, recorded 2 June 2025); and
 - Individual day roosts used by brown long-eared bats (recorded 12 September 2024, and 2 June 2025).
- 4.3.13 No bats were recorded emerging from the Garage structure.
- 4.3.14 Activity levels were moderate, with commuting and foraging activity by common and soprano pipistrelle, brown long-eared bat, Myotis sp., serotine, and noctule.
- 4.3.15 Detailed results including emergence times and locations can be found in **Appendix 3**.

Evaluation

- 4.3.16 The importance of the site in relation to bats as per **Appendix 5** has been determined to be of 'local' level importance.

4.4 Other Protected, Priority or Invasive Species

- 4.4.1 The results of the Preliminary Ecological Appraisal and desk study are presented together in Table 4.7 below. The species / species groups present or potentially present are presented in order of relevance to this development. Relevant legislation and policy are referred to as appropriate and further details are provided in Section 6.

Table 4.7: Presence of or potential for protected / notable / invasive species within the site and local area

Species	Protection or Status *	Presence/potential at the site
Birds	W&CA 1981 Sch1 / Sch5	There were 3,789 records of 89 bird species returned by the desk study, comprising a mix of species typical of urban, arable, wetland and woodland habitats. During the field survey in February 2025 there were a number of bird species recorded that are listed on the British Trust for Ornithology (BTO) Birds of Conservation Concern 'Amber List' including rook (<i>Corvus frugilegus</i>), grey wagtail (<i>Motacilla cinerea</i>), wren (<i>Troglodytes troglodytes</i>), redwing (<i>Turdus iliacus</i>) and treecreeper (<i>Certhia familiaris</i>). The site contains suitable opportunities for nesting birds due to the woodland, scrub, trees and hedgerows present. There is the potential for the buildings on-site to support nesting opportunities for breeding birds too. The grassland throughout the site is actively managed and therefore lacks suitable tussocks for ground nesting species, and it is likely that these species are present within the surrounding agricultural and woodland landscapes instead. Given the management of the site, it is unlikely to support overwintering wader birds, however overwintering birds such as redwing and fieldfare (<i>Turdus pilaris</i>) will on occasion utilise habitats associated with the site. A large mixed flock of both of these species was noted on site during the update PEA in February 2025.
Great crested newt (<i>Triturus cristatus</i>)	EPS. SPI. W&CA 1981 Sch5	There were three records for this species returned for within 2km of the site. The closest of these records was 1km SE of the site in 2006. Consultation with the MAGIC database did not return any recently granted EPSM licences with respect to great crested newt within 2km. A review of aerial photography and 1:25,000 OS mapping revealed that there are four waterbodies within 500 radius of the site. Other waterbodies are also present within 500m however they are directly connected to the River Wylfe and therefore unsuitable for the species. The closest waterbody located approximately 200m south of the site was assessed using eDNA analysis in 2017 and 2019 and found both times for great crested newt to be absent (Pro Vision, 2023). No waterbodies are present within the site and therefore the species does not breed on-site. The on-site grassland is actively managed and therefore lacks suitable areas of long tussocks for foraging and sheltering. Whilst the on-site woodland and scrub habitat may provide suitable opportunities for sheltering and hibernation, given that the species is considered likely absent in the surrounding landscape, it is considered that great crested newt is likely absent from the site also.

Hazel dormouse (<i>Muscardinus avellanarius</i>)	EPS. SPI. W&CA 1981 Sch5	Consultation with WSBRC and the MAGIC database did not return any records of hazel dormouse within 2km. The on-site hedgerows do not provide hazel dormouse with suitable foraging resources given the lack of floral diversity within these linear features. The on-site scrub is also isolated from further suitable habitat and therefore considered unsuitable. The woodland blocks, notably the western block, is connected to further woodland off-site and therefore has the potential to support nesting and hibernating individuals.
Badger (<i>Meles meles</i>)	Protection of Badgers Act 1992.	Consultation with WSBRC returned 50 records of badger within 2km. The locations of the records have been blurred due to the vulnerability of the species from persecution. No evidence of resident badger was identified during the field survey. The woodland blocks contain suitable habitat for sett creation due to the vegetation coverage and sloped areas. It is likely that individuals use the site for foraging and commuting when passing through the surrounding landscape.
White-clawed crayfish (<i>Austropotamobius pallipes</i>)	EPS. SPI. W&CA 1981 Sch5	No records of the species were returned by the WSBRC desk study. There are no watercourses within, or hydrologically connected to, the site. As white-clawed crayfish require aquatic habitat for their entire lifecycle, they are considered absent from the site. As a result, white-clawed crayfish is not considered further in this report.
Water vole (<i>Arvicola amphibius</i>)	W&CA 1981 Sch5	Consultation with WSBRC returned 130 records of water vole within 2km. There are no watercourses within, or hydrologically connected to, the site. The closest suitable habitat for water vole is associated with the River Wylfe, which at its closest point is 190m away. As water vole use aquatic habitats for commuting, given the isolation of the site from such habitat, the species is considered likely absent and therefore not considered further in this report.
Otter (<i>Lutra lutra</i>)	EPS. SPI. W&CA 1981 Sch5	There were 51 records of otter returned by the WSBRC desk study. Consultation with the MAGIC database did not return any recently granted EPSM licences with respect to otter within 2km. There are no watercourses within, or hydrologically connected to, the site, with the closest suitable habitat for otter associated with the River Wylfe situated approximately 190m away from the site. As there are no suitable riparian habitats which would require otter to pass through the site, the species is considered likely absent and therefore not considered further in this report.
Reptiles	W&CA 1981 Sch5	There were 70 reptile records comprising grass snake (<i>Natrix helvetica</i>), common lizard (<i>Zootoca vivipara</i>), adder (<i>Vipera berus</i>) and slow-worm (<i>Anguis fragilis</i>) returned by the WSBRC desk study. The site is dominated by actively managed grassland which does not provide suitable foraging or sheltering opportunities for reptiles. Edge habitats including grassland at the boundaries

		with woodlands, woodlands themselves and areas of on-site scrub all present suitable opportunities for reptile individuals.
Hedgehog (<i>Erinaceus europaeus</i>)	SPI	There were 150 records of hedgehog returned by the WSBRC desk study. The site contains suitable nesting and hibernating habitat for hedgehog in the woodlands. It is likely that individuals use the site for foraging and commuting when passing through the surrounding landscape.
Brown Hare (<i>Lepus europaeus</i>)	SPI	There 16 records of the species returned by the desk study. The site is surrounded by agricultural land immediately to the south and west and it is therefore likely to support brown hare due to suitable habitat for foraging, commuting and resting. Given the lack of suitable on-site habitats for this, brown hare is not considered further in this report.
Common toad (<i>Bufo bufo</i>)	SPI	There were 1544 records of the species returned by the desk study. No waterbodies are present on the site and therefore common toad does not breed here. Whilst the on-site grassland is unsuitable due to the short sward present, boundary habitats may offer common toad foraging and sheltering opportunities, if present within the site.
Invertebrates	SPIs.	There were 5726 records of 93 protected invertebrate species returned by the desk study. Of these, there were 174 records of marsh fritillary butterfly (<i>Euphydryas aurinia</i>). No habitat suitable for marsh fritillary is present within the site, nor was their food source – devil's-bit scabious (<i>Sussica pratensis</i>) – identified within the site. There is the potential for the woodland blocks to support notable and rare invertebrate species such as stag beetle (<i>Lucanus cervus</i>).
Protected plants	W&CA 1981 Sch8	There were 419 records of 112 plant species returned by the WSBRC desk study, with 30 records of the protected plant species bluebell identified within 2km. Bluebell was identified within the site during the survey by Pro Vision in 2023 and therefore the on-site woodland habitats have the potential to support protected plant species.
Invasive species	W&CA 1981 Sch9; IAS Sch4	No records of invasive plant or faunal species were returned by the WSBRC desk study. Cotoneaster and rhododendron were found on site during the field survey. As five cotoneaster species are listed on Schedule 9. It is not possible to confirm which species of cotoneaster is present on the site so as a precautionary measure we suggest that the plant is treated as a Schedule 9 species in terms of control.

* Where:

EPS = European Protected Species under the provisions of the Conservation of Habitats and Species Regulations 2017 (as amended)

SPI = Species of Principal Importance under Section 41 of the NERC Act 2006

W&CA 1981 = Wildlife and Countryside Act 1981 (as amended)

IAS = The Invasive Alien Species Regulation (Regulation (EU) 1143/2014)

Sch1 = Schedule 1 Birds which are Protected by Special Penalties (W&CA 1981)

Sch4 = Schedule 4 of the Invasive Alien Species (Enforcement and Permitting) Order 2019

Sch5 = Schedule 5 Animals which are Protected (W&CA 1981)

Sch8 = Schedule 8 Plants which are Protected (W&CA 1981)

Sch9 = Schedule 9 Animals and Plants to which Section 14 Applies (W&CA 1981)

Evaluation

- 4.4.2 The site contains suitable habitat to support breeding and overwintering birds, hazel dormouse, badger, reptiles, hedgehog, common toad, invertebrates and protected plant species.
- 4.4.3 In accordance with the criteria in Appendix 5, the site is considered to be of 'local' value as it supports both habitats and species of local value within the surrounding landscape.

5 Potential Impacts and Recommendations

5.1 Introduction

5.1.1 This section presents the potential impacts and subsequent recommendations for the proposed development at the site. Further detailed mitigation strategies or method statements, as required, can be secured through suitably worded planning conditions, Section 106 agreements or similar frameworks in accordance with best practice guidelines (BSI Standards Limited, 2013).

Adoption of the Mitigation Hierarchy

5.1.2 In accordance with the National Planning Policy Framework (NPPF) (see Section 6) and British Standard 42020:2013 'Code of Practice for Planning and Development' (BSI Standards Limited, 2013), the 'Mitigation Hierarchy' has been adopted at the site with regards to the potential ecological impacts of the proposals. The mitigation hierarchy outlines a stepwise process as follows:

- **Avoidance** – as a first option, adverse impacts should be avoided through good design, such as retaining and safeguarding important ecological features wherever practicable;
- **Mitigation** – where unavoidable, adverse impacts should be reduced as much as possible, such as reducing land-take of important habitats;
- **Compensation** – where residual effects remain, compensation should be secured to offset adverse impacts, such as through compensatory habitats creation; and
- **Enhancement** – opportunities for net gains in biodiversity should be explored and included wherever appropriate.

5.2 Designated Sites

Potential Impacts

5.2.1 As the site lies within the 5km impact buffer zone of the River Avon SAC and the current proposals will result in a net addition of overnight accommodation, there is the potential for increased nutrient loading, particularly phosphorus, into the Hampshire Avon catchment.

5.2.2 Additionally, the site lies within the 6.4km Zone of Influence for increases on recreational pressures to Salisbury Plain SPA. Therefore, there is the potential for increased recreational pressures on the designated site.

Recommendation R1: Nutrient Neutrality

- 5.2.3 The nutrient neutrality calculation shows that it is possible to demonstrate that the scheme reduces phosphorus loading such that it is better than nutrient neutral.
- 5.2.4 Eastleigh Court falls within the catchment of the River Avon, a chalk river system whose freshwater ecology is designated as a Special Area of Conservation. Over the years, phosphorous pollution from a number of sources has contributed to declines in the ecological condition of the Avon. Eastleigh Court will be delivered to be better than net phosphorous neutral and will not contribute to further pressure on the river system. A nutrient calculation has been carried out that assesses the phosphorous loading that the development will generate once operational and demonstrates an overall net reduction.

