

ECOLOGY & BIODIVERSITY NET GAIN ASSESSMENT (BNGA) REPORT

24th April 2026

53 Leigh Road, Westbury, Wiltshire,
BA13 3QW

Applicant: DACCS Services Limited

Agent: Western Design Architects Ltd

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This document has been prepared in accordance with CIEEM's Guidelines for Ecological Report Writing (CIEEM, 2017) and Biodiversity Net Gain Report & Audit Templates (CIEEM, 2021).

This report may contain sensitive data pertaining to particularly vulnerable species. It is the responsibility of the Local Planning Authority to determine whether data and information contained within his report is made publicly available.

At the time of writing, standard methodologies have been used which are accepted by Natural England and other statutory bodies. No responsibility will be accepted where standard methodologies change and where Government, national bodies and industry subsequently modify standards.

This report has been produced using all reasonable skill and care, and a Quality Assurance (QA) review process has been conducted prior to issue of this report.

It is the responsibility of the applicant to implement any required ecological mitigation in accordance with this report/any update report thereafter; it is also the responsibility of the applicant to arrange for any required protected species licensing and update survey(s) that may be required to inform a licence application.

SURVEY DATA LIFESPAN AND VALIDITY OF THIS REPORT:

Unless otherwise explicitly stated, survey data contained within this report is valid for 12 months from the survey date in accordance with the Chartered Institute of Ecology and Environmental Management (CIEEM) Advice note (CIEEM, 2019) due to the presence of and/or potential for mobile species to be present within the site. However, should the condition on-site change substantially during this 12-month period, and/or if the nature/extent of the development changes, then this report may not be valid, and a reassessment of the site may be required.

This report has been prepared to identify the presence of protected species and habitats within the site, where this falls within the scope of the agreed works.

Survey data has a limited lifespan for mitigation licence applications with Natural England. Update surveys may be required e.g. in the event a bat licence is required; survey data must be sought from the then current survey season (May to August).

The results of the surveys and this assessment are representative at the time of the surveys taking place.

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NON-TECHNICAL SUMMARY

- ◆ ABR Ecology Ltd were commissioned by Western Design Ltd on behalf of DACCS Services Limited to produce an Ecology and Biodiversity Net Gain (BNG) assessment to inform a planning application for the demolition of an existing garage and the construction of a new dwelling with associated access and gardens at 53 Leigh Road, Westbury, Wiltshire, BA13 3QW.
- ◆ This assessment is informed by a Preliminary Ecological Appraisal (PEA) and Daytime Bat Walkover (DBW) undertaken on the 15th April 2026 by experienced Field Identification Skills Certificate (FISC) Level 4 botanist and Natural England class licensed ecologist Amy Parsons ACIEEM and assistant ecologist Peter Allen.

Habitats:

- ◆ Habitats on-site include developed land; sealed surface (u1b5/u1b6), artificial unvegetated, unsealed surface (u1c), vegetated garden (u 828) and ruderal/ephemeral vegetation (u 81). No hedgerows or watercourses are present on-site.

Statutory sites:

- ◆ The site falls within the Salisbury Plain SPA/SAC consultation zone and mitigation will be required as part of the application due to a net increase of one new dwelling; see Section 5 of this report.
- ◆ The site falls within the Bath and Bradford-on-Avon Bat SAC consultation zone; provided that the lighting specifications in Section 5 are followed, no impacts on the SAC are anticipated.

Non-native invasive species (INNS):

- ◆ Virginia creeper was identified on the southern boundary with a neighbouring property, and therefore recommendations for its removal is detailed in Section 5 of this report.

Biodiversity Net Gain (BNG) – metric results:

- ◆ Baseline habitat units on-site are 0.04 habitat units; and it is anticipated that 0.03 habitat units will be generated post-development.
- ◆ The development is estimated to result in a percentage change of -18.39% in habitat units post-development and therefore the minimum 10% net gain has not been

achieved on-site. The trading rules for habitats have not been met for area habitats primarily due to the loss of ruderal/ephemeral vegetation.

- ◆ Due to the residential nature of the scheme, there is no capacity to accommodate on-site habitats. Therefore, the applicant must meet the 10% net gain and balance the trading rules through off-site compensation via a habitat bank, or as a last resort, purchase statutory biodiversity credits; refer to Section 5.

Badgers:

- ◆ No evidence of badgers was identified on-site, and this species is not likely to be impacted by the proposed works.

Barn owls and nesting birds:

- ◆ No impacts on barn owls are anticipated, and no mitigation is advised for this species.
- ◆ No evidence of nesting birds was identified on-site, however, there is potential for nesting birds within the open lean-to. Mitigation for nesting birds is detailed in Section 5.

Bats:

Buildings

- ◆ The building on-site is considered to hold '**negligible potential**' for roosting bats and so roosting bats are not considered to be a constraint on development. However, further information is provided in Section 5 on the validity of the survey and what to do in the unlikely event a bat is found.

Foraging and commuting bats

- ◆ The site is located within the Bath and Bradford-on-Avon Bat SAC; therefore bats are likely to be foraging and commuting across the site; measures for lighting reduction are detailed in Section 5 to minimise impacts of obtrusive lighting on foraging and commuting bats.

Dormice:

- ◆ No impacts on dormice are anticipated, and no mitigation is advised for this species.

Great crested newts (GCN):

- ◆ No impacts on GCN are anticipated, and no mitigation is advised for this species.

Hedgehogs:

- ◆ The site possesses suitable habitat for hedgehogs and mitigation for this species is detailed in Section 5.

Reptiles and common amphibians (herpetofauna):

- ◆ No impacts on herpetofauna are anticipated, and no mitigation is advised for this species.

Biodiversity enhancements:

- ◆ To ensure compliance with national planning policy, biodiversity enhancements will include two solitary bee bricks, one integrated bat tube and two swift nesting boxes within the new dwelling. Details are provided in Section 5.

1. INTRODUCTION

- 1.1 ABR Ecology Ltd were commissioned by Western Design Ltd on behalf of DACCS Services Limited to produce an Ecology and Biodiversity Net Gain (BNG) assessment report to inform a planning application for the demolition of an existing garage and the construction of a new dwelling with associated access and garden at 53 Leigh Road, Westbury, Wiltshire, BA13 3QW (central grid reference: ST 86870 50706) (herein referred to as ‘the site’ / ‘on-site’).
- 1.2 This assessment is informed by a Preliminary Ecological Appraisal (PEA) and Daytime Bat Walkover (DBW) undertaken on the 15th April 2026 by Field Identification Skills Certificate (FISC) Level 4 botanist and Natural England class licensed ecologist Amy Parsons ACIEEM and assistant ecologist Peter Allen.
- 1.3 Existing site plans are provided in Appendix A and proposed site plans are provided in Appendix B.

Site context

- 1.4 The application site is situated within Westbury, Wiltshire in a heavily urbanised area. The immediate surrounding landscape comprises residential development with gardens. The wider surrounding landscape comprises urban, commercial and industrial development, a military base, pockets of deciduous woodland, public open green space and arable farmland. The habitats on-site and immediate surrounding environment offer limited potential for wildlife.

Purposes and aims of this assessment

- 1.5 This assessment primarily aims to determine the biodiversity value of the site and looks to identify the presence/likely absence of protected and vulnerable species onsite. This report also aims to evaluate whether there will be any potential development impacts on protected species and habitats and identifies whether mitigation and/or protected species licensing is required to ensure the development complies with legislation and national and local planning policy.
- 1.6 This assessment also estimates the Biodiversity Net Gain (BNG) anticipated to be generated by the current proposals for the site, as measured using the Statutory Biodiversity Metric (DEFRA, 2025a); and follows guidance set out within the Biodiversity Net Gain: Good Practice Principles for Development (Baker *et al.*, 2019)

and BS 8683:2021 Process for designing and implementing Biodiversity Net Gain - Specification (BSI, 2021).

Relevant planning policy and legislation

1.7 Full details of relevant planning policy and legislation are provided in Appendix C of this report; the following policy and legislation in respect of biodiversity is applicable to this application:

- ◆ The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019
- ◆ The Wildlife and Countryside Act 1981 (as amended) – Section 1 and Schedules 1 and 5
- ◆ The Environment Act 2021 – Part 6 Schedule 14
- ◆ Town and Country Planning Act 1990 – Schedule 7A (as inserted by Schedule 14 of the Environment Act 2021)
- ◆ The National Planning Policy Framework (NPPF) 2024 – Section 15
- ◆ National Planning Practice Guidance Natural Environment - para 10-35
- ◆ The Natural Environment and Rural Communities (NERC) Act 2006 – Sections 40 and 41
- ◆ Circular 06/05: Biodiversity and Geological Conservation – Statutory Obligations and Their Impact Within the Planning System
- ◆ The Wiltshire Core Strategy (Wiltshire Council, 2015a)
- ◆ The Wiltshire and Swindon Local Nature Recovery Strategy (Wiltshire Council, New Forest National Park & Swindon Borough Council, 2025)

1.8 It is the responsibility of the applicant(s) to ensure that the proposed development proceeds in full compliance with legislation, national and local policy, and in accordance with all conditions of the obtained planning consent(s). It is also the responsibility of the applicant(s) to request a report amendment / reassessment of the site where the scale/nature of the proposed plans subsequently change.

2. METHODOLOGY

Desktop data search

- 2.1 Internationally protected sites including Ramsars, Special Protection Areas (SPAs), Special Areas of Conservation (SACs) were identified within a 7.5 kilometre (km) radius and nationally designated sites including Sites of Special Scientific Interest (SSSIs), National Nature Reserves (NNRs) and Local Nature Reserves (LNRs) were identified within a 2km radius of the site using the Multi-Agency Geographical Information for the Countryside website (MAGIC, 2026).
- 2.2 A search was also conducted on MAGIC (2026) to identify the presence of nearby priority habitats, European Protected Species (EPS) licences and known great crested newt breeding ponds.
- 2.3 Wiltshire & Swindon Biological Records Centre (WSBRC, 2026) were contacted to provide records of any protected, vulnerable and notable species and any locally designated sites such as Local Wildlife Sites (LWSs) and ecological networks within a 1km radius of the application site.
- 2.4 This information was used to evaluate the potential of the site for protected and vulnerable species, and to determine whether there is potential for development impacts on these species, surrounding habitats and protected sites.
- 2.5 To inform the BNG assessment, a desktop study was undertaken to determine strategic significance of habitats. This comprised a review of The Wiltshire and Swindon Local Nature Recovery Strategy (LNRS) (Wiltshire Council, New Forest National Park & Swindon Borough Council, 2025).

Botanical survey (UKHab)

- 2.6 A botanical survey of the site was conducted on 15th April 2026 by experienced FISC Level 4 botanist Amy Parsons ACIEEM and assistant ecologist Peter Allen.
- 2.7 Habitats on-site were classified and coded in accordance with the UKHab Classification System, using the UK Habitat Classification Definitions document Version 2.0 (UKHab Ltd, 2023a) and UKHab Field Key Version 2.1 (UKHab Ltd, 2023b). Other features of ecological interest were identified using 'target notes'. Habitats were assigned both primary and secondary (essential and additional) UKHab codes, where relevant.

- 2.8 The survey involved a detailed flora survey of habitats, and each flora species was allocated an abundance in accordance with the DAFOR scale, using local (L) as a pre-fix where a species was restricted in distribution across the habitat:

D – Dominant

A – Abundant

F – Frequent

O – Occasional

R – Rare

- 2.9 All habitat mapping was undertaken digitally within the Coreo app (Coreo, 2026).

Statutory biodiversity metric

Baseline and proposed habitat mapping

- 2.10 Pre- and post-development habitat maps were digitised using the QGIS template associated with the Statutory Biodiversity Metric (DEFRA, 2025a). The proposed site plan (as shown in Appendix B) was georeferenced, and habitats were overlain using this plan.
- 2.11 Information was entered for each parcel including habitat type, condition, strategic significance, a unique habitat parcel reference, a retention category and a spatial risk category for both on-site and off-site proposed habitats (where applicable).

Strategic significance

- 2.12 Habitats within the site were assessed to identify whether these occurred within any strategic locations for biodiversity; if a Local Nature Recovery Strategy (LNRS) was published for the Local Planning Authority, a search of the LNRS was conducted to determine if any proposed habitats within the site fall within a strategic location for a target habitat type in that particular location.

Measurements of Habitat Areas

- 2.13 Baseline and proposed habitat areas were measured as distinct habitat parcels. Baseline habitat parcels were measured using habitat mapping and aerial photography overlain in QGIS and Coreo. Post-development habitat parcels were calculated by measuring the proposed site plan (as shown in Appendix B).

- 2.14 Data from the QGIS template was then transferred to the Statutory Biodiversity Metric Calculation tool using the QGIS Import Tool associated with the Metric.

Surveyor competencies and relevant training

- 2.15 Amy Parsons ACIEEM undertook the baseline survey assisted by assistant ecologist Peter Allen; both ecologists have undertaken CIEEM certified training in the Biodiversity Metric 4.0 and UK Habs. Amy Parsons is a Level 4 Field Identification Skills Certificate (FISC) botanist certified by the Botanical Society of Britain and Ireland (BSBI).

