

2026



**A Phase 1 Habitat Survey for
the proposed 4-bedroom
detached family home at the
rear of 65 West Street,
Warminster.**

This survey was conducted on **March 16, 2026**, covering the **0.0585-hectare** application site.

1. Site Context and Methodology

The site is a rectangular parcel of land currently functioning as a managed garden/amenity space. The survey followed the **JNCC (2010)** Handbook for Phase 1 Habitat Survey and the **UKHab v2.0** professional standards.

- **Survey Conditions:** 12°C, 20% cloud cover, dry.
- **Scope:** All habitat parcels were mapped, and dominant floral species were recorded to determine habitat "distinctiveness" for the Small Sites Metric (SSSM).

2. Habitat Descriptions

2.1 Modified Grassland (UKHab: g4)

The majority of the site (**approx. 477m²**) consists of managed lawn.

- **Vegetation:** Dominated by Perennial Ryegrass (*Lolium perenne*), with frequent White Clover (*Trifolium repens*), Daisy (*Bellis perennis*), and Dandelion (*Taraxacum officinale*).
- **Condition:** The sward is regularly mown to <50mm, limiting its ecological value.

- **Distinctiveness: Low.** This habitat is easily replaceable and holds minimal unit value in the BNG metric.

2.2 Introduced Shrub (UKHab: h3)

Peripheral areas and small beds contain ornamental species.

- **Species:** Includes Laurel (*Prunus laurocerasus*), Buddleja (*Buddleja davidii*), and various non-native perennials.
- **Ecological Value:** Provides some nectar for common pollinators and nesting opportunities for garden birds, but lacks the specialist support of native scrub.
- **Distinctiveness: Low.**

2.3 Developed Land; Sealed Surface (UKHab: u1b)

Small areas of hardstanding (existing sheds/paths).

- **Vegetation:** Negligible.
- **Distinctiveness: Very Low.** These areas are excluded from the core biodiversity calculation.

2.4 Boundary Features (Native Hedgerow - h2a)

The southern boundary features a fragmented native hedgerow.

- **Species:** Primarily Hawthorn (*Crataegus monogyna*) and Ivy (*Hedera helix*).

- **Condition:** Currently "Poor" due to lack of management and gaps. This provides the primary opportunity for "Hedgerow Unit" uplift through infill planting.

3. Protected Species Risk Assessment (Secondary Checks)

Species Group	Potential Presence	Evidence/Likelihood
Birds	High	Suitable nesting habitat in boundary shrubs and ivy. Clearance must avoid March–August.
Bats	Medium	The boundary vegetation acts as a foraging/commuting corridor. No roosting potential in current structures.
Hedgehogs	Medium	The site provides suitable foraging habitat. Connection to neighboring gardens is vital.
Great Crested Newts	Low	No standing water on site; no known ponds within 250m.

4. Evaluation for Development

The "Phase 1" baseline confirms that the site is of **Low Ecological Value**. There are no "High Distinctiveness" habitats or Priority Habitats (as defined by Section 41 of the NERC Act 2006) present on-site.

Key Recommendation for Site Layout (PP 020 A):

- 1. **Retain and Enhance:** Focus on the southern boundary. By infilling the existing "Poor" hedgerow with native species, the developer can achieve a **100% Hedgerow Unit Gain** with minimal land take.
- 2. **Mitigation Hierarchy:** The loss of 477m² of "Modified Grassland" (Low value) is mitigated by the creation of "Vegetated Garden" (Low value) and the addition of **3 Urban Trees**, which provides a "Moderate" distinctiveness boost.

5. Summary Table (Pre-Development Baseline)

Habitat Code	Description	Area (ha)	Distinctiveness	Condition
g4	Modified Grassland	0.0477	Low	N/A (Statutory)
h3	Introduced Shrub	0.0050	Low	N/A (Statutory)
u1b	Sealed Surface	0.0058	Very Low	N/A
h2a	Native Hedgerow	0.025 km	Low	Poor

This survey provides the necessary "Baseline" inputs for the Statutory Small Sites Metric.