Recommendation R2: Mitigation for Recreational Pressures

- 5.2.5 In order to mitigate for potential recreational impacts upon Salisbury Plain SPA, financial contributions can be made through Community Infrastructure Levy (CIL) payments which will be paid towards the Stone Curlew Management Plan (Wiltshire Council, 2024). Such mitigation to offset impacts on the SPA are considered sufficient to also offset impacts on the SSSI.

5.3 Habitats

Potential Impacts

- 5.3.1 The current proposals have the potential to result in a reduction of species diversity, and ultimately biodiversity within the site. Under Schedule 14 of the Environment Act, all new development must deliver at least 10% net gain in biodiversity.
- 5.3.2 During construction, there is the potential for retained habitats to be damaged through accidental incursions from plant machinery and pollution events.
- 5.3.3 Non-native species were identified within the site including rhododendron and cotoneaster species. As five cotoneaster species are listed on Schedule 9 of the Wildlife and Countryside Act 1981 (as amended) as being invasive species, given the constraints with identification down to species level, as a precautionary measure the plant is being treated as a Schedule 9 species. Therefore, if the cotoneaster present within the site is left untreated, then there is the potential for propagation into the surrounding landscape.

Recommendation R3: Biodiversity Net Gain

- 5.3.4 In line with current legislation, a Biodiversity Net Gain (BNG) assessment has been undertaken to support the planning application to demonstrate the biodiversity gains as a result of the current proposals. Further details can be found in Section 5.8.

Recommendation R4: Construction Environmental Management Plan

- 5.3.5 To ensure that retained habitats within the site are not impacted during the construction phase, a Construction Environmental Management Plan (CEMP) is to be prepared. This document will outline protective measures such as the erection of protective fencing, the provision of spill kits and appropriate storage of materials and machinery, to ensure that there are no significant residual effects on retained habitats.

Recommendation R5: Safeguarding Retained Habitats

- 5.3.6 To ensure that the trees and hedgerow habitats to be retained are protected during the construction phase, protective measures in line with BS 5837:2012 Trees in Relation to Design, Demolition and Construction – Recommendations (BSI, 2023) will be implemented. This document outlines the use of protective barriers to be used for the duration of the construction phase to shield the vegetation from accidental incursions.

Recommendation R6: Invasive Species Control

- 5.3.7 The presence and extent of cotoneaster within the site boundary will need to be carefully monitored to ensure that this invasive species does not spread. An eradication program is therefore recommended which will include careful mechanical removal and disposal away from the site to prevent further propagation.

5.4 Bats

Potential Impacts

- 5.4.1 Roosting bats have been identified as present within Eastleigh Court, including small numbers of common and soprano pipistrelles, small numbers of serotine bats, and individual brown long-eared bats.
- 5.4.2 The proposals include local demolition of the roof and construction of four new dormers, as well as the replacement of existing concrete tiles in the central valleys with new clay tiles. As such, works to the external roof structure of Eastleigh Court could result in the killing, injury, or disturbance of small numbers of bats of multiple species, in addition to the destruction of bat roosts, all of which are offences.
- 5.4.3 Where tree removal is required within the site then there is the potential for impacts upon potential tree roosting bats through the injury and/or killing of bats, and damage/destruction of their roosts; all of which are offences.
- 5.4.4 Increased levels of artificial light can cause disturbance to bats. Though several bat species can take advantage of artificial lighting systems for foraging, feeding off the insects they attract,

other species avoid them as foraging within an illuminated area increases the risk of predation by nocturnal birds of prey or even domestic cats. If lighting is intensive and widespread, particularly lighting from lamps, which emit UV light (such as mercury vapour); it can deter some bats from utilising the site and in some instances can act as a barrier across commuting lines. Research has also shown that certain types of artificial lighting have been proven to disturb the emergence patterns of bats when they are placed within the vicinity of entrances to a bat roost.

Recommendation R7: Secure and Implement Bat Licence

5.4.5 Once planning permission is secured, a European Protected Species Mitigation licence for bats will be secured from Natural England to enable works which will result in the destruction or disturbance of the roosts within building B1. This can take the form of a traditional mitigation licence or an Earned Recognition (ER) licence.

5.4.6 Consideration should be given to the likelihood of a Natural England licence being granted and in doing so consider the three tests. These are 'imperative reasons of over-riding public interest' (IROPI), the 'no satisfactory alternative' and the 'favourable conservation status test'. Any mitigation measures and compensation required should be detailed to satisfactorily demonstrate that *'the action will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range'*.

5.4.7 Outline of Strategy:

- Retention and protection of the loft structures to allow continued use for void-dwelling bats across Eastleigh Court;
- No use of breathable membrane where bats have access to this (e.g. through voids);
- Install four bat boxes suitable for day roosting common pipistrelle, soprano pipistrelle, and serotine bats and one bat box suitable for brown long-eared bats on mature trees at the boundaries of the site for use if a bat is found during the inspection or works and as compensation measures;
- Erect scaffolding around the buildings or use a Mobile Elevated Working Platform (MEWP);
- Inspect the loft voids prior to external works;
- Install exclusion devices on confirmed roost features and/or supervise the destructive search of roosts via soft-stripping;
 - o Works to all known roosts impacted by the proposals within building will be supervised by the Named Ecologist or an Accredited Agent;

- o Prior to works commencing, all staff on site will be made aware of this mitigation, and of the level of legal protection afforded to bats through provision of an on-site 'Toolbox Talk';
- o The roosting sections of the buildings will be re-inspected immediately prior to works; and
- o Upon conclusion of the inspection the ecologist will provide a watching brief during works, relocating any bats found to the bat boxes installed on mature trees on site.

Recommendation R8: Tree Roosting Bats

5.4.8 The Ground Level Tree Assessment (GLTA) identified eight trees out of the 28 scheduled for removal to support PRFs for tree roosting bats. Given the limitation of viewing such features from ground level, further assessment is required in the form of an aerial inspection to classify the features.

5.4.9 If the PRFs are identified as not being suitable for roosting, then felling can occur without consideration for tree roosting bats. If the PRFs are assessed as being of PRF-I suitability (Collins, 2023) then no formal further surveys will be required but a Precautionary Method of Works Statement (PWMS) will need to be produced, accompanied by an appropriate level of on-site compensation in advance of the impacts.

5.4.10 If however, the features are of PRF-M suitability, then further assessment will be necessary and include additional aerial inspections and/or nighttime roost surveys. Further mitigation can then be provided upon completion of such surveys which would need to be undertaken during the bat active season (May to August, inclusive).

Recommendation R9: Sensitive Lighting

5.4.11 Any lighting for the development (if required) will need to be designed sensitively in accordance with industry standard guidance (BCT & ILP, 2023) and the following principles will need to be adopted:

- Maintaining dark corridors along the vegetation to be retained along site boundaries;
- Where lighting is required, ensuring:
 - o Light levels are less than 3 Lux;
 - o LED luminaires with a warm white spectrum ideally <2700 Kelvin (to avoid blue / UV elements);
 - o Bollard or low-level downward directional luminaires are used and mounted on the horizontal (with no upward tilt); and
 - o Security lighting, if required, is motion-activated with short (<1 minute) timers.

5.5 Birds

Potential Impacts

- 5.5.1 Any clearance of vegetation, or building works, that may be suitable to support nesting birds would result in a contravention of relevant wildlife legislation if active nests are present. In the absence of mitigation measures, this would be considered to represent an adverse ecological impact of significance within a local context.

Recommendation R10: Safeguarding Nesting Birds

- 5.5.2 Any wild birds' nests are protected whilst in use. If any active wild birds' nests are found prior to the vegetation clearance, or building works, then these must be left alone until they cease to be in use. Ideally, works to suitable nesting habitat/features should be scheduled to avoid the bird nesting season (March to August inclusive). Should such works take place during March-August inclusive, they must be immediately preceded by a check for any active nests by a suitably qualified ecologist. Any active nests identified during works (regardless of time of year) would need to be protected and left with a suitable buffer (to be defined by the ecologist) until the nest is no longer active and chicks have fledged.

Recommendation R11: Bird Boxes

- 5.5.3 It is recommended that inclusion of bird boxes is secured as part of the proposed development. Specified boxes should target local notable species for which presence was confirmed on site or records of which were returned within the local area. Suitable bird boxes can be found within **Appendix 6** of this report and the Landscape Statement.
- 5.5.4 The boxes should ideally be incorporated into the design or erected on the exterior of the proposed building. Otherwise, they can be installed on suitable mature trees within the land ownership boundary. Boxes must be positioned at a minimum height of 3m in a sheltered area with a clear flight path to the entrance. Where erected on trees, boxes should be affixed using aluminium nails or screws only, the use of copper, zinc or steel affixers in particular must be avoided. They should not be installed on southern elevations as chicks will overheat in the nest.
- 5.5.5 A suitably qualified ecologist must direct and/or approve the installation of bird boxes to ensure their suitable placement; this can be achieved by:
- signing off on detailed design plans showing inclusion within architectural drawings;
 - providing detailed instruction and signing off on evidence of installation such as photos; or
 - attending site to direct installation via affixture to buildings/trees.

5.6 Other Protected, Priority or Invasive Species

Potential Impacts

- 5.6.1 The vegetated habitats around the site boundaries, including the woodland blocks, have been identified as being suitable to potentially support a range of protected species. During construction, accidental incursions on such habitats have the potential to result in direct impacts on protected species.
- 5.6.2 Site clearance and construction works could result in the killing / injury of wide-ranging wild mammals which make use of the site. This would be considered an offence as all wild mammals are protected from unnecessary harm (see Section 6).
- 5.6.3 The installation of new barriers as part of the current proposals has the potential to inhibit permeability for commuting hedgehog individuals.

Recommendation R12: Safeguarding Wildlife

- 5.6.4 Provided that the measures outlined in the CEMP (Recommendation R4) and the Tree Protection Plan within the Arboricultural Impact Assessment are adhered to in relation to tree protection fencing, this in turn will ensure no detrimental impacts upon protected species utilising these habitats.
- 5.6.5 The following measures should be adopted to safeguard wild animals should they enter the site during construction works, and to discourage wild animals from entering the site. This can be achieved by implementing the following standard mitigation measures:
- the creation of temporary brash or log piles within the site should be avoided as these may be adopted by wildlife for shelter;
 - any newly discovered mammal entrances within the site should be safeguarded and left *in-situ* until reported to a suitably qualified ecologist, who will advise on appropriate steps if needed for works to resume;
 - pipes should be capped off overnight to prevent animals entering and becoming trapped;
 - trenches or pits left overnight will be provided with a means of escape for wildlife should any enter such as a collapsed edge or a flat roughened stable plank (no steeper than 45°) acting as a ramp to the surface;
 - all trenches and pits will be inspected each morning to ensure no wildlife has become trapped overnight. Should a badger become trapped in a trench it will likely dig itself into the side of the trench. Should a trapped badger be encountered, a suitably qualified ecologist will be contacted immediately for further advice;

- the prolonged storage of uncontained and uncovered topsoil in piles on site will be carefully considered and possibly fenced-off if needed as these are readily adopted by burrowing animals such as foxes (*Vulpes vulpes*) for dens;
- chemicals will be contained in such a way that wild animals cannot access or knock them over;
- fires should be avoided altogether within the site; and
- loose litter and food will not be left in accessible areas of the site overnight.

Recommendation R13: Hedgehog Highways

- 5.6.6 To ensure the continued permeability of the site for hedgehog, gaps should be created within any closed board fencing or brick walls measuring a minimum of 13 by 13 centimetres to allow safe passage of individuals across the site, termed ‘Hedgehog Highways’ (Peoples Trust for Endangered Wildlife, 2018).