Protected species assessment

Badgers

- 2.16 A walkover was conducted during the site visit looking for potential evidence of badgers *Meles meles*. Evidence of badgers can include setts (underground burrows), 'snuffle marks' (badger foraging signs), latrines (territorial marking sites), scats (dung), hair, footprints and well-worn paths.

Barn owls and other nesting birds

- 2.17 A search was conducted for evidence of barn owl *Tyto alba* and other nesting birds during the site visit. Evidence of nesting can include the physical presence of chicks and/or adult birds feeding/nest building, nesting material, eggs and/or egg casings, feathers, white splashing (droppings), and pellets (for barn owls).

Bats

Daytime Bat Walkover (DBW)

- 2.18 A Daytime Bat Walkover (DBW) survey was conducted to record any habitats suitable for roosting bats; this included an inspection of any buildings for bat suitability as detailed below.

Survey conditions, equipment and timings

- 2.19 Survey information for the Preliminary Roost Assessment (PRA) is provided in Table 1 below:

Table 1: Weather conditions, equipment and timings for survey

Survey date	Time of survey	Surveyor(s)	Equipment available for use	Weather conditions
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15/04//2026	11:00am	Amy Parsons ACIEEM and Peter Allen	High-powered torch, mirrors, sealable bags, FFP3 face masks, gloves, extendable ladder, endoscope, binoculars	Temp:	Okta cloud cover:	Beaufort wind force:
				13°C	6/8	2/12

- 2.20 The surveying ecologists have received training in Working at Heights (and in-house training on the specific use of ladders for PRA surveys), Manual Handling, and Emergency First Aid At Work to ensure compliance with Health and Safety legislation (The Work at Height Regulations 2005, Manual Handling Operations Regulations 1992, The Health and Safety (First-Aid) Regulations 1981).

Buildings

- 2.21 The PRA was undertaken in accordance with The Bat Conservation Trust (BCT) Good Practice Guidelines 4th ed (Collins, 2023). A systematic search was made of any internal building areas / loft spaces and exterior building areas. Where present, information was compiled on the potential and actual bat entry/exit points (where possible); potential and actual bat roosting locations; and any evidence of bats found.
- 2.22 The external building assessment included an inspection of the ground/flooring, and where present, any windowsills, windowpanes, behind peeling paintwork/lifted render, brick/block work, chimneys, eaves, lead flashing, tiles and soffits etc.
- 2.23 Evidence of roosting bats in buildings can include:
- ◆ The presence of physical live/deceased bats
 - ◆ Bat droppings (distinguished from rodent droppings by their crumbly texture)
 - ◆ Fur-oil staining around entry/exit points
 - ◆ Urine splashing
 - ◆ Feeding remains, such as insect wings and casings
- 2.24 The building was identified as a ‘confirmed’ bat roost where bat evidence was recorded. If droppings were present, a sample of the bat droppings were collected and couriered to Swift Ecology Ltd for DNA analysis to confirm the species of bat present.
- 2.25 Most native bats in England are crevice-dwelling species, with bats roosting in remote areas, such as under roof tiles; behind cladding; in cavities; soffits; and

behind lead flashing etc, and evidence of these species is often concealed and/or inaccessible. Therefore, where no evidence of roosting bats was recorded, an assessment on the availability of potential roosting areas and bat exit/entry points around the building(s) was conducted. The building(s) were then assigned a category based on a sliding scale of potential for bats, ranging from ‘none’ to ‘high’ (Collins, 2023) (Table 2 below):

Table 2: Guidelines for assessing the potential suitability of buildings for bats (Collins, 2023)

Bat roosting potential	Description
‘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 & potentially for longer periods of time due to their size, shelter, protection, conditions (temperature, humidity, height above ground level, adverse light levels, or high levels of disturbance), and surrounding habitat. The structure has the potential to support high conservation status roosts for example maternity or classic cool/stable hibernation-sites.
‘Moderate’	A structure with one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions (temperature, humidity, height above ground level, adverse light levels, or high levels of disturbance), and surrounding habitat but unlikely to support a roost of high conservation status (with respect to roost type only, such as maternity & hibernation and this is made irrespective of species conservation status, which is established after presence if confirmed via the PRA).
‘Low’	The building features one or more potential roosting features that could be used by bats opportunistically at any time of year. However, these potential roost sites do not provide enough space, shelter, protection, appropriate conditions (temperature, humidity, height above ground level, adverse light levels, or high levels of disturbance) and/or suitable surrounding habitat to be used on a regular basis or by a larger number of bats.
‘Negligible’	There are no obvious habitat features likely to be used by bats, however there is a small element of uncertainty as bats can use small and apparently unsuitable features on occasion. (*negligible is defined as ‘so small or unimportant as to be not worth considering, insignificant’. This category may be used where there are places that a bat could roost or forage (due to one attribute), but it is unlikely that they would (due to another attribute).

'None'	No habitat features on-site likely to be used by any roosting bats at any time of the year (i.e. a complete absence of crevices/suitable shelter at all ground/underground levels).
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Trees

- 2.26 No trees were present within the site boundary or bordering the site, therefore, no assessment of trees for roosting bats was undertaken.

Dormice

- 2.27 An assessment was conducted to evaluate the suitability of the habitats on-site for the dormouse *Muscardinus avellanarius*, a small, nocturnal mammal which occupies habitats such as hedgerows, scrub, woodland and treelines. The dormouse requires good habitat connectivity and suitable food resources providing fruit, nuts, nectar and/or insects throughout the year.

Great crested newts

- 2.28 The habitats on-site were assessed for their potential to support the great crested newt *Triturus cristatus* (GCN). GCN occupy both aquatic and terrestrial habitats, spending most of their life cycle on land and a short period of the year for breeding and egg-laying. Suitable terrestrial habitats can include grassland, woodland, hedgerows, scrub, and tall herb communities; and suitable overwintering (hibernation) sites can include piles of materials such as rubble/logs and at the base of buildings/stone walls.
- 2.29 GCN are known to travel up to 500 metres (m) from their breeding sites (waterbodies); for this reason, an aerial assessment was made prior to the site visit to determine if any waterbodies were present on-site and around the site (off-site). Any accessible waterbodies were assessed under the Habitat Suitability Index (HSI) (Oldham et al, 2000, 2008) to determine the suitability of the waterbody to support great crested newts.
- 2.30 The Natural England 'GCN Risk Zones' map (Natural England, 2026) was accessed to determine what risk zone the application site falls within under the GCN District Level Licence (DLL) scheme.

Hedgehogs

- 2.31 The habitats on site were assessed for their potential to support hedgehogs *Erinaceus europaeus* and a search was undertaken for any evidence such as

hedgehog scats. Suitable habitats for hedgehog can include hedgerows, grassland, shrubbery, woodland edges and gardens.

Reptiles and common amphibians (herpetofauna)

- 2.32 An appraisal of the site was conducted to evaluate suitable habitats for common British reptiles, such as slow worm *Anguis fragilis*, common lizard *Zootoca vivipara*, grass snake *Natrix helvetica* and adder *Vipera berus*, and common amphibians such as common frog *Rana temporaria*.
- 2.33 Suitable habitats include those with a varied structure, offering a range of niches for basking and foraging, coupled with sunny areas to allow thermoregulation. Typical habitats include rough and unmanaged grassland with shorter margins, heathland, woodland, scrub and ruderal vegetation, and can include urban settings such as gardens with compost heaps. Potential overwintering (hibernation) sites can include piles of materials such as rubble/logs, rockeries and at the base of buildings/stone walls.

Survey limitations and assumptions

PEA, PRA, GTLA and UKHab surveys

- 2.34 An aerial search for waterbodies can be constrained by the accuracy of online maps. Several websites were accessed to minimize the chances of missing waterbodies, however, garden ponds within residential properties are very rarely mapped and it is possible that waterbodies have been overlooked as part of this assessment.
- 2.35 The site visit provides a ‘snapshot’ of the site and does not take into account seasonal variation. Species may have been overlooked due to the constraints of the season and time of which the survey was undertaken.
- 2.36 Evidence of crevice-dwelling bats may have been missed due to the concealed nature of bat roosts. Binoculars were used to identify any potential bat droppings on the exterior features of the buildings.
- 2.37 Certain species are highly mobile, and it is therefore possible for these species to occupy the site at any time in the future. The survey only provides a ‘snapshot’ in time and does not account for seasonal variation. As such, it is not possible to have complete certainty that species are not present, rather, that there was no indication of their presence at the time of survey.

- 2.38 Often bats leave no visible sign of their presence on the outside of a building, and even when they do, wet weather can wash evidence away.

DEFRA Statutory Biodiversity Metric

- 2.39 The Statutory Biodiversity Metric calculation relies upon outputs of biodiversity unit calculations which are not absolute values or scientifically precise. Therefore, the Metric's results interpreted within caution.
- 2.40 The Statutory Biodiversity Metric does not change the legislation afforded to biodiversity; individual species and protected/irreplaceable habitats are outside of the scope of the Metric and are addressed separately in this assessment.
- 2.41 The accuracy of habitat area measurements is constrained by baseline data collection and the resolution of the proposed site plan. QGIS has been used to calculate habitat areas which have been aligned with Google Maps satellite imagery and the site location and proposed site plans.
- 2.42 Habitat conditions for proposed habitats were assigned on a precautionary approach and with consideration of biological and operational phase conditions (i.e. which may limit the degree to which 'good' condition is likely to be reached).

Reporting and survey data lifespan

- 2.43 The data within this report should not be seen as comprehensive. Data obtained from the data search (WSBRC, 2026) is unlikely to provide a complete record of species within the search area. It is possible that a species may occur within the vicinity of the site that has not been identified within the data search.
- 2.44 Survey data is considered valid for 12 months from the survey date in accordance with the Chartered Institute of Ecology and Environmental Management (CIEEM) Advice note (CIEEM, 2019) due to the presence of and/or potential for mobile species to be present within the site.
- 2.45 **Survey data is only intended for the proposals outlined within this report.** If any material changes to the site occur and/or if the nature and/or extent of the proposed development changes, an update visit to reassess the site will be required, and any conclusions provided herein may not be relied upon.

3. RESULTS

Desktop data search

Internationally, nationally and regionally protected (statutory) sites

- 3.1 MAGIC (MAGIC, 2026) was used to identify any international statutory sites located within 7.5km of the application-site and national/local sites within 2km of the site. Results are presented in Table 3 below:

Table 3: Internationally, nationally and regionally protected (statutory) sites

Site name	Distance from site	Designation	Site description
Upton Cow Down	1.2km southeast	SSSI	Upton Cow Down is an area of botanically rich chalk grassland at the extreme western end of Salisbury Plain. The Plain is the largest expanse of unimproved chalk grassland in northwest Europe. The site supports a diverse chalk downland butterfly fauna. Of particular note are adonis blue <i>Polyommatus bellargus</i> and marsh fritillary <i>Euphydryas aurinia</i> both of which are uncommon in Britain. Birds using the grassland include red-legged partridge <i>Alectoris rufa</i> , skylark <i>Alauda arvensis</i> and meadow pipit <i>Anthus pratensis</i> . Those using both grassland and scrub include kestrel <i>Falco tinnunculus</i> , yellowhammer <i>Emberiza citrinella</i> and corn bunting <i>Emberiza calandra</i> with fieldfare <i>Turdus pilaris</i> and redwing <i>Turdus iliacus</i> in the winter. The small area of woodland supports woodcock <i>Scolopax rusticola</i> , green woodpecker <i>Picus viridis</i> and great spotted woodpecker <i>Dendrocopos major</i> , the last two both breeding in dead beeches. Aswell as a large population of rabbits <i>Oryctolagus cuniculus</i> the down supports brown hare <i>Lepus europaeus</i> and fox <i>Vulpes vulpes</i> .
Westbury Ironstone Quarry	1.6km northwest	SSSI	Nationally important type locality for the Upper Oxfordian Westbury Iron Ore, with key ammonite and bivalve fossils of high stratigraphic and paleoenvironmental value.
Salisbury Plain	1.9km southeast	SAC	Designated for Annex I habitats Juniperus communis formations on heaths or calcareous grasslands and semi-natural dry grasslands and scrubland facies on calcareous substrates (<i>Festuco-Brometalia</i>) (* important orchid sites) and Annex II species Marsh fritillary butterfly <i>Euphydryas</i> (<i>Eurodryas</i> , <i>Hypodryas</i>) <i>aurinia</i> .
Salisbury Plain	1.9km southeast	SPA	During the breeding season the SPA regularly supports at least 14.5% of the stone-curlew <i>Burhinus oedipnemos</i> western European population, 20% of the British quail <i>Coturnix coturnix</i> population, 1.2% of British hobby <i>Falco subbuteo</i> population and over winter the SPA regularly supports 0.7% of the British hen harrier <i>Circus cyaneus</i> population.
Salisbury Plain	1.9km southeast	SSSI	Salisbury Plain supports the largest known expanse of unimproved chalk downland in northwest Europe and represents 41% of Britain's remaining area of this rich wildlife habitat. Supports 13 species of nationally rare and scarce plants, 67 species of rare and scarce invertebrates and forms a site of international

			importance for birds. In addition to chalk downland, this site supports scrub and woodland habitats, temporary and permanent pools and the Nine Mile River winterbourne. The rare and notable plants which occur here include burnt orchid <i>Orchis ustulata</i> , slender bedstraw <i>Galium pumilum</i> , field fleawort <i>Senecio integrifolius</i> and the nationally scarce British endemic early gentian <i>Gentianella anglica</i> . Salisbury Plain is an important stronghold for declining downland butterflies. Other species of interest on Salisbury Plain include the Great Crested Newt <i>Triturus cristatus</i> . This newt occurs in dew ponds across the Plain and in pools along the Nine Mile River, together with smooth newt <i>Triturus vulgaris</i> , common frog <i>Rana temporaria</i> and common toad <i>Bufo bufo</i> . Grass snake <i>Natrix helvetica</i> are also often seen near pools, and common lizard <i>Lacerta vivipara</i> , slow worm <i>Anguis fragilis</i> and adder <i>Vipera berus</i> are present.
Bratton Downs	1.9km northeast	SSSI	Biologically the site is diverse, comprising species-rich calcareous grassland and ancient broadleaved woodland. Both of these habitats have become increasingly uncommon in Britain since 1940, following agricultural intensification and conversion to plantation respectively. The site supports many rare and nationally uncommon species of plant and animal. The extensive area of chalk grassland has a wide range of herb species and more than twenty species of grasses and there is a diverse assemblage of butterflies with over thirty species recorded, most of which breed on the site. Birds recorded include lesser whitethroat <i>Sylvia curruca</i> , linnet <i>Linaria cannabina</i> , yellowhammer <i>Emberiza citrinella</i> , goldcrest <i>Regulus regulus</i> and green woodpecker <i>Picus viridis</i> .
River Avon	6.6km southeast	SAC	The Avon and its tributaries comprise a large, lowland river system. It includes sections running through chalk, greensand and clay, with transitions between them. Five aquatic <i>Ranunculus</i> species occur in the river system, but stream water-crowfoot <i>Ranunculus penicillatus</i> ssp. <i>pseudofluitans</i> and river water-crowfoot <i>R. fluitans</i> are the main dominants. Some winterbourne reaches, where pond water-crowfoot <i>R. peltatus</i> is the dominant watercrowfoot species, are included in the SAC. There is an extensive population of Desmoulin's whorl snail <i>Vertigo moulinsiana</i> along the margins and associated wetlands of the Rivers Avon, Bourne and Wylfe.

Impacts on statutory sites

Salisbury Plain SPA/SAC

- 3.2 The development site is located within the 6.4km consultation zone for the Salisbury Plain SPA/SAC; due to a net increase of one dwelling, mitigation will be required as part of the application. See Section 5 for details.

Bath and Bradford-on-Avon SAC

- 3.3 The development site is located within the Bath and Bradford-on-Avon Bats SAC Consultation Zone; the site is within the 4km Core Area for greater horseshoe

Rhinolophus ferrumequinum, and the distance of the nearest Core Roost associated with the SAC is approximately 1.3km southwest of the proposed development site (Wiltshire Council, 2015b). Impacts upon the Bath and Bradford-on-Avon SAC population and the Core Roost population are discussed below within the ‘Bats’ results section.

Locally designated (non-statutory) sites

- 3.4 WSBRC (2026) were consulted to provide results of any locally designated (non-statutory) sites within 1km of the site. No locally designated (non-statutory) sites are present within 1km of the site; no further action is recommended regarding locally designated (non-statutory sites).

Priority habitats (S.41 NERC Act 2006)

- 3.5 No priority habitats were identified on-site; the nearest area of priority habitat is an area of ‘deciduous woodland’ situated approximately 65m southwest of the site (MAGIC, 2026). The habitat is buffered by existing residential development, therefore no impacts on this habitat are anticipated.
- 3.6 No further action is recommended regarding priority habitats.

Ecological Networks

- 3.7 No Ecological Networks were identified on-site (WSBRC, 2026). Therefore, no further discussion relating to Ecological Networks is included in this assessment.

Protected, rare and vulnerable species

- 3.8 WSBRC (2026) was consulted to provide any records of protected/vulnerable species of interest within a 1km radius of the application site as presented in Table 4 below:

Table 4: Records for protected/vulnerable species of interest

Common name	Taxonomic name	Number of records	Latest record	Nearest record to site
Amphibians and reptiles				
Adder	<i>Vipera berus</i>	1	1978	Within 1km
Common frog	<i>Rana temporaria</i>	6	2024	630m southwest
Common toad	<i>Bufo bufo</i>	2	1978	Within 1km
Common lizard	<i>Zootoca vivipara</i>	5	2002	Within 1km
Grass snake	<i>Natrix helvetica</i>	2	2020	Within 1km
Slow-worm	<i>Anguis fragilis</i>	3	2020	750m northwest
Bats				
Bechstein’s bat	<i>Myotis bechsteinii</i>	11	2008	730m southeast
Brown long-eared bat	<i>Plecotus auritus</i>	7	2018	960m southeast

Common pipistrelle	<i>Pipistrellus pipistrellus</i>	69	2024	70m southwest
Daubenton's bat	<i>Myotis daubentonii</i>	4	2022	545m south
Greater horseshoe	<i>Rhinolophus ferrumequinum</i>	39	2024	370m south
Lesser horseshoe	<i>Rhinolophus hipposideros</i>	25	2024	370m south
Long-eared bat species	<i>Plecotus sp.</i>	22	2024	430m southeast
Myotis species	<i>Myotis sp.</i>	34	2024	680m southeast
Nathusius's pipistrelle	<i>Pipistrellus nathusii</i>	1	2024	Within 1km
Natterer's bat	<i>Myotis nattereri</i>	5	2022	425m southeast
Noctule	<i>Nyctalus noctula</i>	16	2024	775m west
Nyctalus species	<i>Nyctalus sp.</i>	4	2024	940m northwest
Pipistrelle species	<i>Pipistrellus sp.</i>	13	2008	930m south
Serotine	<i>Cnephaeus serotinus</i>	29	2024	740m southeast
Soprano pipistrelle	<i>Pipistrellus pygmaeus</i>	24	2024	550m south
Western barbastelle	<i>Barbastella barbastellus</i>	10	2024	870m west
Whiskered bat	<i>Myotis mystacinus</i>	18	2008	725m southeast
Birds				
Barn owl	<i>Tyto alba</i>	1	2021	Within 1km
Black redstart	<i>Passer domesticus</i>	4	2015	Within 1km
Black tern	<i>Chlidonias niger</i>	1	2006	Within 1km
Corn bunting	<i>Emberiza calandra</i>	3	2021	Within 1km
Cuckoo	<i>Cuculus canorus</i>	4	2020	Within 1km
Curlew	<i>Numenius arquata</i>	1	2023	Within 1km
Fieldfare	<i>Turdus pilaris</i>	4	2017	Within 1km
Garganey	<i>Spatula querquedula</i>	1	2021	Within 1km
Greenfinch	<i>Chloris chloris</i>	35	2020	Within 1km
Hen harrier	<i>Circus cyaneus</i>	3	2021	Within 1km
Herring gull	<i>Larus argentatus</i>	9	2020	Within 1km
Hobby	<i>Falco subbuteo</i>	3	2020	Within 1km
House martin	<i>Delichon urbicum</i>	28	2022	Within 1km
House sparrow	<i>Passer domesticus</i>	9	2025	600m north
Kingfisher	<i>Alcedo atthis</i>	8	2019	700m west
Lapwing	<i>Vanellus vanellus</i>	2	2021	Within 1km
Merlin	<i>Falco columbarius</i>	2	2021	Within 1km
Nightingale	<i>Luscinia megarhynchos</i>	2	2020	Within 1km
Osprey	<i>Pandion haliaetus</i>	2	2015	Within 1km
Peregrine	<i>Falco peregrinus</i>	4	2021	Within 1km
Pochard	<i>Aythya ferina</i>	3	2006	Within 1km
Red kite	<i>Milvus milvus</i>	19	2021	Within 1km
Redpoll	<i>Acanthis flammea</i>	3	2018	Within 1km
Redwing	<i>Turdus iliacus</i>	10	2021	Within 1km
Ring ouzel	<i>Turdus torquatus</i>	4	2021	Within 1km
Skylark	<i>Alauda arvensis</i>	6	2021	Within 1km
Sparrowhawk	<i>Accipiter nisus</i>	3	2020	Within 1km
Spotted flycatcher	<i>Muscicapa striata</i>	2	2021	Within 1km
Swift	<i>Apus apus</i>	41	2024	85m north
Whinchat	<i>Saxicola rubetra</i>	3	2020	Within 1km
Willow tit	<i>Poecile montanus</i>	1	2002	Within 1km
Wryneck	<i>Jynx torquilla</i>	1	2006	Within 1km
Yellowhammer	<i>Emberiza cintrinella</i>	12	2021	Within 1km
Yellow-legged gull	<i>Larus michahellis</i>	5	2006	Within 1km
Invertebrates				
Black oil-beetle	<i>Meloe proscarabaeus</i>	1	2011	975m northeast
Blood-vein	<i>Timandra comae</i>	2	2021	650m northeast
Buff ermine	<i>Spilosoma lutea</i>	1	2017	650m northeast

Dingy skipper	<i>Erynnis tages</i>	1	2020	Within 1km
Dot moth	<i>Melanchra persicariae</i>	2	2021	650m northeast
Ghost moth	<i>Hepialus humuli</i>	1	2017	650m northeast
Knot grass	<i>Acronicta rumicis</i>	1	2017	650m northeast
Lackey	<i>Malacosoma neustria</i>	1	2017	650m northeast
Shaded broad-bar	<i>Scotopteryx chenopodiata</i>	2	2022	Within 1km
Small blue	<i>Cupido minimus</i>	2	2010	Within 1km
Small emerald	<i>Hemistola chrysoprasaria</i>	1	2017	650m northeast
Small heath	<i>Coenonympha pamphilus</i>	4	2020	700m north
Small phoenix	<i>Ecliptopera silaceata</i>	1	2017	650m northeast
Southern yellow splinter	<i>Lipsothrix nervosa</i>	1	2002	950m southeast
Violet oil-beetle	<i>Meloe violaceus</i>	1	2011	70m west
V-moth	<i>Macaria wauaria</i>	1	2017	650m northeast
Wall	<i>Lasiommata megera</i>	6	2021	700m north
Other mammals				
Badger	<i>Meles meles</i>	13	2020	Within 1km
Hedgehog	<i>Erinaceus europaeus</i>	128	2023	125m southeast
Otter	<i>Lutra lutra</i>	3	2025	290m southwest
Water vole	<i>Arvicola amphibius</i>	4	2001	700m southwest
Fish				
Bullhead	<i>Cottus perifretum</i>	1	2002	700m southwest
Brown trout	<i>Salmo trutta</i>	1	2001	700m southwest
Plants				
Bluebell	<i>Hyacinthoides non-scripta</i>	2	2018	465m west
White helleborine	<i>Cephalanthera damasonium</i>	1	2010	920m southeast
Yellow bird's-nest	<i>Hypopitys monotropa</i>	2	2018	920m southeast

3.9 There are nearby records for light-sensitive bats included long-eared species, myotis species, western barbastelle and horseshoe species. These species are particularly sensitive to artificial lighting and there is potential for changes in artificial lighting to impede foraging and commuting bats that may be using the general site. Therefore, general lighting specifications are detailed in Section 5 of this report to minimise obtrusive lighting impacts on bats.

3.10 There are nearby records for badgers, bats, birds, common amphibians, hedgehog, and reptiles; these species are discussed further on in Section 3.

Botanical survey (UKHab)

Habitats recorded on-site

3.11 Habitats recorded within the site are listed in Table 5 below (a habitat map with species lists for each habitat are provided in Appendix D and photographs provided in Appendix E of this report):

Table 5: Habitats recorded on-site

Habitat	UKHab primary code	UKHab secondary code(s)	Description and UKHAB secondary code(s)	Location within site
Artificially unvegetated; unsealed surface	u1c	-	An access / parking area to the southeast of the site consisting of gravel.	Southeastern boundary of the site
Developed land; sealed surface	u1b5	818	A residential property (818) and garage present to the west of the site with an area of driveway. To the centre of the site, a paved patio area is present.	West and centre of the site
Ruderal / ephemeral	u 81	518	Neglected (518) vegetable / ornamental garden areas, which now consist of bare earth with ruderal/ephemeral (81) vegetation present. The area is dominated by field horsetail <i>Equisetum arvense</i> .	Centre and east of the site
Vegetated garden	u 828	-	A well-tended garden area to the north of the existing residential property consisting of mown lawn and a few small scattered shrubs.	Northwestern boundary of the site

Non-native Invasive Species (NNIS)

- 3.12 Virginia creeper *Parthenocissus quinquefolia*, a plant species listed under Schedule 9 of The Wildlife and Countryside Act 1981 (as amended), was identified on the southwestern boundary wall (Appendix D – Target note 1). As part of the proposed works, it is strongly recommended that this species is removed. Details on how to remove this species is provided in Section 5.