5.7 Ecological Enhancements

- 5.7.1 In line with the Wiltshire Council Local Plan (see section 6.1), which requires developments to demonstrate a biodiversity net gain, a number of enhancements, listed both below and within the recommended BNG report, will be included within the design plans (example specifications are included in Appendix 4).

Recommendation R14: Ecological Enhancements

- 5.7.2 In order to enhance the local area for wildlife ecological features and contribute towards biodiversity net gain, it is recommended that proposals include the following:
- Native planting guided by an ecologist and provided within the landscape statement and drawings; and
 - Additional bat roosting and bird nesting features incorporated as recommended.
- 5.7.3 Once ecological enhancements have been delivered a ‘statement of good practice’ shall be signed by the competent ecologist, and be submitted to the LPA, confirming that the specified enhancement measures have been implemented in accordance with good practice upon which the planning consent was granted.

5.8 Biodiversity Statement

- 5.8.1 It has been identified that the proposed development is not exempt from the Biodiversity Net Gain (BNG) requirements of 10% in line with Schedule 14 of the Environment Act, 2021, therefore a BNG assessment has been completed to identify the biodiversity losses and gains as a result of the proposals.

- 5.8.2 The baseline and proposed habitat condition assessment tables are provided in **Appendix 7 and 8** of this report, with the metric provided separately for submission alongside the planning application.
- 5.8.3 The baseline biodiversity value of the site is 95.95 habitat units, and 0.28 hedgerow units.
- 5.8.4 The current proposals have identified that the post-development value of the site is measured at 113.50 habitat units, and 4.84 hedgerow units, equivalent to +18.29% habitat units, and +1760.54% hedgerow units. All trading rules have been satisfied.
- 5.8.5 In order for the anticipated net gain in biodiversity to be realised, a Biodiversity Net Gain Habitat Management and Monitoring Plan (HMMP) must be created and adopted prior to works commencing. A HMMP could be secured as a suitable worded pre-commencement condition and would need to be referenced by a legal agreement (S.106, conservation covenant, or similar) to secure the habitat creation / enhancement needed to achieve the net gain in biodiversity.

6 Relevant Legislation and Policy

6.1 Local Planning Policy

- 6.1.1 Wiltshire Core Strategy Development Plan (adopted January 2015) has a core strategy in relation to ecology and biodiversity:

Core Policy 50: Biodiversity and Geodiversity

Protection

- 6.1.2 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. Exit from European Union

Biodiversity Enhancement

- 6.1.3 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

- 6.1.4 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:

- cannot reasonably be avoided
- are reduced as far as possible
- 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.

6.2 Exit from European Union

6.2.1 The Conservation of Habitats and Species Regulations 2017 (as amended), referred to as the '2017 Regulations,' are one of the pieces of domestic law that transposed the land and marine aspects of the Habitats Directive (Council Directive 92/43/EEC) and certain elements of the Wild Birds Directive (Directive 2009/147/EC) (known as the Nature Directives). Changes to the 2017 Regulations have been made by the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 (referred to as the '2019 Regulations') to transfer functions from the European Commission to the appropriate authorities in England and Wales.

6.2.2 The amendments prescribed by the 2019 Regulations allow existing protections afforded by current wildlife legislation and transposed EC Council Directives to be operable from 01 January 2021.

6.2.3 The 2019 Regulations protect rare and vulnerable birds and the habitats that they depend upon. This is achieved in part through the classification of Special Protection Areas (SPAs). The Habitats Directive aims to protect plants, habitats and animals other than birds. This is achieved in part through the creation of Special Areas of Conservation (SACs). SPAs and SACs are collectively referred to as the 'National Site Network'.

6.2.4 Designated Wetlands of International Importance (known as Ramsar sites) do not form part of the National Site Network, however, all Ramsar sites remain protected in the same way as SACs and SPAs.

6.3 National Planning Policy Framework

6.3.1 The National Planning Policy Framework (NPPF) was updated in December 2024 (MHCLG, 2024) thereby replacing the older version of December 2023.

- 6.3.2 In relation to planning for climate change, para 162 states: Plans should take a proactive approach to mitigating and adapting to climate change, taking into account the long-term implications for flood risk, coastal change, water supply, biodiversity and landscapes, and the risk of overheating and drought from rising temperatures. Policies should support appropriate measures to ensure the future health and resilience of communities and infrastructure to climate change impacts, such as providing space for physical protection measures, or making provision for the possible future relocation of vulnerable development and infrastructure.
- 6.3.3 In relation to planning and flood risk, para 182 states ‘Applications which could affect drainage on or around the site should incorporate sustainable drainage systems to control flow rates and reduce volumes of runoff, and which are proportionate to the nature and scale of the proposal. These should provide multifunctional benefits wherever possible, through facilitating improvements in water quality and biodiversity, as well as benefits for amenity. Sustainable drainage systems provided as part of proposals for major development should:
- a) take account of advice from the Lead Local Flood Authority;
 - b) have appropriate proposed minimum operational standards; and
 - c) have maintenance arrangements in place to ensure an acceptable standard of operation for the lifetime of the development.’
- 6.3.4 The new framework sets out in section 15 that planning policies and decisions should contribute to and enhance the natural and local environment by ... (d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures and incorporating features which support priority or threatened species such as swifts, bats and hedgehogs (Para 187).
- 6.3.5 To protect and enhance biodiversity and geodiversity (Para 192), plans should:
- identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity; wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation; and
 - promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.
- 6.3.6 When determining planning applications, local planning authorities should apply the following principles (Para 193):

- if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;
- development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest;
- development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists; and
- development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.

6.3.7 The following should be given the same protection as habitats sites (Para 194):

- potential Special Protection Areas and possible Special Areas of Conservation;
- listed or proposed Ramsar sites; and
- sites identified, or required, as compensatory measures for adverse effects on habitats sites, potential Special Protection Areas, possible Special Areas of Conservation, and listed or proposed Ramsar sites.

6.3.8 The presumption in favour of sustainable development does not apply where the plan or project is likely to have a significant effect on a habitats site (either alone or in combination with other plans or projects), unless an appropriate assessment has concluded that the plan or project will not adversely affect the integrity of the habitats site (Para 195).

6.4 European Protected Species (EPS) Animals

6.4.1 The Conservation of Habitats and Species Regulations 2017 (as amended) transpose the EC Habitats Directive on the Conservation of Natural Habitats and of Wild Fauna and Flora (Council Directive 92/43/EEC) into national law.

6.4.2 “European Protected Species” (EPS) of animal are those which are shown on Schedule 2 of The Conservation of Habitats and Species Regulations 2017 (as amended). They are subject to the provisions of Regulation 43 of those Regulations. All EPS are also protected under the Wildlife

and Countryside Act 1981 (as amended). Taken together, these pieces of legislation make it an offence to:

- a) intentionally or deliberately capture, injure or kill any wild animal included amongst these species;
- b) possess or control any live or dead specimens or any part of, or anything derived from these species;
- c) deliberately disturb wild animals of any such species;
- d) deliberately take or destroy the eggs of such an animal; or
- e) intentionally, deliberately or recklessly damage or destroy a breeding site or resting place of such an animal, or obstruct access to such a place.

6.4.3 For the purposes of paragraph (c), disturbance of animals includes in particular any disturbance which is likely—

- a) to impair their ability—
 - i. to survive, to breed or reproduce, or to rear or nurture their young; or
 - ii. in the case of animals of a hibernating or migratory species, to hibernate or migrate; or
- b) to affect significantly the local distribution or abundance of the species to which they belong.

6.4.4 Although the law provides strict protection to these species, it also allows this protection to be set aside (derogated) through the issuing of licences. The licences in England are currently determined by Natural England (NE) for development works. In accordance with the requirements of The Conservation of Habitats and Species Regulations 2017 (as amended), a licence can only be issued where the following requirements, known as the “Three Tests”, are satisfied:

1. The proposal is necessary ‘to preserve public health or public safety or other imperative reasons of overriding public interest including those of a social or economic nature and beneficial consequences of primary importance for the environment’
2. ‘There is no satisfactory alternative’
3. The proposals ‘will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range.’

Definition of breeding sites and resting places

6.4.5 Guidance for all European Protected Species of animal, including bats and great crested newt, regarding the definition of breeding and of breeding and resting places was previously provided by The European Council (EC) which has prepared specific guidance in respect of the interpretation of various Articles of the EC Habitats Directive. Section II.3.4.b) provides definitions and examples of both breeding and resting places at paragraphs 57 and 59 respectively. This guidance states that ‘The provision in Article 12(1)(d) [of the EC Habitats Directive] should therefore be understood as aiming to safeguard the ecological functionality of breeding sites and resting places.’ Further the guidance states: ‘It thus follows from Article 12(1)(d) that such breeding sites and resting places also need to be protected when they are not being used, but where there is a reasonably high probability that the species concerned will return to these sites and places. If for example a certain cave is used every year by a number of bats for hibernation (because the species has the habit of returning to the same winter roost every year), the functionality of this cave as a hibernating site should be protected in summer as well so that the bats can re-use it in winter. On the other hand, if a certain cave is used only occasionally for breeding or resting purposes, it is very likely that the site does not qualify as a breeding site or resting place.’ Whilst England is no longer part of the European Union it is assumed such guidance remains valid until new UK guidance is published.

6.5 Wildlife and Countryside Act 1981 (as amended)

6.5.1 The Wildlife and Countryside Act 1981 (as amended) consolidates and implements the Convention on the Conservation of European Wildlife and Natural Habitats (Bern Convention) and Council Directive 79/409/EEC on the conservation of wild birds (Birds Directive). The Act stipulates the protection of a range of protected species and habitats and provides a legal framework for designating Sites of Special Scientific Interest (SSSIs).

6.5.2 The precise protections to species and habitats provided by the Wildlife and Countryside Act 1981 (as amended) are detailed below where relevant to this assessment.

6.5.3 Sites of Special Scientific Interest (SSSI) are notified under the Act by Natural England as being of special importance for nature conservation. Natural England assent is required before any listed, potentially damaging operations, development or change in land use etc. can be carried out which would impact SSSIs or their notified features.

6.6 Bats

6.6.1 Bats and their roost sites are protected by UK legislation.

6.6.2 The Wildlife and Countryside Act (1981) (as amended) makes it an offence to:

- Intentionally kill, injure or take a bat;
- Possess or control any live or dead specimen or anything derived from a bat;
- Intentionally or recklessly damage, destroy or obstruct access to any structure or place used for shelter or protection by a bat; and
- Intentionally or recklessly disturb a bat while it is occupying a structure or place which it uses for that purpose.

6.6.3 Additionally, The Conservation of Habitats and Species Regulations 2017 (as amended) make it an offence to:

- Deliberately capture or kill a bat;
- Deliberately disturb a bat;
- Damage or destroy a breeding site or a resting place of a bat; and
- Keep, transport, sell or exchange or offer for sale or exchange a live or dead bat or any part of a bat.

6.7 Great Crested Newt

6.7.1 Great crested newts are protected by UK legislation (the Wildlife and Countryside Act 1981 (as amended) and The Conservation of Habitats and Species Regulations 2017 (as amended) respectively) making it an offence to:

- capture, kill, disturb or injure a great crested newts deliberately
- damage or destroy a breeding or resting place
- obstruct access to their resting or sheltering places (deliberately or by not taking enough care)
- possess, sell, control or transport live or dead newts, or parts of them
- take great crested newt eggs

6.8 Hazel Dormouse

6.8.1 Hazel dormice and their nest sites are protected by UK legislation.

6.8.2 The Wildlife and Countryside Act 1981 (as amended) makes it an offence to intentionally or recklessly disturb a dormouse while it is occupying a structure or place which it uses for that purpose.