Impacts of development on habitats

- 3.13 The development will include the demolition of the existing garage, and erection of a new dwelling, landscaping and access, resulting in the loss of ruderal vegetation, developed land; sealed surface and artificially unvegetated unsealed surface. No habitats of high conservation value and/or priority habitats will be lost by the proposed works.
- 3.14 The results of the metric for mandatory Biodiversity Net Gain (BNG), undertaken to calculate measurable habitat losses/gains, are provided under Section 4 of this report.

Protected species assessment

Badgers

- 3.15 There are 13 badger records within the local area (WSBRC, 2026), however, no evidence of badgers was identified on-site, and the site is not considered likely to

support this species due to a lack of optimal foraging habitat. Therefore, badgers are not discussed further in this assessment.

Barn owls and other nesting birds

- 3.16 One record of barn owl was identified within 1 km of the site; however, no evidence of barn owls was identified on-site. Due to the lack of suitable roosting, nesting, and foraging habitat, the species is not considered likely to be impacted by the proposals and is therefore not discussed further in this assessment.
- 3.17 No evidence of nesting birds was identified on-site, however, there is potential for nesting birds within the open lean-to attached to the existing garage to be removed. Mitigation for nesting birds is detailed in Section 5.

Bats

Buildings

- 3.18 A description of the building surveyed for roosting bats with any identified potential bat access points and roosting areas is provided in Table 6 below (see Appendix D for building locations and Appendix E for photographs):

Table 6: Building descriptions

Building	Description	
'Garage' (‘B1’)	• A single-storey garage with pebble-dash render is situated to the southwest of the main house • The roof is flat and constructed from corrugated cement fibre sheets. • Wooden fascia boards are present. • Wooden window and door frames are present. • Internally the building is used for storage. • Internally, the ceiling is vaulted and lined with wooden sarking. • To the southwest an open fronted lean-to is present. It is constructed from cement blocks and wooden beams. The roof is flat and constructed from corrugated cement fibre roofing sheets.	
	Potential access points:	Potential roosting areas:
	- Open access into the lean-to.	- No potential roosting areas identified.
	Evidence of bats recorded:	
	- No evidence of bats was recorded within or around the building.	
	DNA analysis of dropping sample (as tested by Swift Ecology Ltd):	
	- n/a	
	Roost status / potential of the buildings for bats:	
	‘Negligible potential’ for roosting bats	

- 3.19 No evidence of bats was recorded, and the building was assessed and was deemed to hold 'negligible potential' for roosting bats in line with the BCT Guidelines (Collins, 2023). This was due to a lack of potential bat exit/entry points, potential roosting areas around the building and the lack of thermal stability.

- 3.20 The building was assessed against the BCT Good Practice Guidelines 4th ed (Collins, 2023) and is not noted to support a classic hibernation site such as a tunnel, cellar or underground site.
- 3.21 The building's 'negligible' roosting potential aligns with the assessment that, in the absence of suitable roosting features, there are no viable locations for hibernating bats. Consequently, the building is not considered capable of supporting a hibernation roost.
- 3.22 On this basis, it is considered that bats are likely absent from the building and therefore roosting bats are not considered likely to be impacted by the proposed works.
- 3.23 No further surveys or licensing requirements are recommended, however, further information regarding the validity of this report and what to do in the unlikely event a bat is unexpectedly found is provided in Section 5 of this report.
- 3.24 The house on-site was not assessed as it will not be impacted by the proposed works. If the plans change and the house will be impacted, then an update survey must be undertaken to assess the house for roosting bats.

Trees

- 3.25 No trees are present on-site or around the site peripheries, therefore, the potential for bats roosting in trees is not discussed in this assessment.

Bath and Bradford-on-Avon Bats SAC

- 3.26 The site lies within the 4km buffer area for greater horseshoes within the Bath and Bradford-on-Avon Bats SAC and lies approximately 1.3km from a Core Roost (Wiltshire Council, 2015). The SAC is made up of main hubs and a complex network of commuting routes and foraging areas. Therefore, detailed survey methods are often required for development proposals located within the consultation zone.
- 3.27 Sensitive SAC features that support foraging and commuting (e.g., woodland, watercourses and hedgerows) occur near the site; however, these habitats are not present on-site or immediately adjacent. The site is located in a heavily urbanised area, with no connecting linear features to the wider environment.
- 3.28 No physical changes to potential foraging habitats will occur as part of the development and lighting specifications are detailed in Section 5. Due to a lack of

habitat within the site / immediately adjacent to site and due to the site's urban location, no further surveys are recommended in relation to the SAC.

Foraging and commuting bats - Artificial Lighting at Night (ALAN)

- 3.29 Bats are very sensitive to artificial lighting, which can impede their ability to successfully forage and can alter flightpaths (BCT & ILP, 2023). As bats are likely using the site during nocturnal hours, it is essential that new lighting is designed to minimise impacts on foraging bats, particularly around areas with mature vegetation such as trees and hedges. Light spill can extend beyond the site boundary and may therefore also impact bats using neighbouring land for foraging and commuting corridors.
- 3.30 Specifications for new lighting designed to reduce impacts on bats are detailed in Section 5.

Dormice

- 3.31 No known dormice records exist within the local area (WSBRC, 2026); the nearest European Protected Species (EPS) licence is located approximately 9.2km southeast of the site (MAGIC, 2026) and the habitat on-site is not considered suitable for dormice. The site is in an urban environment, with fragmented habitat connectivity to suitable off-site habitats. Therefore, dormice are not considered to be affected by the proposed works, and no mitigation is advised for this species.

Great crested newts

- 3.32 The site was assessed for its suitability for great crested newts (GCN). There are no GCN records within the local area (WSBRC, 2026); and the nearest positive EPS licence return is located approximately 1.1km northwest of the site (MAGIC, 2026).

GCN Risk Zone – District Level Licence (DLL) scheme

- 3.33 The site falls within a 'Green Risk Zone' for GCN (Natural England, 2026); therefore, there is considered to be a low probability of GCN occupying the local area and the site.

Aquatic habitats

- 3.34 No waterbodies are present on-site; an aerial assessment revealed one located approximately 230m north of the site (MAGIC, 2026). At the time of the survey, access to the pond was not possible due to private ownership and therefore a Habitat Suitability Index (HSI) assessment was not undertaken.

Terrestrial habitats

- 3.35 The site lacks optimal habitat for GCN due to comprising areas of bare ground and open ephemeral vegetation dominated by field horsetail *Equisetum arvense*, which lack protective cover.
- 3.36 Based upon a lack of records, and limited suitable habitat on-site, GCN are not considered to be present on-site, and this species is not discussed further in this assessment.

Hedgehogs

- 3.37 There are 128 known hedgehog records present within the local area (WSBRC, 2026). There are limited habitats on-site for hedgehogs including ephemeral vegetation and vegetated garden which provide some foraging opportunities.
- 3.38 It is considered possible that hedgehogs utilise the site for foraging and commuting purposes; hedgehogs are a priority species under Section 41 of the NERC Act 2006 due to their historical population decline (Wembridge *et al.*, 2022). Mitigation regarding hedgehogs is detailed in Section 5.

Reptiles and common amphibians (herpetofauna)

- 3.39 There are a number of reptile and common amphibian records in the local area (WSBRC, 2026). The site provides very limited habitat for reptiles and common amphibians due to comprising open ephemeral vegetation and hard standing that lacks sheltering opportunities required by these species. Furthermore, the site is located in a heavily urbanised area with a lack of connectivity to the wider environment. Therefore, herpetofauna are not considered to be impacted by the proposed development and are not discussed further in this assessment.

4. BIODIVERSITY METRIC CALCULATION RESULTS

DEFRA Biodiversity Metric calculation

- 4.1 A DEFRA Biodiversity Metric calculation (DEFRA, 2025a) was undertaken to estimate the projected habitat gains / losses from the proposed development. A full copy of the Calculation Tool accompanies this report and must be read in conjunction with this report.

Baseline habitats

- 4.2 A baseline (existing) habitats plan is provided in Appendix D and photographs in Appendix E of this report. Habitat Condition Assessments are provided in Appendix G providing the habitat condition score for each habitat type and habitat parcel recorded on-site.

Relevant date for baseline of the site

- 4.3 The relevant date for the baseline of the site is taken to be the 15th April 2026, no prior site clearance was believed to be undertaken before the baseline survey.

Baseline habitats present on-site

- 4.4 Baseline habitats present within the site are listed in Table 7 below:

Table 7: Baseline habitats present on-site

Habitat type	Habitat parcel reference	Area (ha) / length (km)	Strategic significance	Habitat condition	Habitat units
<i>Area habitats</i>					
Ruderal/ephemeral	BA-A	0.0166	Low	Poor	0.03
Artificial unvegetated, unsealed surface	BA-B	0.0047	Low	n/a	0.00
Developed land; sealed surface	BA-C	0.018	Low	n/a	0.00
Vegetated garden	BA-D	0.0023	Low	n/a	0.00
Total units =					0.04 units
<i>Hedgerow habitats</i>					
n/a	n/a	n/a	n/a	n/a	n/a

Habitat type	Habitat parcel reference	Area (ha) / length (km)	Strategic significance	Habitat condition	Habitat units
				Total units =	n/a
<i>Watercourse habitats</i>					
n/a	n/a	n/a	n/a	n/a	n/a
				Total units =	n/a
				Total units =	0.96

Proposed habitats

- 4.5 A proposed (post-development) habitats plan is provided in Appendix D; proposed on-site habitats are presented in Table 8 below:

Table 8: Proposed habitats on-site

Habitat type	Habitat parcel reference	Area / length	Proposed habitat condition	Proposed Strategic significance	Criteria targeted	Habitat units delivered/retained
<i>Area habitats</i>						
Developed land; sealed surface	BA-A	0.0128	n/a	Low	n/a	0.00
Vegetated garden	BA-B	0.0023	n/a	Low	n/a	0.00
Developed land; sealed surface	PR-A	0.0129	n/a	Low	n/a	0.00
Vegetated garden	PR-B	0.0131	n/a	Low	n/a	0.03
Other green roof	PR-C	0.0005	n/a	low	n/a	0.00
Total area units projected from retention =						0.00
Total area units projected from creation =						0.03 units
Total units =						0.03 units
<i>Hedgerow habitats</i>						
n/a	n/a	n/a	n/a	n/a	n/a	n/a
Total units =						n/a
<i>Watercourse habitats</i>						
n/a	n/a	n/a	n/a	n/a	n/a	n/a
Total units =						n/a

Strategic significance

- 4.6 A search was undertaken on the Wiltshire and Swindon Local Nature Recovery Strategy (LNRS) (Wiltshire Council, New Forest National Park & Swindon Borough Council, 2025) to determine if any proposed habitats are in a strategic area for habitat creation.
- 4.7 The site does not fall within a strategic location for habitat creation. As all proposed habitats will form part of private curtilage, low strategic significance was assigned to all habitats.

Headline results

- 4.8 The headline results presenting the projected overall net loss/gain for the site is presented in Figure 1 below:

Figure 1: DEFRA Statutory Biodiversity Metric headline results

FINAL RESULTS		
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Area habitat units	-0.01
	Hedgerow units	0.00
	Watercourse units	0.00
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	Area habitat units	-18.39%
	Hedgerow units	0.00%
	Watercourse units	0.00%
Trading rules satisfied?	No - Check Trading Summaries ▲	

Unit Type	Target	Baseline Units	Units Required	Unit Deficit
Area habitat units	10.00%	0.04	0.04	0.01
Hedgerow units	10.00%	0.00	0.00	0.00
Watercourse units	10.00%	0.00	0.00	0.00

Interpretation of results

- 4.9 Based upon the current proposals, there is anticipated to be an overall combined net unit change of -0.01 habitat units; this is equivalent to a net % change of -18.39% in habitat units.
- 4.10 The trading rules have not been satisfied due to a net loss of ruderal/ephemeral vegetation.
- 4.11 The unit shortfall summary is presented in Figure 2 below which indicates the minimum habitat units required to achieve the equivalent 10% net gain (area habitat units are organised by tiers ('A1'-'A5'), 'H' hedgerow units and 'W' watercourse units):

Figure 2: DEFRA Statutory Biodiversity Metric unit shortfall summary

Tier	Unit Shortfall by Tier	Credits Required
A1	0.01	0.02
A2	0.00	0.00
A3	0.00	0.00
A4	0.00	0.00
A5	0.00	0.00
H	0.00	0.00
W	0.00	0.00

Statement on the application of the BNG mitigation hierarchy

Avoidance

4.12 Due to the site comprising primarily of low distinctiveness habitat; such as ruderal/ephemeral vegetation and vegetated garden, it is not possible to apply a hierarchical preference whereby higher quality habitats are retained. Therefore, the loss of low distinctiveness habitat cannot be avoided for the building of the new dwelling and associated access. The loss of the ruderal/ephemeral on the site is unavoidable as the site is small and the land is required to provide parking for the new dwellings.

Mitigation

4.13 The second step of mitigating impacts has been considered, however, due to the residential nature of the scheme, habitat gains cannot be legally secured within the site and therefore no new habitats have been proposed on-site in line with the Biodiversity Metric User Guide (DEFRA, 2025b).