6.8.3 Additionally, The Conservation of Habitats and Species Regulations 2017 (as amended) make it an offence to:

- Deliberately capture or kill a dormouse;

- Deliberately disturb a dormouse;
- Damage or destroy a breeding place or resting site of a dormouse; and
- Keep, transport, sell or exchange or offer for sale or exchange alive or dead hazel dormouse or any part of a hazel dormouse.

6.9 Birds

6.9.1 All nesting wild birds are protected under Section 1 of the Wildlife and Countryside Act 1981 (as amended) which makes it an offence to intentionally kill, injure or take any wild bird or take, damage or destroy its nest whilst in use or being built, or take or destroy its eggs. In addition to this, for some rarer species (listed on Schedule 1 of the Act), it is an offence to disturb them whilst they are nest building or at or near a nest with eggs or young, or to disturb the dependent young of such a bird.

6.9.2 The Conservation of Habitats and Species Regulations 2017 (as amended) places duties on competent authorities (including Local Authorities and National Park Authorities) in relation to wild bird habitat. These provisions relate back to Articles 1, 2 and 3 of the EC Directive on the conservation of wild birds (2009/147/EC, 'Birds Directive') (Regulation 10 (3)) requires that the objective is the 'preservation, maintenance and re-establishment of a sufficient diversity and area of habitat for wild birds in the United Kingdom, including by means of the upkeep, management and creation of such habitat, as appropriate, having regard to the requirements of Article 2 of the new Wild Birds Directive...' Regulation 10 (7) states: 'In considering which measures may be appropriate for the purpose of security or contributing to the objective in [Regulation 10 (3)] Paragraph 3, appropriate account must be taken of economic and recreational requirements'.

6.9.3 In relation to the duties placed on competent authorities under the 2017 Regulations (as amended), Regulation 10 (8) states: 'So far as lies within their powers, a competent authority in exercising any function [including in relation to town and country planning] in or in relation to the United Kingdom must use all reasonable endeavours to avoid any pollution or deterioration of habitats of wild birds (except habitats beyond the outer limits of the area to which the new Wild Birds Directive applies).'

6.10 Badgers

6.10.1 Badger is protected under the Protection of Badgers Act 1992. It is not permitted to wilfully kill, injure, take, possess or cruelly ill-treat a badger, or to attempt to do so; or to intentionally or recklessly interfere with a sett. Sett interference includes disturbing badgers whilst they are occupying a sett, as well as damaging or destroying a sett or obstructing access to it. A badger

sett is defined in the legislation as “a structure or place, which displays signs indicating current use by a badger”.

- 6.10.2 ODPM Circular 06/2005 (ODPM, 2005) provides further guidance on statutory obligations towards badger within the planning system. Of particular note is paragraph 124, which states that “The likelihood of disturbing a badger sett, or adversely affecting badgers’ foraging territory, or links between them, or significantly increasing the likelihood of road or rail casualties amongst badger populations, are capable of being material considerations in planning decisions.”
- 6.10.3 Natural England provides Standing Advice (Gov.uk, 2015), which is capable of being a material consideration in planning decisions. Natural England recommends mitigation to avoid impacts on badger setts, which includes maintaining or creating new foraging areas and maintaining or creating access (commuting routes) between setts and foraging/watering areas.

6.11 Reptiles

- 6.11.1 All native reptile species receive legal protection in Great Britain under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended). Viviparous lizard, slow-worm, grass snake and adder are protected against killing, injuring and unlicensed trade only. Sand lizard and smooth snake receive additional protection as “European Protected Species” under the provisions of The Conservation of Habitats and Species Regulations 2017 (as amended) and are fully protected under the Wildlife and Countryside Act 1981 (as amended).
- 6.11.2 All six native species of reptile are included as ‘species of principal importance’ for the purpose of conserving biodiversity under Section 41 (England) of the NERC Act 2006 and Section 7 of the Environment (Wales) Act 2016.
- 6.11.3 Current Natural England Guidelines for Developers states that ‘where it is predictable that reptiles are likely to be killed or injured by activities such as site clearance, this could legally constitute intentional killing or injuring.’ Further the guidance states: ‘Normally prohibited activities may not be illegal if ‘the act was the incidental result of a lawful operation and could not reasonably have been avoided’. Natural England ‘would expect reasonable avoidance to include measures such as altering development layouts to avoid key areas, as well as capture and exclusion of reptiles.’
- 6.11.4 The Natural England Guidelines for Developers state that ‘planning must incorporate two aims where reptiles are present:
 - To protect reptiles from any harm that might arise during development work;

- To ensure that sufficient quality, quantity and connectivity of habitat is provided to accommodate the reptile population, either on-site or at an alternative site, with no net loss of local reptile conservation status.'

6.12 Wild Mammals

- 6.12.1 The Wild Mammals (Protection) Act 1996 (as amended) makes provision for the protection of wild mammals from certain cruel acts, making it an offence for any person to intentionally cause suffering to any wild mammal. In the context of development sites, for example, this may apply to rabbits in their burrows.

6.13 Invasive Non-Native species

- 6.13.1 An invasive non-native species is any non-native animal or plant that has the ability to spread causing damage to the environment.
- 6.13.2 Under the Wildlife and Countryside Act 1981 (as amended) it is an offence to release, or to allow to escape into the wild, any animal which is not ordinarily resident in and is not a regular visitor to Great Britain in a wild state or is listed under Schedule 9 of the Act.
- 6.13.3 It is an offence to plant or otherwise cause to grow in the wild invasive non-native plants listed on Schedule 9 of the Wildlife and Countryside Act 1981 (as amended).

6.14 Hedgerows

- 6.14.1 Article 10 of the Habitats Directive requires that 'Member States shall endeavour...to encourage the management of features of the landscape which are of major importance for wild fauna and flora. Such features are those which, by virtue of their linear and continuous structure...or their function as steppingstones...are essential for the migration, dispersal and genetic exchange of wild species'. Examples given in the Directive include traditional field boundary systems (such as hedgerows).
- 6.14.2 The aim of the Hedgerow Regulations 1997, according to guidance produced by the Department of the Environment, is "to protect important hedgerows in the countryside by controlling their removal through a system of notification. In summary, the guidance states that the system is concerned with the removal of hedgerows, either in whole or in part, and covers any act which results in the destruction of a hedgerow. The procedure in the Regulations is triggered only when land managers or utility operators want to remove a hedgerow. The system is in favour of protecting and retaining 'important' hedgerows.

- 6.14.3 The Hedgerow Regulations set out criteria that must be used by the local planning authority in determining which hedgerows are 'important'. The criteria relate to the value of hedgerows from an archaeological, historical, wildlife and landscape perspective.

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Appendix 1 - Photographs

Photograph 1: Typical grassland sward



Photograph 2: Woodland in east of site



Photograph 3: Bamboo at TN1



Photograph 4: Western woodland block



Photograph 5: Woodland in north of site



Photograph 6: Mixed scrub with LT3



Photograph 7: Individual tree T163



Photograph 8: Individual tree T186



Photograph 9: Sealed surface driveway



Photograph 10: Hedgerow H1



Photograph 11: Hedgerow H3



Photograph 12: Line of trees LT1



Photograph 13: Southern elevation Eastleigh Court



Photograph 14: Northeast elevation of Eastleigh Court



Photograph 15: Western elevation



Photograph 16: View of roof with PRFs



Photograph 17: Void 1 looking westward



Photograph 18: Void 2 looking northward



Photograph 19: Void 3 looking eastward



Photograph 20: Basement accessed from inside



Photograph 21: Second basement



Photograph 22: Eastern elevation of the Garage



Photograph 23: Single PRF on the Garage



Appendix 2 - Figures

Next page:

- EBD_4205_DR001 Baseline Habitats
- EBD_4205_DR002 Impacts
- EBD_4205_DR003 Proposed Habitats
- EBD_4205_DR004 Bat Emergence Map
- EBD_4205_DR005: Ground Level Tree Assessment



LEGEND

Site boundary (5.2 ha)

Habitats

Artificial unvegetated, unsealed surface (0.0188 ha)

Developed land; sealed surface (0.4049 ha)

Introduced shrub (0.0055 ha)

Mixed scrub (0.1014 ha)

Modified grassland (3.9073 ha)

Other woodland mixed (0.7667 ha)

Hedgerows

Native hedgerow (0.03 km)

Non-native and ornamental hedgerow (0.15 km)

Trees

Urban tree, very large (22 trees)

Urban tree, large (35 trees)

Urban tree, medium (90 trees)

Urban tree, small (59 trees)

Target note



Project:
Eastleigh Court

Client:
Studioshaw

Drawing Title:
Baseline Habitats

Drawing No.:
EBD_4205_DR001

Scale (@A3):
1:1,750

Central Eastings, Northings:
389229, 143674

Date Drawn:
18/12/2025

Drawn by:
JE

Approved by:
BG



LEGEND

Habitats

- Site boundary (5.2 ha)
- Retained and enhanced
- Modified grassland (3.2315 ha)
- Retained
- Developed land; sealed surface (0.3155 ha)
- Other woodland; mixed (0.765 ha)
- Lost
- Artificial unvegetated, unsealed surface (0.0188 ha)
- Developed land; sealed surface (0.0894 ha)
- Introduced shrub (0.0055 ha)
- Mixed scrub (0.1014 ha)
- Modified grassland (0.6758 ha)
- Other woodland; mixed (0.0017 ha)

Hedgerows

- Retained
- Native hedgerow (0.02 km)
- Non-native and ornamental hedgerow (0.03 km)
- Lost
- Non-native and ornamental hedgerow (0.12 km)

Trees

- Retained
- Urban tree, small (44 trees)
- Urban tree, medium (82 trees)
- Urban tree, large (31 trees)
- Urban tree, very large (21 trees)
- Lost
- Urban tree, small (15 trees)
- Urban tree, medium (8 trees)
- Urban tree, large (4 trees)
- Urban tree, very large (1 tree)

Location (1:75,000):

Project:
Eastleigh Court

Client:
Studioshaw

Drawing Title:
Impacts

Drawing No.:
EBD_4205_DR002

Central Eastings, Northings:
389229, 143674

Drawn by:
JE

Scale (@A3):
1:1,750

Date Drawn:
26/01/2026

Approved by:
BG

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LEGEND

Site boundary (5.2 ha)

Habitats

Developed land; sealed surface (0.7713 ha)

Mixed scrub (0.1729 ha)

Other neutral grassland (3.3894 ha)

Other woodland; mixed (0.765 ha)

Ponds (Priority Habitat) [0.087ha]

Vegetated garden (0.0259 ha)

Hedgerows

Species-rich native hedgerow (0.46 km)

Native hedgerow (0.29 km)

Non-native and ornamental hedgerow (0.54 km)

Trees

Rural tree, very large (22 trees)

Rural tree, large (35 trees)

Rural tree, medium (90 trees)

Rural tree, small (59 trees)

Proposed (280 trees)



Project:
Eastleigh Court

Client:
Studioshaw

Drawing Title:
Proposed Habitats

Drawing No.:	Scale (@A3):
EBD_4205_DR003	1:1,750
Central Eastings, Northings:	Date Drawn:
389229, 143674	18/12/2025
Drawn by:	Approved by:
JE	BG

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LEGEND

○ Surveyor location

□ No emergences

Bat emergences

● Common pipistrelle

● Soprano pipistrelle

● Serotine

● Brown long-eared

Location (1:10,000):



Project:

Eastleigh Court

Client:

Studishaw

Drawing Title:

Bat Emergence Map

Drawing No.:

EBD_4205_DR001

Scale (@A3):

1:250

Central Eastings, Northings:

389235, 143583

Date Drawn:

14/07/2025

Drawn by:

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Approved by:

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LEGEND

Site boundary (5.2 ha)

Further Assessment Required (FAR) following GLTA

Trees

L Urban tree, large (35 trees)

V Urban tree, very large (22 trees)

M Urban tree, medium (90 trees)

S Urban tree, small (59 trees)



Project:
Eastleigh Court

Client:
Studioshaw

Drawing Title:
Ground Level Tree Assessment

Drawing No.: EBD_4205_DR004	Scale (@A3): 1:1,750
Central Eastings, Northings: 389229, 143674	Date Drawn: 26/01/2026
Drawn by: JE	Approved by: BG

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Appendix 3 - Bat Nighttime Roost Survey Results

A moderate level of bat activity was observed throughout all surveys including foraging and commuting common pipistrelle, soprano pipistrelle and long-eared bats, occasional noctule and infrequent serotine and Myotis species.