Compensation

4.14 The last step of 'compensation' must now be pursued for the habitat losses and to balance the trading rules. Off-site habitat units from a local habitat bank should be considered in the first instance, and where this is not possible and as a last resort, statutory biodiversity credits will need to be purchased to provide the equivalent 10% net gain. Further information is provided in Section 5 below.

5. BIODIVERSITY MITIGATION AND ENHANCEMENT PLAN

Biodiversity Net Gain (BNG) – habitat gains/losses

- 5.1 Based upon the current proposals, there is anticipated to be an overall combined net unit change of -0.01 habitat units; this is equivalent to a net % change of -18.39% in habitat units.
- 5.2 The trading rules have not been satisfied due to a net loss of 'ruderal/ephemeral' vegetation.

Requirements to discharge the biodiversity gain condition of planning permission

- 5.3 As there remains to be an overall biodiversity net loss, the applicant must now purchase habitat units from a local off-site provider or as a last resort purchase statutory biodiversity credits from Natural England to meet the mandatory minimum 10% net gain requirements as required under the Environment Act 2021.
- 5.4 The applicant should note that the Spatial Risk Multiplier (SRM) has already been applied to the unit shortfall summary (Section 4 – Figure 2), and so this represents the number of units needed to be purchased if purchasing statutory biodiversity credits (x 2 multiplier applied).
- 5.5 Both options are detailed below:

Off-site habitat units

- 5.6 Should off-site habitat units be available and purchased through an off-site provider, an appropriate SRM will be applied depending on where the units are allocated (x 1 for units located within the LPA or National Character Area (NCA) boundary, therefore half of the above units; x 1.5 for units within a neighbouring LPA / NCA boundary, and x 2 if the units are not located within LPA/NCA or neighbouring LPA/NCA boundaries, therefore the same number of units as shown in Figure 2 above).
- 5.7 In line with the BNG mitigation hierarchy, the applicant must contact a local habitat bank before considering statutory biodiversity credits, which are a last resort option.
- 5.8 A copy of the completed metric calculation tool will need to be submitted to the off-site provider if habitat units are purchased and the off-site provider will need to complete the off-site section of the tool, with the appropriate SRM applied,

depending on where the purchased habitat units are located. Habitat units can be found online, examples of off-site providers/marketplaces include:

<https://gaiacompany.io/>

<https://environmentbank.com/>

Statutory biodiversity credits

- 5.9 As a last resort, statutory biodiversity credits may be purchased only where local habitat units are unavailable. A copy of the calculation tool will need to be submitted to Natural England; an estimation of pricing for credits can be found online via the below link, however, a final price will be provided in a quotation once applied for:

<https://www.gov.uk/guidance/estimate-the-cost-of-statutory-biodiversity-credits>

Biodiversity Gains Plan and Habitat Management and Monitoring Plan (HMMP) If applicable)

- 5.10 A biodiversity gain condition will be applied to the planning consent, and a Biodiversity Gains Plan must be submitted to the Local Planning Authority (LPA) by the applicant. The Biodiversity Gains Plan is a mechanism to ensure the post-development biodiversity value of the development's on-site habitat is accurate based on the approved plans and drawings; and any offsite biodiversity gains have been registered and allocated to the development; and/or biodiversity credits, if necessary, have been purchased.
- 5.11 Where there are 'significant' on-site gains (this includes habitats of 'medium' or 'higher' distinctiveness), a Habitat Management and Monitoring Plan (HMMP) will likely be required; a draft HMMP may also be required pre-planning decision to provide further information. The HMMP details how the on-site habitats will be created, managed and secured over a minimum 30-year period.

Statutory sites mitigation

- 5.12 The site falls within the 6.4km consultation zone for the Salisbury Plain SPA/SAC; mitigation will be required due to a net increase of one new dwelling to mitigate for impacts on the SPA/SAC from increases in recreational use. The amount of Community Infrastructure Levy (CIL) will be determined at planning stage.

Non-native and invasive species (NNIS)

5.13 Virginia creeper *Parthenocissus quinquefolia* is present on-site and is listed under Schedule 9 of The Wildlife and Countryside Act (1981) (as amended), which makes it an offence to allow this species to spread 'into the wild'. It is strongly recommended that this species is removed or controlled to prevent any further spread, as this species can outcompete local biodiversity in the long-term. This must be complied with within the confines of the Wildlife and Countryside Act (1981) (as amended). The following methods can be used to remove this species from site:

- ◆ **Herbicides:** The upper foliage of the plants should be cut back to stump level and holes drilled into the stems. A suitable herbicide may then be applied to the 'drilled wells' in the cut stumps (may require multiple applications) with all arisings being cut, burned, chipped or mulched.
- ◆ **Manual cutting and digging:** Top woody growth is manually removed, and the root system dug out. The resulting cut woody material and stumps can be removed to a safe area for burning or chipped on site.

5.14 For either of the above methods, all foliage should be burnt on site as soon as possible to reduce the likelihood of germination. Freshly cut material is difficult to ignite and benefits from being allowed to dry first.

Bats

Roosting bats in buildings

5.15 The PRA of the garage at 53 Leigh Road was undertaken, and the building was assessed and considered to hold 'negligible potential' for roosting bats. On this basis, it is considered that bats are likely absent from the building and therefore roosting bats are not considered likely to be impacted by the proposed works as shown in Appendix B of this report. **If the plans change and the house will be impacted, then an update survey will be required to assess the house for roosting bats.**

5.16 The PRA only provides a 'snapshot' in time and do not account for seasonal variation; bats may have been overlooked due to seasonal constraints. Bats are a highly mobile species and as such, it is not possible to have complete certainty that bats are not present, rather, that there was no indication of bats at the time of survey.

- 5.17 The survey can only be considered valid for 12-18 months from the survey date in accordance with the CIEEM Advice Note (CIEEM, 2019). The 12-18 month period is considered acceptable where the condition of the building(s)/structure(s) on site remain unchanged since the survey and the proposals for the site are unchanged. If any changes to the plans occur, or if 12-18 months pass and no works have been undertaken, this report and any conclusions provided will not be valid. In this event, it is the responsibility of the applicant to contact ABR Ecology to determine whether an amended report or resurvey of the site is required.
- 5.18 **In the unlikely event bat(s) are encountered at any stage, work must cease immediately and Natural England or a suitably qualified bat ecologist must be sought for advice by the applicant/landowner.** The applicant must be aware of the severe penalties associated with bat crimes and their legal obligation to report this information.
- 5.19 In the event a bat is unexpectedly discovered, the nature of the advice will concern allowing the bat(s) to leave of their own accord or waiting for a licensed person to remove the bat(s). A bat licence may then be deemed necessary following the necessary survey work. **All persons including contractors are explicitly forbidden from handling bats or interfering with bats in any way.**

Foraging and commuting bats – Artificial Lighting at Night (ALAN)

- 5.20 The following specifications for lighting must be adhered to and are based upon the ‘Bats and Artificial Lighting At Night’ Guidance Note BN08/23 (BCT & ILP, 2023):
- ◆ Preferably, no net increase in external light fixtures will be installed. If external lighting is required, this will be limited and only installed where required for safety purposes. Light fixtures will only be installed at doorways/at the site entrance etc to allow for visibility.
 - ◆ All luminaires installed will lack UV elements when manufactured. Metal halide, compact fluorescent sources will not be used.
 - ◆ LED luminaires only will be used due to their sharp cut-off, lower intensity, good colour rendition and dimming capability.
 - ◆ A warm white light source (2700Kelvin or lower) will be adopted to reduce blue light component.

- ◆ Light sources will feature peak wavelengths higher than 550nm to avoid the component of light most disturbing to bats (Stone, 2012).

Hedgehogs

5.21 The site likely supports hedgehogs due to the presence of suitable habitats and surrounding garden networks. The following measures will be followed to ensure they are protected during works and to ensure habitat connectivity is maintained:

- ◆ During works, any trenches/pits will be boarded over at the end of each working day or alternatively a 130mm wide ramp/board will be installed in each trench/pit to allow hedgehogs and badgers to escape.
- ◆ Materials must be stored on pallets raised off the ground and away from surrounding vegetation to discourage hedgehogs from taking refuge within them.
- ◆ Any new close-boarded fencing and boundaries proposed around the new development will feature a minimum of one hedgehog highway (130mm x 130mm hole) along every boundary to ensure habitat connectivity for hedgehogs; this can comprise either a specialised hedgehog highway gravel board (<https://www.garden-fence-panels.co.uk/concrete-posts-bases/concrete-gravel-boards/hedgehog-friendly-concrete-base-panel-plain/>) or if timber gravel boards are used a custom-made hole measuring 130mm x 130mm.
- ◆ A hedgehog highway sign will also be installed above each highway to encourage new occupiers to keep these open for hedgehogs (this can be homemade or can be purchased from a variety of sellers online - <https://shop.britishhedgehogs.org.uk/product/hedgehog-highway-sign/>).

Nesting birds

5.22 There is potential for nesting birds to be present within the open lean-to on-site. Therefore, the following mitigation will apply for building works:

- ◆ Destructive building works should take place between the start of September and the end of January when birds are least likely to be nesting. However, it must be noted that some species, such as wood pigeons *Columba palumbus*, nest all year round and so works should proceed with caution during this time.

- ◆ Where this is not possible and works take place between the start of February and end of August, a pre-works check for nesting birds must be undertaken by a suitably experienced ecologist. If an active nest is encountered, all works must cease immediately, and the nest must be left undisturbed. The ecologist will establish a works exclusion zone around the nest, and this will be marked out with hazard tape and signage put up; a second site visit by the ecologist to check nest occupation will be required before works can continue in this area. Works may only continue when the nest is deemed to be unoccupied/no longer active by the ecologist. A camera to monitor nesting activity may be necessary.

5.23 If a bird's nest is encountered at any other unsupervised time, all works in the area must cease immediately the ecologist must be contacted immediately to provide further advice.

Biodiversity enhancements

5.24 The following enhancements will be included as part of the development to ensure compliance with national and local planning policy (see Appendix F for locations and designs):

- ◆ Two 'PRO UK Visible Build-in Swift Boxes' (<https://www.nhbs.com/pro-uk-visible-build-in-swift-box>) or similar approved will be installed in the northwestern elevation of the new dwelling as close to the eaves as possible and installed 75cm – 1m apart per brick.
- ◆ Two 'Solitary Bee Bricks' (<https://www.nhbs.com/solitary-bee-bricks>) will be installed in the southeastern elevation of the new dwelling. The bricks are designed to accommodate solitary bees (non-stinging/swarming types) and must be installed at least 1m from ground level with no upwards limit.
- ◆ One 'Vivara Pro Build-in Woodstone® Bat Tube' (<https://www.nhbs.com/ib-vl-05-vivara-pro-build-in-woodstone-batbox>) or similar approved will be installed in the southeastern elevation of the new dwelling as close to the eaves as possible.
- ◆ Any remaining landscaping and planting will comprise native British species only and sourced from British-grown stock. Species such as hazel, rowan, elder, hawthorn, blackthorn, beech and hornbeam will be used.

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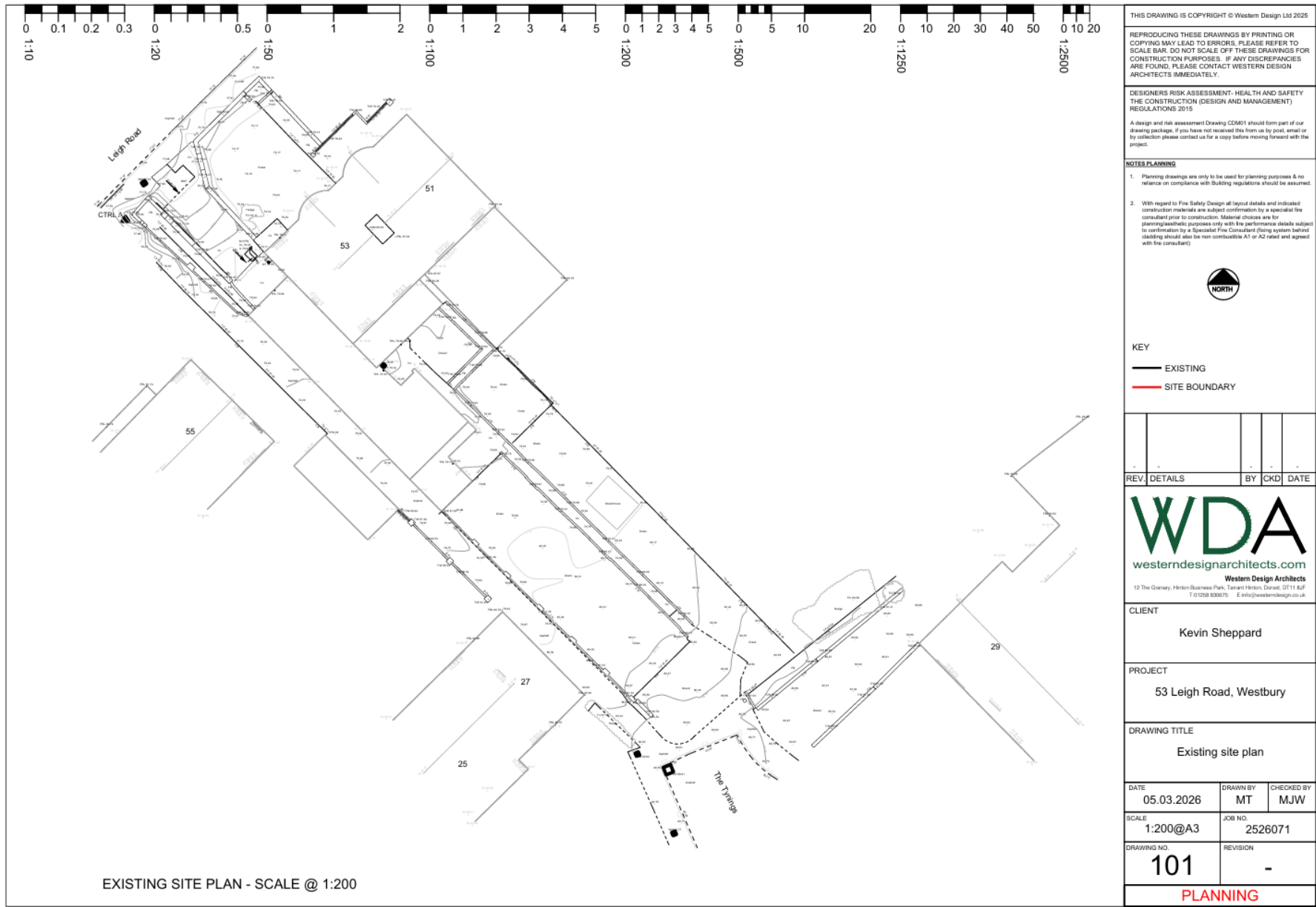
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Appendix A – Site location/block plan and existing plans





EXISTING SITE PLAN - SCALE @ 1:200

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DESIGNERS RISK ASSESSMENT- HEALTH AND SAFETY THE CONSTRUCTION (DESIGN AND MANAGEMENT) REGULATIONS 2015

A design and risk assessment Drawing CDM1 should form part of our drawing package. If you have not received this from us by post, email or by collection please contact us for a copy before moving forward with the project.

NOTES PLANNING

1. Planning drawings are only to be used for planning purposes & no reference on compliance with Building regulations should be assumed.

2. With regard to Fire Safety Design all layout details and indicated construction materials are subject confirmation by a specialist fire consultant prior to construction. Material choices are for planning purposes only with fire performance details subject to confirmation by a Specialist Fire Consultant (firing system behind cladding should also be non combustible A1 or A2 rated and agreed with fire consultant)

KEY

— EXISTING

— SITE BOUNDARY

REV.	DETAILS	BY	CKD	DATE

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CLIENT

Kevin Sheppard

PROJECT

53 Leigh Road, Westbury

DRAWING TITLE

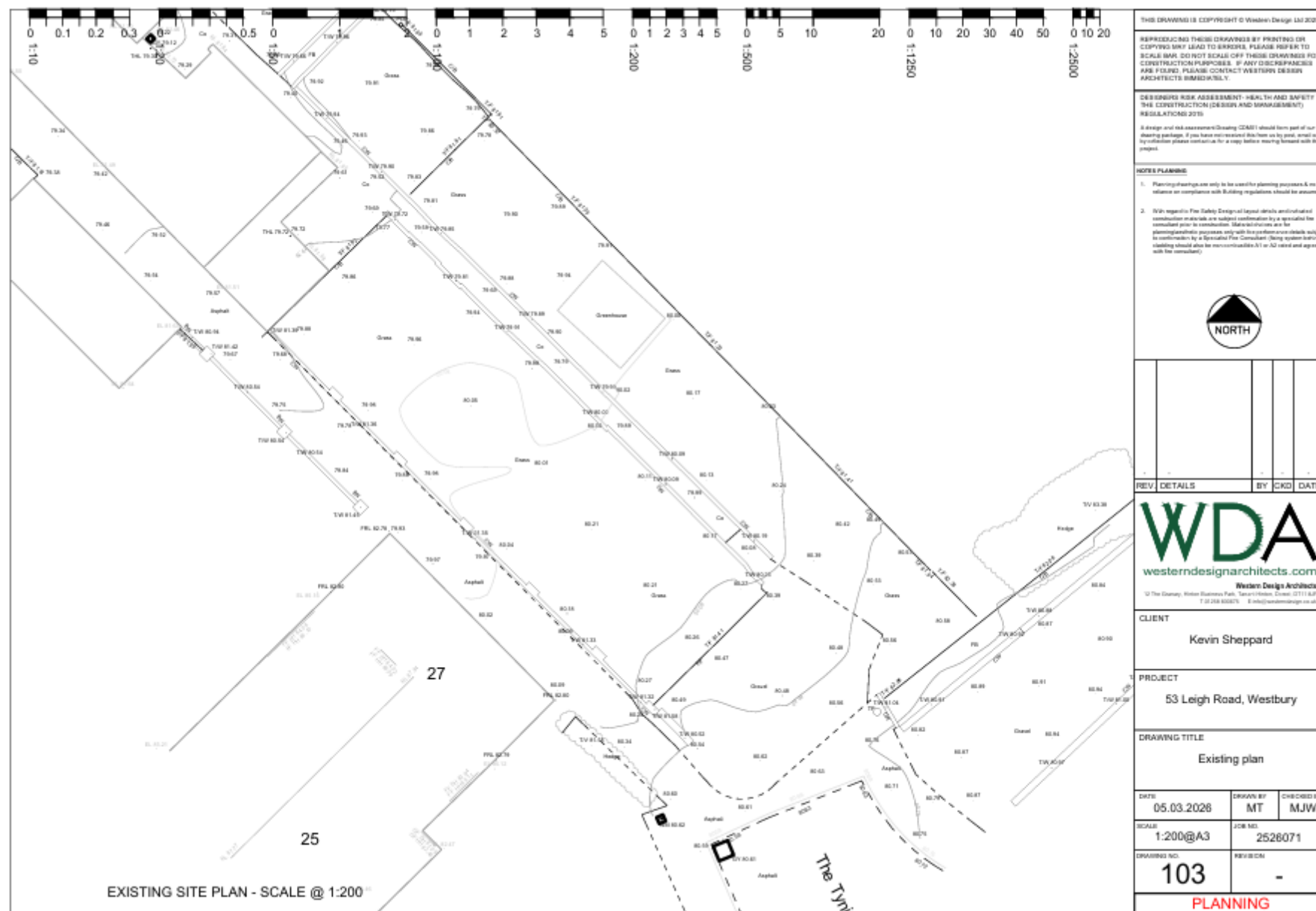
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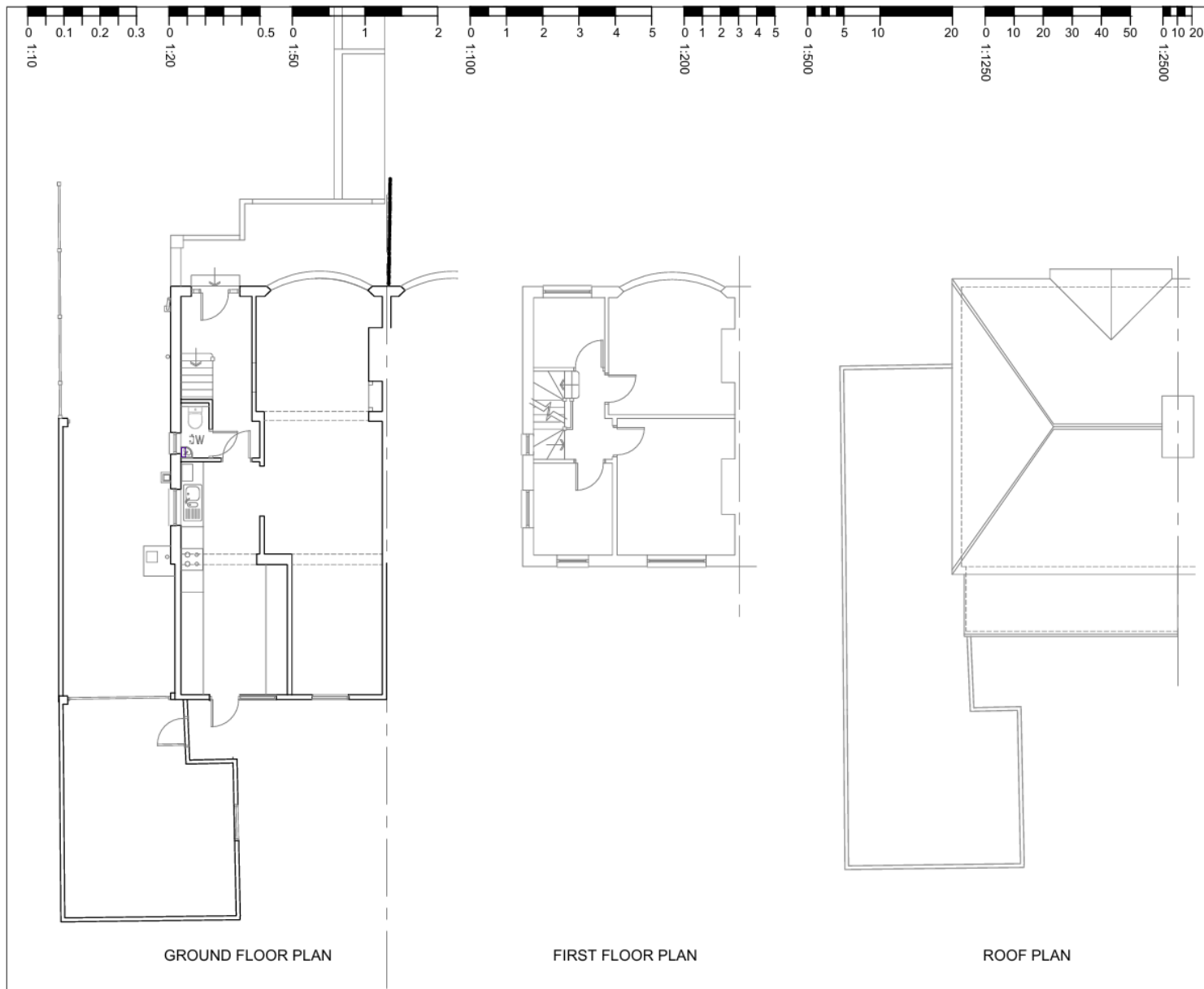
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PLANNING





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DESIGNERS RISK ASSESSMENT- HEALTH AND SAFETY THE CONSTRUCTION (DESIGN AND MANAGEMENT) REGULATIONS 2015

A design and risk assessment Drawing DDM01 should form part of our drawing package. If you have not received this from us by post, email or by collection please contact us for a copy before moving forward with the project.

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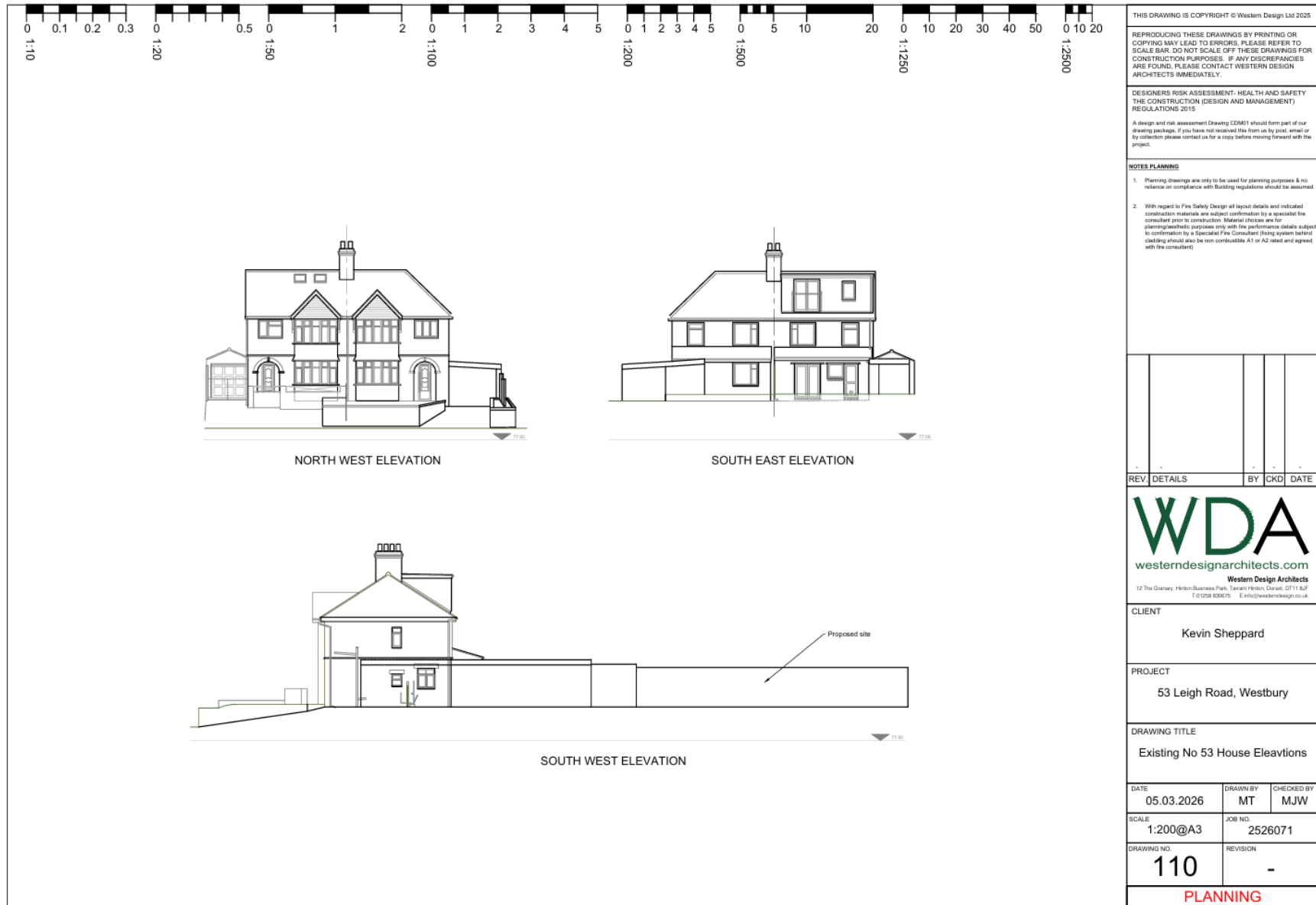
CLIENT
Kevin Sheppard