Nighttime Roost Survey Results

Date	Start and end times	Species and numbers	Roost type	Structure reference	Access points	Dimensions of existing roosts or explanation of where it is
12/09/2024	19:15 – 21:00	Common pipistrelle x 3 Brown long-eared x 1	Day roosts Day roost	Eastleigh Court	A - D	All in under tile locations.
Notes / Observations: 4 x emergences from under tile locations across Eastleigh Court. Moderate foraging / commuting activity identified throughout survey. No emergences from Garage structure.						
02/06/2025	21:00 – 21:45	Common pipistrelle x 3 Soprano pipistrelle x 2 Brown long-eared x 1	Day roosts Day roosts Day roost	Eastleigh Court	E - L	All in under tile locations.
Notes / Observations: 6 x emergences from under tile locations across Eastleigh Court. Moderate foraging / commuting activity identified throughout the survey. No emergences from Garage structure.						

Appendix 4 - Definitions of the Geographic Context of Habitat Importance

Geographic Context of Importance	Examples
International value	Ramsar Sites, Special Protection Areas, Biosphere Reserves, Special Areas of Conservation. Sites supporting populations of internationally important species.
National value	SSSIs or non-designated Sites meeting SSSI selection criteria, NNRs, Marine Nature Reserves, NCR Grade 1 Sites. Sites containing viable areas of key habitats identified in the UK Biodiversity Action Plan.
Regional value	Sites containing viable areas of threatened habitats listed in a Regional BAP (or some Natural Areas), comfortably exceeding SINC criteria, but not exceeding SSSI criteria.
County / Metropolitan	Sites meeting the criteria for county or metropolitan designation (SINC, CWS, etc.). Ancient semi-natural woodland, LNRs or viable areas of key habitat types listed in county BAPs/Natural Areas.
District / Borough	Undesignated Sites or features considered to appreciably enrich the habitat resource in the District or Borough.
Local i.e. Parish / Neighbourhood	Undesignated Sites or features which appreciably enrich the habitat resource within the Parish or Neighbourhood.
Negligible value	Low grade and widespread habitats.

Appendix 5 - Definitions of the Geographic Context of Species Importance

Geographic Context of Importance	Examples
International	Any regularly occurring population of an internationally important species, which is threatened or rare in the UK. i.e. it is a UK Red Data Book species or listed as occurring in 15 or fewer 10km squares in the UK (categories 1 and 2 in the UK BAP) or of uncertain conservation status or of global conservation concern in the UK BAP. A regularly occurring, nationally significant population/number of any internationally important species.
National	Any regularly occurring population of a nationally important species which is threatened or rare in the region or county (see local BAP). A regularly occurring, regionally or county significant population/number of any nationally important species.
Regional	Any regularly occurring, locally significant population of a species listed as being nationally scarce which occurs in 16-100 10km squares in the UK or in a Regional BAP or relevant Natural Area on account of its regional rarity or localisation; A regularly occurring, locally significant number of a regionally important species.
County/ Metropolitan	Any regularly occurring, locally significant population of a species which is listed in a County/Metropolitan “red data book” or BAP on account of its regional rarity or localisation; A regularly occurring, locally significant number of a County/Metropolitan important species.
District / Borough	A population of a species that is listed in a District/Borough BAP because of its rarity in the locality or in the relevant Natural Area profile because of its regional rarity or localisation; A regularly occurring, locally significant number of a District / Borough important species during a critical phase of its life cycle.
Local i.e. Parish / Neighbourhood	Species that are not threatened but are valued at a local level on intrinsic appeal.
Negligible	Common or widespread species.

Appendix 6 - Proposed Enhancements

Products	Description
Nesting Birds	
	3S Schwegler Starling Nest Box (or similar) A versatile box that attracts other species such as woodpeckers, nuthatches and pied flycatchers. http://www.nhbs.com/title/177925/3s-schwegler-starling-nest-box
	Schwegler Bird Box 1B The 1B nest box will attract a wide range of species and is available with different entrance hole sizes to prevent birds from competing with each other for the boxes. https://www.nhbs.com/1b-schwegler-nest-box
	Tawny owl nest box A box suitable for tawny owl, which should be placed on a horizontal branch at a height of 4mm, on a woodland tree facing north or east (away from the prevailing south-westerly wind). https://www.nhbs.com/tawny-owl-nest-box

Bats



2F Schwegler Bat Box (or similar)

A standard bat box for smaller bats to be placed on a mature tree.

<http://www.nhbs.com/2f-schwegler-bat-box-general-purpose>



Miramare Woodstone Bat Box

The Miramare is designed to mimic a hollow tree. It is a large bat box with four internal cavities and an external construction of woodcrete to be long-lasting and provide opportunities to large numbers of bats. The box is open to the bottom meaning that it is effectively self-cleaning.

<https://www.wildcare.co.uk/miramare-woodstone-bat-box-11268.html>



Beaumaris Woodstone Bat Box

Suitable for hanging on trees or external walls/fences and made of long lasting woodstone, this bat box has a narrow internal cavity favoured by crevice-roosting species such as soprano pipistrelle. With an entrance hole at the bottom, this box is self-cleaning and requires little-no maintenance.

<https://www.nhbs.com/beaumaris-woodstone-bat-box>



Eco Bat Box – Crevice Box

Suitable for cavity-roosting species such as brown long-eared bat, this box is constructed of wood with a protective external shell of recycled plastic. The result is a long-lasting bat box with attractive thermo-regulatory properties for roosting bats. With an entrance hole at the bottom, this box is self-cleaning and requires little-no maintenance.

<https://www.nhbs.com/eco-bat-box>

Other Protected, Notable and Priority Species



Hedgehog gravel boards

A gravel board for use with slotted posts to allow hedgehogs free passage between gardens. Holes 13cm x 13cm could be installed at the base of any gravel board.

https://www.jacksons-fencing.co.uk/product/sc_667610/hedgehog-gravel-board-for-use-with-slotted-posts-1.83m-x-150-x-28mm-incl.1-x-end-packer-1-x-length-packer-jakcured



Hedgehog Highways

Number of signs/stencils: 112 (2 per hole)

Hedgehog highways are formed by a series of ground-level holes in boundary fences. The holes must be 150 mm x 150 mm and marked on both sides by either a sign (see left and link below) or a spray-painted stencil labelling them as: "Hedgehog Highway"

Please keep this hole open".

<https://www.arkwildlife.co.uk/product/hedgehog-highway-sign/>

Appendix 7 - Baseline Condition Assessment Tables

Parcel Reference	PR1	
Habitat Type	Grassland – Modified Grassland	
Status	To be lost and retained	
Condition Assessment Criteria		Criterion passed?
A	There are 6-8 vascular plant species per m² present, including at least 2 forbs (these may include those listed in Footnote 1). Note - this criterion is essential for achieving Moderate or Good condition. Where the vascular plant species present are characteristic of medium, high or very high distinctiveness grassland, or there are 9 or more of these characteristic species per m² (excluding those listed in Footnote 1), please review the full UKHab description to assess whether the grassland should instead be classified as a higher distinctiveness grassland. Where a grassland is classed as medium, high, or very high distinctiveness, please use the relevant condition sheet.	Yes
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for insects, birds and small mammals to live and breed.	No
C	Any scrub present accounts for less than 20% of the total grassland area. (Some scattered scrub such as bramble <i>Rubus fruticosus</i> agg. may be present). Note - patches of scrub with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.	Yes
D	Physical damage is evident in less than 5% of total grassland area. Examples of physical damage include excessive poaching, damage from machinery use or storage, erosion caused by high levels of access, or any other damaging management activities.	No
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens) ² .	Yes
F	Cover of bracken <i>Pteridium aquilinum</i> is less than 20%.	Yes
G	There is an absence of invasive non-native plant species ³ (as listed on Schedule 9 of WCA ⁴).	Yes
Essential criterion for Good condition achieved? (Yes or No)		No
Number of criteria passed?		5
Condition Assessment Score		Moderate

Parcel Reference	PR2 / PR3
Habitat Type	Urban – Developed land; sealed surface
Status	To be retained
This habitat type does not have a Condition Assessment associated and is therefore automatically assigned a Condition Score of 0.	

Parcel Reference	PR4	
------------------	-----	--

Habitat Type	Urban – Artificial Unvegetated; Unsealed Surface
Status	To be lost
This habitat type does not have a Condition Assessment associated and is therefore automatically assigned a Condition Score of 0.	

Parcel Reference	PR5
Habitat Type	Urban – Introduced shrub
Status	To be retained
This habitat type does not have a Condition Assessment associated and is therefore automatically assigned a Condition Score of 0.	

Habitat Type	Heathland and Shrub – Mixed Scrub	
Status	To be lost and retained	
Condition Assessment Criteria		Criterion passed?
A	The parcel represents a good example of its habitat type - the appearance and composition of the vegetation closely matches its UKHab description (where in its natural range). ¹ - At least 80% of scrub is native, - There are at least three native woody species ² , - No single species comprises more than 75% of the cover (except hazel <i>Corylus avellana</i> , common juniper <i>Juniperus communis</i> , sea buckthorn <i>Hippophae rhamnoides</i> (only in its restricted native range), or box <i>Buxus sempervirens</i> , which can be up to 100% cover).	Yes
B	Seedlings, saplings, young shrubs and mature (or ancient or veteran ³) shrubs are all present.	No
C	There is an absence of invasive non-native plant species ⁴ (as listed on Schedule 9 of WCA ⁵) and species indicative of suboptimal condition ⁶ make up less than 5% of ground cover.	Yes
D	The scrub has a well-developed edge with scattered scrub and tall grassland and or forbs present between the scrub and adjacent habitat.	Yes
E	There are clearings, glades or rides present within the scrub, providing sheltered edges.	No
Number of criteria passed?		3
Condition Assessment Score		Moderate

Parcel Reference	PR9				
Habitat Type	Woodland – Other Woodland Mixed				
Status	To be retained and enhanced				
Indicator	Good (3 points)	Moderate (2 points)	Poor (1 point)	Score per indicator	
A	Age distribution of trees	Three age-classes ¹ present.	Two age-classes ¹ present.	One age-class ¹ present.	3