PROJECT
53 Leigh Road, Westbury

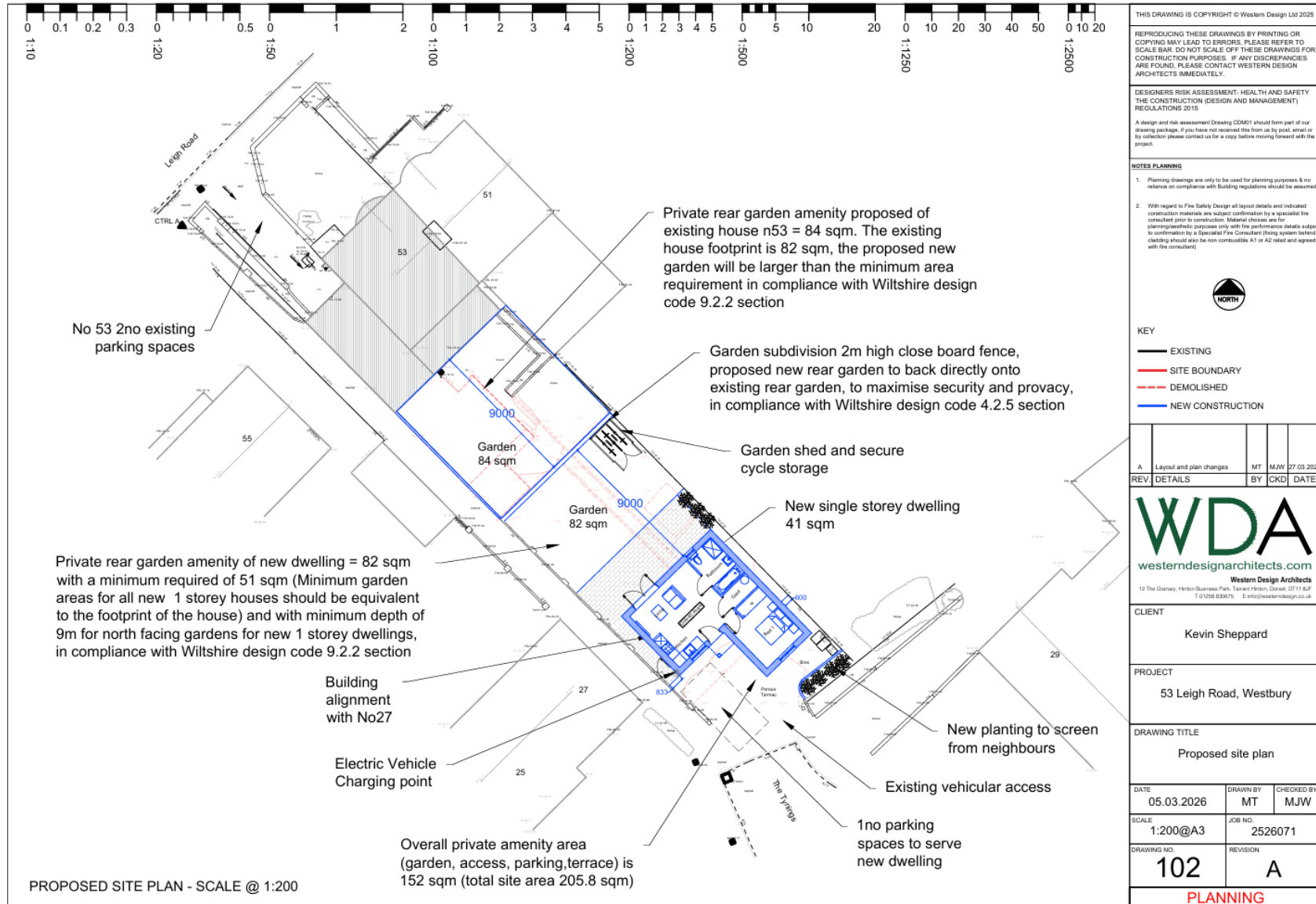
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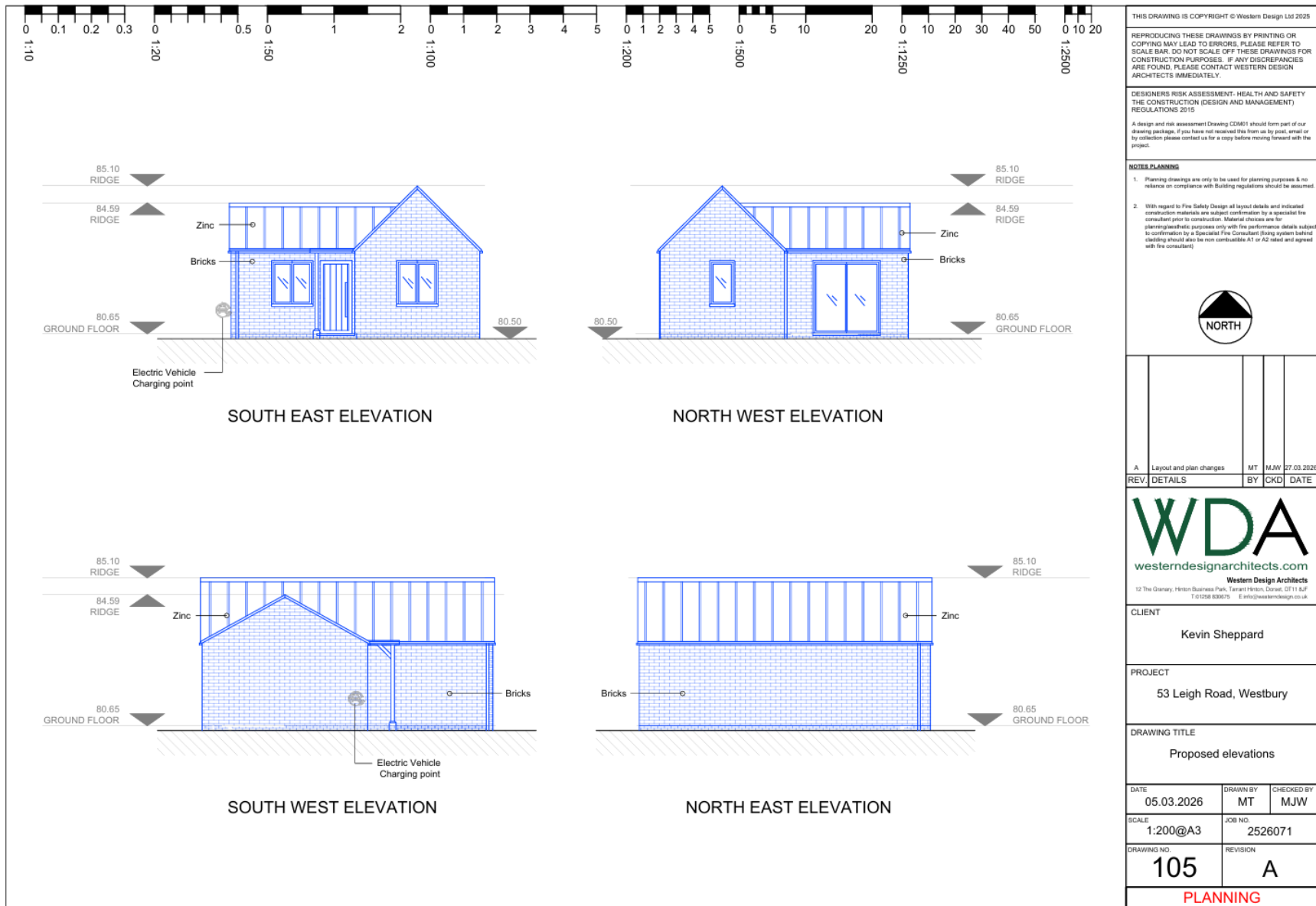
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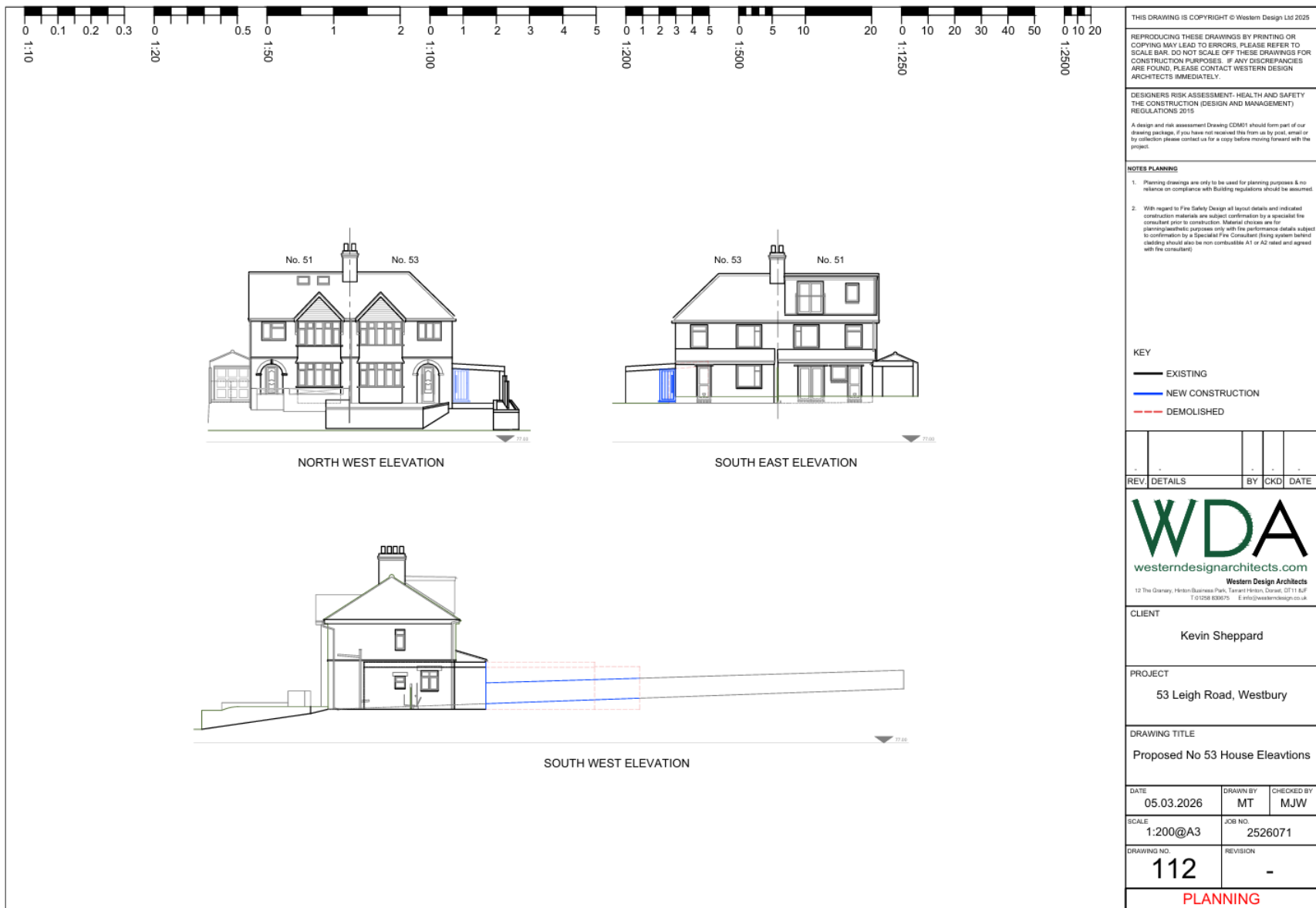
Appendix B – Proposed plans











Appendix C – Relevant legislation and planning policy

Legislation and UK BAP priority habitats/species

Legislation

In England, all bats, dormice (*Muscardinus avellanarius*), otters (*Lutra lutra*), white-clawed crayfish (*Austropotamobius pallipes*) and great crested newts (*Triturus cristatus*) are legally protected under the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019.