B	Wild, domestic and feral herbivore damage	No significant browsing damage evident in woodland ² .	Evidence of significant browsing pressure is present in less than 40% of whole woodland ² .	Evidence of significant browsing pressure is present in 40% or more of whole woodland ² .	2
C	Invasive plant species	No invasive species ³ present in woodland.	<i>Rhododendron ponticum</i> or cherry laurel <i>Prunus laurocerasus</i> not present, and other invasive species ³ <10% cover.	<i>Rhododendron</i> or cherry laurel present, or other invasive species ³ ≥10% cover.	1
D	Number of native tree species	Five or more native tree or shrub species ⁴ found across woodland parcel.	Three to four native tree or shrub species ⁴ found across woodland parcel.	Two or less native tree or shrub species ⁴ across woodland parcel.	1
E	Cover of native tree and shrub species	>80% of canopy trees and >80% of understory shrubs are native ⁵ .	50 - 80% of canopy trees and 50 - 80% of understory shrubs are native ⁵ .	<50% of canopy trees and <50% of understory shrubs are native ⁵ .	1
F	Open space within woodland	10 - 20% of woodland has areas of temporary open space ⁶ . Unless woodland is <10ha, in which case 0 - 20% temporary open space is permitted ⁷ .	21 - 40% of woodland has areas of temporary open space ⁶ .	<10% or >40% of woodland has areas of temporary open space ⁶ . But if woodland <10ha has <10% temporary open space, please see Good category ⁷ .	2
G	Woodland regeneration	All three classes present in woodland ⁸ ; trees 4 - 7 cm Diameter at Breast Height (DBH), saplings and seedlings or advanced coppice regrowth.	One or two classes only present in woodland ⁸ .	No classes or coppice regrowth present in woodland ⁸ .	2
H	Tree health	Tree mortality 10% or less, no pests or diseases and no crown dieback ⁹ .	11% to 25% tree mortality and or crown dieback or low-risk pest or disease present ⁹ .	Greater than 25% tree mortality and or any high-risk pest or disease present ⁹ .	3
I	Vegetation and ground flora	Recognisable NVC plant community ¹⁰ at ground layer present, strongly characterised by ancient woodland flora specialists.	Recognisable woodland NVC plant community ¹⁰ at ground layer present.	No recognisable woodland NVC plant community ¹⁰ at ground layer present.	1
J	Woodland vertical structure	Three or more storeys across all survey plots, or a complex woodland ¹¹ .	Two storeys across all survey plots ¹¹ .	One or less storey across all survey plots ¹¹ .	1

K	Veteran trees	Two or more veteran trees ¹² per hectare.	One veteran tree ¹² per hectare.	No veteran trees ¹² present in woodland.	3
L	Amount of deadwood	50% of all survey plots within the woodland parcel have deadwood, such as standing and fallen deadwood, large dead branches and or stems, branch stubs and stumps, or an abundance of small cavities ¹³ .	Between 25% and 50% of all survey plots within the woodland parcel have deadwood, such as standing and fallen deadwood, large dead branches and or stems, stubs and stumps, or an abundance of small cavities ¹³ .	Less than 25% of all survey plots within the woodland parcel have deadwood, such as standing and fallen deadwood, large dead branches and or stems, stubs and stumps, or an abundance of small cavities ¹³ .	1
M	Woodland disturbance	No nutrient enrichment or damaged ground evident ¹⁴ .	Less than 1 hectare in total of nutrient enrichment across woodland area, and or less than 20% of woodland area has damaged ground ¹⁴ .	1 hectare or more of nutrient enrichment, and or 20% or more of woodland area has damaged ground ¹⁴ .	1
Total Score (out of a possible 39)					22
Condition Assessment Score					Poor

Parcel Reference		PR10			
Habitat Type		Woodland – Other Woodland Mixed			
Status		To be retained and enhanced			
Indicator		Good (3 points)	Moderate (2 points)	Poor (1 point)	Score per indicator
A	Age distribution of trees	Three age-classes ¹ present.	Two age-classes ¹ present.	One age-class ¹ present.	3
B	Wild, domestic and feral herbivore damage	No significant browsing damage evident in woodland ² .	Evidence of significant browsing pressure is present in less than 40% of whole woodland ² .	Evidence of significant browsing pressure is present in 40% or more of whole woodland ² .	2
C	Invasive plant species	No invasive species ³ present in woodland.	<i>Rhododendron ponticum</i> or cherry laurel <i>Prunus laurocerasus</i> not present, and other invasive species ³ <10% cover.	<i>Rhododendron</i> or cherry laurel present, or other invasive species ³ ≥10% cover.	3

D	Number of native tree species	Five or more native tree or shrub species ⁴ found across woodland parcel.	Three to four native tree or shrub species ⁴ found across woodland parcel.	Two or less native tree or shrub species ⁴ across woodland parcel.	2
E	Cover of native tree and shrub species	>80% of canopy trees and >80% of understory shrubs are native ⁵ .	50 - 80% of canopy trees and 50 - 80% of understory shrubs are native ⁵ .	<50% of canopy trees and <50% of understory shrubs are native ⁵ .	2
F	Open space within woodland	10 - 20% of woodland has areas of temporary open space ⁶ . Unless woodland is <10ha, in which case 0 - 20% temporary open space is permitted ⁷ .	21 - 40% of woodland has areas of temporary open space ⁶ .	<10% or >40% of woodland has areas of temporary open space ⁶ . But if woodland <10ha has <10% temporary open space, please see Good category ⁷ .	2
G	Woodland regeneration	All three classes present in woodland ⁸ ; trees 4 - 7 cm Diameter at Breast Height (DBH), saplings and seedlings or advanced coppice regrowth.	One or two classes only present in woodland ⁸ .	No classes or coppice regrowth present in woodland ⁸ .	2
H	Tree health	Tree mortality 10% or less, no pests or diseases and no crown dieback ⁹ .	11% to 25% tree mortality and or crown dieback or low-risk pest or disease present ⁹ .	Greater than 25% tree mortality and or any high-risk pest or disease present ⁹ .	2
I	Vegetation and ground flora	Recognisable NVC plant community ¹⁰ at ground layer present, strongly characterised by ancient woodland flora specialists.	Recognisable woodland NVC plant community ¹⁰ at ground layer present.	No recognisable woodland NVC plant community ¹⁰ at ground layer present.	1
J	Woodland vertical structure	Three or more storeys across all survey plots, or a complex woodland ¹¹ .	Two storeys across all survey plots ¹¹ .	One or less storey across all survey plots ¹¹ .	2
K	Veteran trees	Two or more veteran trees ¹² per hectare.	One veteran tree ¹² per hectare.	No veteran trees ¹² present in woodland.	1
L	Amount of deadwood	50% of all survey plots within the woodland parcel have deadwood, such as standing and fallen deadwood, large dead branches and or stems, branch stubs and stumps, or an abundance of small cavities ¹³ .	Between 25% and 50% of all survey plots within the woodland parcel have deadwood, such as standing and fallen deadwood, large dead branches and or stems, stubs and stumps, or an abundance of small cavities ¹³ .	Less than 25% of all survey plots within the woodland parcel have deadwood, such as standing and fallen deadwood, large dead branches and or stems, stubs and stumps, or an abundance of small cavities ¹³ .	3

M	Woodland disturbance	No nutrient enrichment or damaged ground evident ¹⁴ .	Less than 1 hectare in total of nutrient enrichment across woodland area, and or less than 20% of woodland area has damaged ground ¹⁴ .	1 hectare or more of nutrient enrichment, and or 20% or more of woodland area has damaged ground ¹⁴ .	1
Total Score (out of a possible 39)					26
Condition Assessment Score					Moderate

Parcel Reference		PR11			
Habitat Type		Woodland – Other Woodland Mixed			
Status		To be retained			
Indicator		Good (3 points)	Moderate (2 points)	Poor (1 point)	Score per indicator
A	Age distribution of trees	Three age-classes ¹ present.	Two age-classes ¹ present.	One age-class ¹ present.	3
B	Wild, domestic and feral herbivore damage	No significant browsing damage evident in woodland ² .	Evidence of significant browsing pressure is present in less than 40% of whole woodland ² .	Evidence of significant browsing pressure is present in 40% or more of whole woodland ² .	2
C	Invasive plant species	No invasive species ³ present in woodland.	<i>Rhododendron ponticum</i> or cherry laurel <i>Prunus laurocerasus</i> not present, and other invasive species ³ <10% cover.	<i>Rhododendron</i> or cherry laurel present, or other invasive species ³ ≥10% cover.	1
D	Number of native tree species	Five or more native tree or shrub species ⁴ found across woodland parcel.	Three to four native tree or shrub species ⁴ found across woodland parcel.	Two or less native tree or shrub species ⁴ across woodland parcel.	3
E	Cover of native tree and shrub species	>80% of canopy trees and >80% of understory shrubs are native ⁵ .	50 - 80% of canopy trees and 50 - 80% of understory shrubs are native ⁵ .	<50% of canopy trees and <50% of understory shrubs are native ⁵ .	3
F	Open space within woodland	10 - 20% of woodland has areas of temporary open space ⁶ . Unless woodland is <10ha, in which case 0 - 20% temporary open space is permitted ⁷ .	21 - 40% of woodland has areas of temporary open space ⁶ .	<10% or >40% of woodland has areas of temporary open space ⁶ . But if woodland <10ha has <10% temporary open space, please see Good category ⁷ .	3

G	Woodland regeneration	All three classes present in woodland ⁸ ; trees 4 - 7 cm Diameter at Breast Height (DBH), saplings and seedlings or advanced coppice regrowth.	One or two classes only present in woodland ⁸ .	No classes or coppice regrowth present in woodland ⁸ .	2
H	Tree health	Tree mortality 10% or less, no pests or diseases and no crown dieback ⁹ .	11% to 25% tree mortality and or crown dieback or low-risk pest or disease present ⁹ .	Greater than 25% tree mortality and or any high-risk pest or disease present ⁹ .	3
I	Vegetation and ground flora	Recognisable NVC plant community ¹⁰ at ground layer present, strongly characterised by ancient woodland flora specialists.	Recognisable woodland NVC plant community ¹⁰ at ground layer present.	No recognisable woodland NVC plant community ¹⁰ at ground layer present.	2
J	Woodland vertical structure	Three or more storeys across all survey plots, or a complex woodland ¹¹ .	Two storeys across all survey plots ¹¹ .	One or less storey across all survey plots ¹¹ .	2
K	Veteran trees	Two or more veteran trees ¹² per hectare.	One veteran tree ¹² per hectare.	No veteran trees ¹² present in woodland.	2
L	Amount of deadwood	50% of all survey plots within the woodland parcel have deadwood, such as standing and fallen deadwood, large dead branches and or stems, branch stubs and stumps, or an abundance of small cavities ¹³ .	Between 25% and 50% of all survey plots within the woodland parcel have deadwood, such as standing and fallen deadwood, large dead branches and or stems, stubs and stumps, or an abundance of small cavities ¹³ .	Less than 25% of all survey plots within the woodland parcel have deadwood, such as standing and fallen deadwood, large dead branches and or stems, stubs and stumps, or an abundance of small cavities ¹³ .	2
M	Woodland disturbance	No nutrient enrichment or damaged ground evident ¹⁴ .	Less than 1 hectare in total of nutrient enrichment across woodland area, and or less than 20% of woodland area has damaged ground ¹⁴ .	1 hectare or more of nutrient enrichment, and or 20% or more of woodland area has damaged ground ¹⁴ .	1
Total Score (out of a possible 39)					29
Condition Assessment Score					Moderate

Parcel Reference	T32, T39, T41, T45, T47, T51, T57, T70, T73, T77
Habitat Type	Individual Tree - Rural

Status	To be lost	
Condition Assessment Criteria		Criterion passed?
A	The tree is a native species (or at least 70% within the block are native species).	Yes
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	Yes
C	The tree is mature (or more than 50% within the block are mature) ¹ .	Yes
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	Yes
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	Yes
F	More than 20% of the tree canopy is oversailing vegetation beneath.	Yes
Number of criteria passed?		6
Condition Assessment Score		Good

Parcel Reference	T76, T79, T207	
Habitat Type	Individual Tree - Rural	
Status	To be lost	
Condition Assessment Criteria		Criterion passed?
A	The tree is a native species (or at least 70% within the block are native species).	Yes
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	Yes
C	The tree is mature (or more than 50% within the block are mature) ¹ .	Yes
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	Yes
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	No
F	More than 20% of the tree canopy is oversailing vegetation beneath.	Yes
Number of criteria passed?		5
Condition Assessment Score		Good

Parcel Reference	T58
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Habitat Type	Individual Tree - Rural	
Status	To be lost	
Condition Assessment Criteria		Criterion passed?
A	The tree is a native species (or at least 70% within the block are native species).	No
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	Yes
C	The tree is mature (or more than 50% within the block are mature) ¹ .	Yes
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	Yes
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	Yes
F	More than 20% of the tree canopy is oversailing vegetation beneath.	Yes
Number of criteria passed?		5
Condition Assessment Score		Good

Parcel Reference	T68, T69, T85	
Habitat Type	Individual Tree - Rural	
Status	To be lost	
Condition Assessment Criteria		Criterion passed?
A	The tree is a native species (or at least 70% within the block are native species).	Yes
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	Yes
C	The tree is mature (or more than 50% within the block are mature) ¹ .	No
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	No
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	Yes
F	More than 20% of the tree canopy is oversailing vegetation beneath.	Yes
Number of criteria passed?		4
Condition Assessment Score		Moderate

Parcel Reference	T81, T82, T83	
Habitat Type	Individual Tree - Rural	
Status	To be lost	
Condition Assessment Criteria		Criterion passed?
A	The tree is a native species (or at least 70% within the block are native species).	No
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	Yes
C	The tree is mature (or more than 50% within the block are mature) ¹ .	No
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	Yes
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	Yes
F	More than 20% of the tree canopy is oversailing vegetation beneath.	Yes
Number of criteria passed?		4
Condition Assessment Score		Moderate

Parcel Reference	T48, T49, T50	
Habitat Type	Individual Tree - Rural	
Status	To be lost	
Condition Assessment Criteria		Criterion passed?
A	The tree is a native species (or at least 70% within the block are native species).	Yes
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	Yes
C	The tree is mature (or more than 50% within the block are mature) ¹ .	No
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	Yes
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	No
F	More than 20% of the tree canopy is oversailing vegetation beneath.	Yes
Number of criteria passed?		4
Condition Assessment Score		Moderate

Parcel Reference	T104	
Habitat Type	Individual Tree - Rural	
Status	To be lost	
Condition Assessment Criteria		Criterion passed?
A	The tree is a native species (or at least 70% within the block are native species).	No
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	Yes
C	The tree is mature (or more than 50% within the block are mature) ¹ .	No
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	No
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	Yes
F	More than 20% of the tree canopy is oversailing vegetation beneath.	Yes
Number of criteria passed?		3
Condition Assessment Score		Moderate

Parcel Reference	T70	
Habitat Type	Individual Tree - Rural	
Status	To be lost	
Condition Assessment Criteria		Criterion passed?
A	The tree is a native species (or at least 70% within the block are native species).	Yes
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	Yes
C	The tree is mature (or more than 50% within the block are mature) ¹ .	No
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	No
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	No
F	More than 20% of the tree canopy is oversailing vegetation beneath.	Yes
Number of criteria passed?		3

Condition Assessment Score	Moderate
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Parcel Reference	T158, T159	
Habitat Type	Individual Tree - Rural	
Status	To be lost	
Condition Assessment Criteria		Criterion passed?
A	The tree is a native species (or at least 70% within the block are native species).	Yes
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	Yes
C	The tree is mature (or more than 50% within the block are mature) ¹ .	No
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	No
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	No
F	More than 20% of the tree canopy is oversailing vegetation beneath.	No
Number of criteria passed?		2
Condition Assessment Score		Poor

Parcel Reference	H1, H3, and H4
Habitat Type	Non-native and ornamental hedgerow
Status	To be retained and lost
No assessment required – condition fixed at Poor	

Parcel Reference	H2		
Habitat Type	Native hedgerow		
Status	To be lost		
Condition Assessment Criteria			Criterion passed?
A1	Height	>1.5 m average along length	Y
A2	Width	>1.5 m average along length	Y
B1	Gap-hedge base	Gap between ground and base of canopy <0.5 m for >90% of length	N

B2	Gap-hedge canopy continuity	Gaps make up <10% of total length; and No canopy gaps >5 m	Y
C1	Undisturbed ground and perennial vegetation	>1 m width of undisturbed ground with perennial herbaceous vegetation for >90% of length: · Measured from outer edge of hedgerow; and · Is present on one side of the hedgerow (at least).	N
C2	Nutrient-enriched perennial vegetation	Plant species indicative of nutrient enrichment of soils dominate <20% cover of the area of undisturbed ground.	N
D1	Invasive and neophyte species	>90% of the hedgerow and undisturbed ground is free of invasive non-native plant species (including those listed on Schedule 9 of WCA ³) and recently introduced species.	Y
D2	Current damage	>90% of the hedgerow or undisturbed ground is free of damage caused by human activities.	Y
Number of criteria passed?			5
Number of functional groups where both attributes fail?			1
Condition Assessment Score			Moderate

Appendix 8 - Proposed Condition Assessment Tables

Habitat Type	Urban – Developed Land; Sealed Surface (Hardstanding)
Status	To be created
This habitat type does not have a Condition Assessment associated and is therefore automatically assigned a Condition Score of 0.	

Habitat Type	Urban – Vegetated Garden
Status	To be created
This habitat type does not have a Condition Assessment associated and is therefore automatically assigned a Condition Score of 0.	

Habitat Type	Grassland – Other Neutral Grassland	
Status	To be created	
Condition Assessment Criteria		Criterion passed?
A	The parcel represents a good example of its habitat type, with a consistently high proportion of characteristic indicator species present relevant to the specific habitat type (and relative to Footnote 3 suboptimal species which may be listed in the UKHab description). ¹ Note - this criterion is essential for achieving Moderate or Good condition for non-acid grassland types only.	Yes
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for insects, birds and small mammals to live and breed.	Yes
C	Cover of bare ground is between 1% and 5%, including localised areas, for example, rabbit warrens ² .	No
D	Cover of bracken <i>Pteridium aquilinum</i> is less than 20% and cover of scrub (including bramble <i>Rubus fruticosus</i> agg.) is less than 5%.	Yes
E	Combined cover of species indicative of suboptimal condition ³ and physical damage (such as excessive poaching, damage from machinery use or storage, damaging levels of access, or any other damaging management activities) accounts for less than 5% of total area. If any invasive non-native plant species ⁴ (as listed on Schedule 9 of WCA ⁵) are present, this criterion is automatically failed.	Yes
Additional Criterion (must be assessed for all non-acid grassland types)		
F	There are 10 or more vascular plant species per m ² present, including forbs that are characteristic of the habitat type (species referenced in Footnote 3 and 5 cannot contribute towards this count). Note - this criterion is essential for achieving Good condition for non-acid grassland types	No
Essential criterion for Good condition achieved? (Yes or No)		Yes
Number of criteria passed?		4
Condition Assessment Score		Moderate

Habitat Type	Heathland and Shrub – Mixed Scrub	
Status	To be created	
Condition Assessment Criteria		Criterion passed?
A	The parcel represents a good example of its habitat type - the appearance and composition of the vegetation closely matches its UKHab description (where in its natural range). ¹ - At least 80% of scrub is native, - There are at least three native woody species ² , - No single species comprises more than 75% of the cover (except hazel <i>Corylus avellana</i> , common juniper <i>Juniperus communis</i> , sea buckthorn <i>Hippophae rhamnoides</i> (only in its restricted native range), or box <i>Buxus sempervirens</i> , which can be up to 100% cover).	Yes
B	Seedlings, saplings, young shrubs and mature (or ancient or veteran ³) shrubs are all present.	No
C	There is an absence of invasive non-native plant species ⁴ (as listed on Schedule 9 of WCA ⁵) and species indicative of suboptimal condition ⁶ make up less than 5% of ground cover.	Yes
D	The scrub has a well-developed edge with scattered scrub and tall grassland and or forbs present between the scrub and adjacent habitat.	Yes
E	There are clearings, glades or rides present within the scrub, providing sheltered edges.	Yes
Number of criteria passed?		4
Condition Assessment Score		Moderate

Habitat Type	Ponds (priority habitat)	
Status	To be created	
Condition Assessment Criteria		Criterion passed?
A	The pond is of good water quality, with clear water (low turbidity) indicating no obvious signs of pollution. Turbidity is acceptable if the pond is grazed by livestock.	Yes
B	There is semi-natural habitat (moderate distinctiveness or above) completely surrounding the pond, for at least 10 m from the pond edge for its entire perimeter.	Yes
C	Less than 10% of the water surface is covered with duckweed <i>Lemna</i> spp. or filamentous algae.	Yes
D	The pond is not artificially connected to other waterbodies, such as agricultural ditches or artificial pipework.	Yes
E	Pond water levels can fluctuate naturally throughout the year. No obvious artificial dams, pumps or pipework.	Yes
F	There is an absence of listed non-native plant and animal species.	Yes
G	The pond is not artificially stocked with fish. If the pond naturally contains fish, it is a native fish assemblage at low densities.	Yes
Additional criteria – must be assessed for all non-woodland ponds:		
H	Emergent, submerged or floating plants (excluding duckweed) cover at least 50% of the pond area which is less than 3 m deep.	Yes

I	The pond surface is no more than 50% shaded by adjacent trees and scrub.	Yes
Number of criteria passed?		9
Condition Assessment Score		Good

Habitat Type	Individual Tree - Rural	
Status	To be retained and lost	
Condition Assessment Criteria		Criterion passed?
A	The tree is a native species (or at least 70% within the block are native species).	Yes
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	Yes
C	The tree is mature (or more than 50% within the block are mature) ¹ .	No
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	Yes
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	No
F	More than 20% of the tree canopy is oversailing vegetation beneath.	Yes
Number of criteria passed?		4
Condition Assessment Score		Moderate

Parcel Reference		PR9			
Habitat Type		Woodland – Other Woodland Mixed			
Status		To be retained and enhanced			
Indicator		Good (3 points)	Moderate (2 points)	Poor (1 point)	Score per indicator
A	Age distribution of trees	Three age-classes ¹ present.	Two age-classes ¹ present.	One age-class ¹ present.	3
B	Wild, domestic and feral herbivore damage	No significant browsing damage evident in woodland ² .	Evidence of significant browsing pressure is present in less than 40% of whole woodland ² .	Evidence of significant browsing pressure is present in 40% or more of whole woodland ² .	2

C	Invasive plant species	No invasive species ³ present in woodland.	Rhododendron <i>Rhododendron ponticum</i> or cherry laurel <i>Prunus laurocerasus</i> not present, and other invasive species ³ <10% cover.	Rhododendron or cherry laurel present, or other invasive species ³ ≥10% cover.	3
D	Number of native tree species	Five or more native tree or shrub species ⁴ found across woodland parcel.	Three to four native tree or shrub species ⁴ found across woodland parcel.	Two or less native tree or shrub species ⁴ across woodland parcel.	3
E	Cover of native tree and shrub species	>80% of canopy trees and >80% of understory shrubs are native ⁵ .	50 - 80% of canopy trees and 50 - 80% of understory shrubs are native ⁵ .	<50% of canopy trees and <50% of understory shrubs are native ⁵ .	3
F	Open space within woodland	10 - 20% of woodland has areas of temporary open space ⁶ . Unless woodland is <10ha, in which case 0 - 20% temporary open space is permitted ⁷ .	21 - 40% of woodland has areas of temporary open space ⁶ .	<10% or >40% of woodland has areas of temporary open space ⁶ . But if woodland <10ha has <10% temporary open space, please see Good category ⁷ .	2
G	Woodland regeneration	All three classes present in woodland ⁸ ; trees 4 - 7 cm Diameter at Breast Height (DBH), saplings and seedlings or advanced coppice regrowth.	One or two classes only present in woodland ⁸ .	No classes or coppice regrowth present in woodland ⁸ .	2
H	Tree health	Tree mortality 10% or less, no pests or diseases and no crown dieback ⁹ .	11% to 25% tree mortality and or crown dieback or low-risk pest or disease present ⁹ .	Greater than 25% tree mortality and or any high-risk pest or disease present ⁹ .	3
I	Vegetation and ground flora	Recognisable NVC plant community ¹⁰ at ground layer present, strongly characterised by ancient woodland flora specialists.	Recognisable woodland NVC plant community ¹⁰ at ground layer present.	No recognisable woodland NVC plant community ¹⁰ at ground layer present.	2
J	Woodland vertical structure	Three or more storeys across all survey plots, or a complex woodland ¹¹ .	Two storeys across all survey plots ¹¹ .	One or less storey across all survey plots ¹¹ .	2
K	Veteran trees	Two or more veteran trees ¹² per hectare.	One veteran tree ¹² per hectare.	No veteran trees ¹² present in woodland.	3

L	Amount of deadwood	50% of all survey plots within the woodland parcel have deadwood, such as standing and fallen deadwood, large dead branches and or stems, branch stubs and stumps, or an abundance of small cavities ¹³ .	Between 25% and 50% of all survey plots within the woodland parcel have deadwood, such as standing and fallen deadwood, large dead branches and or stems, stubs and stumps, or an abundance of small cavities ¹³ .	Less than 25% of all survey plots within the woodland parcel have deadwood, such as standing and fallen deadwood, large dead branches and or stems, stubs and stumps, or an abundance of small cavities ¹³ .	2
M	Woodland disturbance	No nutrient enrichment or damaged ground evident ¹⁴ .	Less than 1 hectare in total of nutrient enrichment across woodland area, and or less than 20% of woodland area has damaged ground ¹⁴ .	1 hectare or more of nutrient enrichment, and or 20% or more of woodland area has damaged ground ¹⁴ .	2
Total Score (out of a possible 39)					32
Condition Assessment Score					Moderate

Parcel Reference		PR10			
Habitat Type		Woodland – Other Woodland Mixed			
Status		To be retained			
Indicator		Good (3 points)	Moderate (2 points)	Poor (1 point)	Score per indicator
A	Age distribution of trees	Three age-classes ¹ present.	Two age-classes ¹ present.	One age-class ¹ present.	3
B	Wild, domestic and feral herbivore damage	No significant browsing damage evident in woodland ² .	Evidence of significant browsing pressure is present in less than 40% of whole woodland ² .	Evidence of significant browsing pressure is present in 40% or more of whole woodland ² .	3
C	Invasive plant species	No invasive species ³ present in woodland.	<i>Rhododendron ponticum</i> or cherry laurel <i>Prunus laurocerasus</i> not present, and other invasive species ³ <10% cover.	<i>Rhododendron</i> or cherry laurel present, or other invasive species ³ ≥10% cover.	3
D	Number of native tree species	Five or more native tree or shrub species ⁴ found across woodland parcel.	Three to four native tree or shrub species ⁴ found across woodland parcel.	Two or less native tree or shrub species ⁴ across woodland parcel.	3

E	Cover of native tree and shrub species	>80% of canopy trees and >80% of understory shrubs are native ⁵ .	50 - 80% of canopy trees and 50 - 80% of understory shrubs are native ⁵ .	<50% of canopy trees and <50% of understory shrubs are native ⁵ .	3
F	Open space within woodland	10 - 20% of woodland has areas of temporary open space ⁶ . Unless woodland is <10ha, in which case 0 - 20% temporary open space is permitted ⁷ .	21 - 40% of woodland has areas of temporary open space ⁶ .	<10% or >40% of woodland has areas of temporary open space ⁶ . But if woodland <10ha has <10% temporary open space, please see Good category ⁷ .	3
G	Woodland regeneration	All three classes present in woodland ⁸ ; trees 4 - 7 cm Diameter at Breast Height (DBH), saplings and seedlings or advanced coppice regrowth.	One or two classes only present in woodland ⁸ .	No classes or coppice regrowth present in woodland ⁸ .	2
H	Tree health	Tree mortality 10% or less, no pests or diseases and no crown dieback ⁹ .	11% to 25% tree mortality and or crown dieback or low-risk pest or disease present ⁹ .	Greater than 25% tree mortality and or any high-risk pest or disease present ⁹ .	2
I	Vegetation and ground flora	Recognisable NVC plant community ¹⁰ at ground layer present, strongly characterised by ancient woodland flora specialists.	Recognisable woodland NVC plant community ¹⁰ at ground layer present.	No recognisable woodland NVC plant community ¹⁰ at ground layer present.	2
J	Woodland vertical structure	Three or more storeys across all survey plots, or a complex woodland ¹¹ .	Two storeys across all survey plots ¹¹ .	One or less storey across all survey plots ¹¹ .	3
K	Veteran trees	Two or more veteran trees ¹² per hectare.	One veteran tree ¹² per hectare.	No veteran trees ¹² present in woodland.	1
L	Amount of deadwood	50% of all survey plots within the woodland parcel have deadwood, such as standing and fallen deadwood, large dead branches and or stems, branch stubs and stumps, or an abundance of small cavities ¹³ .	Between 25% and 50% of all survey plots within the woodland parcel have deadwood, such as standing and fallen deadwood, large dead branches and or stems, stubs and stumps, or an abundance of small cavities ¹³ .	Less than 25% of all survey plots within the woodland parcel have deadwood, such as standing and fallen deadwood, large dead branches and or stems, stubs and stumps, or an abundance of small cavities ¹³ .	3

M	Woodland disturbance	No nutrient enrichment or damaged ground evident ¹⁴ .	Less than 1 hectare in total of nutrient enrichment across woodland area, and or less than 20% of woodland area has damaged ground ¹⁴ .	1 hectare or more of nutrient enrichment, and or 20% or more of woodland area has damaged ground ¹⁴ .	3
Total Score (out of a possible 39)					34
Condition Assessment Score					Good

Parcel Reference		PR11			
Habitat Type		Woodland – Other Woodland Mixed			
Status		To be retained			
Indicator		Good (3 points)	Moderate (2 points)	Poor (1 point)	Score per indicator
A	Age distribution of trees	Three age-classes ¹ present.	Two age-classes ¹ present.	One age-class ¹ present.	3
B	Wild, domestic and feral herbivore damage	No significant browsing damage evident in woodland ² .	Evidence of significant browsing pressure is present in less than 40% of whole woodland ² .	Evidence of significant browsing pressure is present in 40% or more of whole woodland ² .	3
C	Invasive plant species	No invasive species ³ present in woodland.	<i>Rhododendron ponticum</i> or cherry laurel <i>Prunus laurocerasus</i> not present, and other invasive species ³ <10% cover.	<i>Rhododendron</i> or cherry laurel present, or other invasive species ³ ≥10% cover.	3
D	Number of native tree species	Five or more native tree or shrub species ⁴ found across woodland parcel.	Three to four native tree or shrub species ⁴ found across woodland parcel.	Two or less native tree or shrub species ⁴ across woodland parcel.	3
E	Cover of native tree and shrub species	>80% of canopy trees and >80% of understory shrubs are native ⁵ .	50 - 80% of canopy trees and 50 - 80% of understory shrubs are native ⁵ .	<50% of canopy trees and <50% of understory shrubs are native ⁵ .	3
F	Open space within woodland	10 - 20% of woodland has areas of temporary open space ⁶ . Unless woodland is <10ha, in which case 0 - 20% temporary open space is permitted ⁷ .	21 - 40% of woodland has areas of temporary open space ⁶ .	<10% or >40% of woodland has areas of temporary open space ⁶ . But if woodland <10ha has <10% temporary open space, please see Good category ⁷ .	3

G	Woodland regeneration	All three classes present in woodland ⁸ ; trees 4 - 7 cm Diameter at Breast Height (DBH), saplings and seedlings or advanced coppice regrowth.	One or two classes only present in woodland ⁸ .	No classes or coppice regrowth present in woodland ⁸ .	2
H	Tree health	Tree mortality 10% or less, no pests or diseases and no crown dieback ⁹ .	11% to 25% tree mortality and or crown dieback or low-risk pest or disease present ⁹ .	Greater than 25% tree mortality and or any high-risk pest or disease present ⁹ .	3
I	Vegetation and ground flora	Recognisable NVC plant community ¹⁰ at ground layer present, strongly characterised by ancient woodland flora specialists.	Recognisable woodland NVC plant community ¹⁰ at ground layer present.	No recognisable woodland NVC plant community ¹⁰ at ground layer present.	2
J	Woodland vertical structure	Three or more storeys across all survey plots, or a complex woodland ¹¹ .	Two storeys across all survey plots ¹¹ .	One or less storey across all survey plots ¹¹ .	2
K	Veteran trees	Two or more veteran trees ¹² per hectare.	One veteran tree ¹² per hectare.	No veteran trees ¹² present in woodland.	2
L	Amount of deadwood	50% of all survey plots within the woodland parcel have deadwood, such as standing and fallen deadwood, large dead branches and or stems, branch stubs and stumps, or an abundance of small cavities ¹³ .	Between 25% and 50% of all survey plots within the woodland parcel have deadwood, such as standing and fallen deadwood, large dead branches and or stems, stubs and stumps, or an abundance of small cavities ¹³ .	Less than 25% of all survey plots within the woodland parcel have deadwood, such as standing and fallen deadwood, large dead branches and or stems, stubs and stumps, or an abundance of small cavities ¹³ .	3
M	Woodland disturbance	No nutrient enrichment or damaged ground evident ¹⁴ .	Less than 1 hectare in total of nutrient enrichment across woodland area, and or less than 20% of woodland area has damaged ground ¹⁴ .	1 hectare or more of nutrient enrichment, and or 20% or more of woodland area has damaged ground ¹⁴ .	3
Total Score (out of a possible 39)					35
Condition Assessment Score					Good

Habitat Type	Non-native and ornamental hedgerow
Status	To be created

No assessment required – condition fixed at Poor

Habitat Type		Native species-rich hedgerow	
Status		To be created	
Condition Assessment Criteria			Criterion passed?
A1	Height	>1.5 m average along length	N
A2	Width	>1.5 m average along length	N
B1	Gap-hedge base	Gap between ground and base of canopy <0.5 m for >90% of length	Y
B2	Gap-hedge canopy continuity	Gaps make up <10% of total length; and No canopy gaps >5 m	Y
C1	Undisturbed ground and perennial vegetation	>1 m width of undisturbed ground with perennial herbaceous vegetation for >90% of length: · Measured from outer edge of hedgerow; and · Is present on one side of the hedgerow (at least).	Y
C2	Nutrient-enriched perennial vegetation	Plant species indicative of nutrient enrichment of soils dominate <20% cover of the area of undisturbed ground.	Y
D1	Invasive and neophyte species	>90% of the hedgerow and undisturbed ground is free of invasive non-native plant species (including those listed on Schedule 9 of WCA ³) and recently introduced species.	Y
D2	Current damage	>90% of the hedgerow or undisturbed ground is free of damage caused by human activities.	Y
Number of criteria passed?			6
Number of functional groups where both attributes fail?			1
Condition Assessment Score			Moderate