A number of species are also listed under Annex II of the EC Habitats and Species Directive (1992), including barbastelle (*Barbastella barbastellus*), Bechstein's bat (*Myotis bechsteinii*), greater horseshoe (*Rhinolophus ferrumequinum*), lesser horseshoe (*Rhinolophus hipposideros*), great crested newt, white-clawed crayfish and otter.

The above named species and adders (*Vipera berus*), slow worms (*Anguis fragilis*), grass snakes (*Natrix natrix*), common lizards (*Zootoca vivipara*), common frog (*Rana temporaria*), palmate newt (*Lissotriton helveticus*), smooth newt (*Lissotriton vulgaris*), water voles (*Arvicola amphibius*) and several invertebrate species are also protected under Schedule 5 of the Wildlife and Countryside Act (WCA) (1981) (as amended). Schedule 9 of the WCA (1981) includes non-native, invasive species including (but not limited to) Himalayan balsam (*Impatiens glandulifera*) and signal crayfish (*Pacifastacus leniusculus*). Badgers (*Meles meles*) are legally protected under The Protection of Badgers Act (1992).

All birds, their nests and eggs are protected under Section 1 of The WCA (1981) (as amended) and it is thus an offence, to intentionally kill, injure or take any wild bird; intentionally take, and damage or destroy the nest of any wild bird while it is in use or being built.

A number of sites designated for nature conservation are afforded legal protection due to being of European importance. These include Special Areas of Conservation (SACs) (protected under the EC Habitats and Species Directive (1992), Special Protection Areas (SPAs) for birds (protected under the EC Birds Directive) and Ramsar (Ramsar Convention, 1975). Other protected sites include Sites of Special Scientific Interest (SSSIs), National Nature Reserves (NNRs) Local Nature Reserves (LNRs) and Protected Road Verges which are designated under the WCA (1981) and strengthened by The Natural Environment and Rural Communities Act (NERC) (2006).

SPAs and SACs were previously included in the Natura 2000 sites and following amendments to the legislation, are now included under the 'National Site Network'. Ramsar sites do not form part of the 'National Site Network' however, are afforded the same protection. These changes allow the Government to continue commitment to the international commitments under the Bern Convention, the Oslo and Paris Conventions (OSPAR), Bonn and Ramsar Conventions.

Following a consultation in 2019, the Government announced that it would mandate Biodiversity Net Gain (BNG) for developments in England to reverse the widespread loss of biodiversity. The Town & Country

Planning Act 1990 will be amended and the Environment Bill received Royal Assent on 9th November 2021; this legislation was enacted into UK law on 2nd April 2024 for small sites.

Schedule 14 Parts 1 and 2 of The Environment Act 2021 concerns BNG as a condition of planning permission.

The National Planning Policy Framework (NPPF) (Department for Levelling Up, Housing & Communities, 2024) sets out requirements for the delivery of Biodiversity Net Gain (BNG), and this is supported within Planning Practice Guidance (PPG) (updated July 2019). The Natural Environment PPG addresses principles targeting biodiversity conservation, including individual site and species protection through to supporting ecosystem services, and the use of Ecological Networks to support the national Nature Recovery Network. In particular, the PPG promotes the delivery of measurable BNG through the creation and enhancement of habitats alongside development.

UK BAP priority species and habitats

Several species and habitats are listed under the UK Biodiversity Action Plan (UK BAP) (JNCC, 2016) as priority habitats/species due to their vulnerability or rarity as listed under Section 41 of the Natural Environment and Rural Communities (NERC) Act (2006) and Section 40 places a duty on all public authorities to conserve biodiversity. These are known as habitats / species of ‘principal importance’ under Section 41 of the NERC Act (2006).

These include several terrestrial and freshwater habitats, including some hedgerows and streams, and several species such as hedgehogs (*Erinaceus europaeus*), barbastelle, Bechstein’s bat, both species of horseshoe bat, brown long-eared bat (*Plecotus auritus*), soprano pipistrelle (*Pipistrellus pygmaeus*), noctule (*Nyctalus noctula*), water voles, white-clawed crayfish and otter.

National and local planning policy

NPPF – The National Planning Policy Framework

The National Planning Policy Framework (NPPF) (Department for Levelling Up, Housing & Communities, 2024) sets out the Government’s planning policies for England and how these should be applied. In the context of this report, Section 15 of NPPF is relevant and applicable, Section 15 states:

‘Planning policies and decisions should contribute to and enhance the natural environment by, minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.’

New developments and projects are supported where plans promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue measurable net gains for biodiversity.

To ensure this application is compliant with Section 15 of NPPF, habitat enhancements will be required to demonstrate a biodiversity net gain as an outcome of the development.

Section 15 of NPPF also gives consideration to sites with potential to impact on irreplaceable habitats, and states:

‘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.’

To ensure this application is compliant with Section 15, this application should be accompanied by a suitable arboricultural report to assess the presence of potential ancient or veteran trees.

Wiltshire Core Strategy

The Wiltshire Core Strategy (Wiltshire Council, 2015) was adopted in January 2015 and includes the following relevant policy:

Core Policy 50: Biodiversity and Geodiversity

Protection

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

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

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

Biodiversity enhancement

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

Local sites

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

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

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

It is the applicant's/landowner's responsibility to ensure that the proposed development proceeds in full compliance with this report and/or any update version report thereafter, that works are undertaken lawfully, in compliance with national and local policy, and in accordance with all conditions of the obtained planning consent(s).

Appendix D – Habitat maps and species list

Baseline habitats plan



Legend

- Target note
- Red line boundary
- Buildings
- HABITATS**
- Artificial unvegetated, unsealed surface
- Developed land, sealed surface
- Ruderal/Ephemeral
- Vegetated garden

Secondary codes:	Description:
81	Ruderal / Ephemeral
518	Neglected
818	Residential building
828	Vegetated garden

Target note	Description
T1	Virginia creeper schedule 9 invasive non-native species

Project name:	53 Leigh Road
Drawing title:	Baseline habitats plan
Client:	Kevin Sheppard
Produced by:	PA
Scale:	1:200
Date produced:	22/04/2026
Drawing no:	22042653LR

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Species lists:

Common name	Taxonomic name	DAFOR scale abundance
Ruderal / ephemeral (u1 81 518)		
American willowherb	<i>Epilobium ciliatum</i>	Frequent
Annual meadow-grass	<i>Poa annua</i>	Locally abundant
Aquilegia sp.	<i>Aquilegia</i> sp.	Locally rare
Cleavers	<i>Galium aparine</i>	Locally rare
Common chickweed	<i>Stellaria media</i>	Locally rare
Common ragwort	<i>Jacobaea vulgaris</i>	Rare
Creeping bent	<i>Agrostis stolonifera</i>	Locally rare
Daffodil sp.	<i>Narcissus</i> sp.	Locally occasional
Dandelion sp.	<i>Taraxacum officinale</i> agg.	Rare
Field horsetail	<i>Equisetum arvense</i>	Dominant
Germander speedwell	<i>Veronica chamaedrys</i>	Locally occasional
Hairy bittercress	<i>Cardamine hirsuta</i>	Rare
Herb-Robert	<i>Geranium robertianum</i>	Occasional – locally dominant
Ivy-leaved speedwell	<i>Veronica hederifolia</i>	Frequent
Knotgrass	<i>Polygonum aviculare</i>	Locally rare
Lawn marsh pennywort	<i>Hydrocotyle vulgaris</i>	Locally occasional
Mallow sp.	<i>Malva</i> sp.	Rare
Nipplewort	<i>Lapsana communis</i>	Locally rare
Pansy sp.	<i>Viola</i> sp.	Locally occasional
Petty spurge	<i>Euphorbia peplus</i>	Occasional – locally frequent
Potato sp.	<i>Solanum tuberosum</i>	Locally rare
Prickly sow-thistle	<i>Sonchus asper</i>	Locally rare
Red dead-nettle	<i>Lamium purpureum</i>	Locally rare
Red valerian	<i>Centranthus ruber</i>	Locally rare
Rose sp.	<i>Rosa</i> sp.	Locally occasional
Shining crane's-bill	<i>Geranium lucidum</i>	Rare
Smooth sow-thistle	<i>Sonchus oleraceus</i>	Occasional – rare
Spanish bluebell	<i>Hyacinthoides hispanica</i>	Locally occasional
Sycamore sapling	<i>Acer pseudoplatanus</i>	Locally occasional
Virginia creeper (Sch 9)	<i>Parthenocissus quinquefolia</i>	Locally abundant
Wall speedwell	<i>Veronica arvensis</i>	Locally frequent
Wild carrot	<i>Daucus carota</i>	Locally occasional
Wild teasel	<i>Dipsacus fullonum</i>	Locally rare
Willowherb (unspecified)	<i>Epilobium</i> sp.	Locally occasional
Wood avens	<i>Geum urbanum</i>	Locally occasional

Yorkshire fog	<i>Holcus lanatus</i>	Locally abundant –
Vegetated garden (u1 828)		
Common cat's-ear	<i>Hypochaeris radicata</i>	Locally rare
Common ragwort	<i>Jacobaea vulgaris</i>	Locally rare
Creeping bent	<i>Agrostis stolonifera</i>	Locally abundant
Daisy	<i>Bellis perennis</i>	Locally occasional
Dandelion sp.	<i>Taraxacum officinale</i> agg.	Occasional
Field horsetail	<i>Equisetum arvense</i>	Occasional
Hairy bittercress	<i>Cardamine hirsuta</i>	Locally abundant
Ivy-leaved speedwell	<i>Veronica hederifolia</i>	Locally occasional
Perennial rye-grass	<i>Lolium perenne</i>	Dominant
Petty spurge	<i>Euphorbia peplus</i>	Locally rare
Pocket moss sp.	<i>issidenss p.</i>	Locally occasional
Red fescue	<i>Festuca rubra</i>	Abundant
Red-stalked fern moss	<i>Thuidium tamariscinum</i>	Locally occasional
Spanish bluebell	<i>Hyacinthoides hispanica</i>	Locally abundant
Trailing bellflower	<i>Campanula poscharskyana</i>	Locally abundant
Yorkshire fog	<i>Holcus lanatus</i>	Frequent

Post-development habitats plan



Legend

- Red Line boundary
- Buildings
- HABITATS
 - Developed land; sealed surface
 - Other green roof
 - Vegetated garden

Secondary codes:	Description:
89	Other green roof
818	Residential building
828	Vegetated garden

References	Description
BA-C	Retained developed land;sealed surface
BA-D	Retained vegetated garden
PR-A	Proposed vegetated garden
PR-B	Proposed developed land;sealed surface
PR-C	Proposed other green roof

Project name:	53 Leigh Road
Drawing title:	Post development habitats plan
Client:	Kevin Sheppard
Produced by:	PA
Scale:	1:200
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Drawing no:	002-22042653LR

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Appendix E – Photographs



Photo 1: Photo looking northeast - ephemeral vegetation and central pathway (BA-A).



Photo 2: Photo looking southwest and greenhouse vegetation (BA-A).



Photo 3: Eastern elevation of the garage (B1) and lean-to section.



Photo 4: Internal view of lean-to section next to the garage (B1).

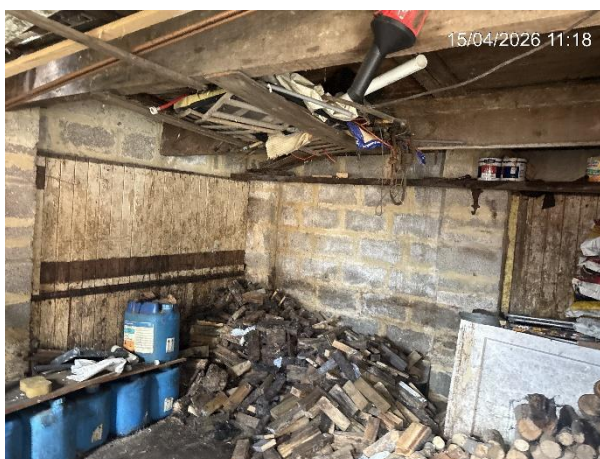


Photo 5: Internal view of garage (B1).

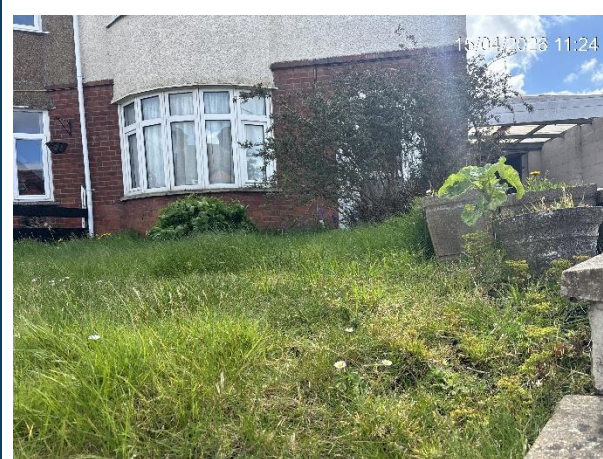
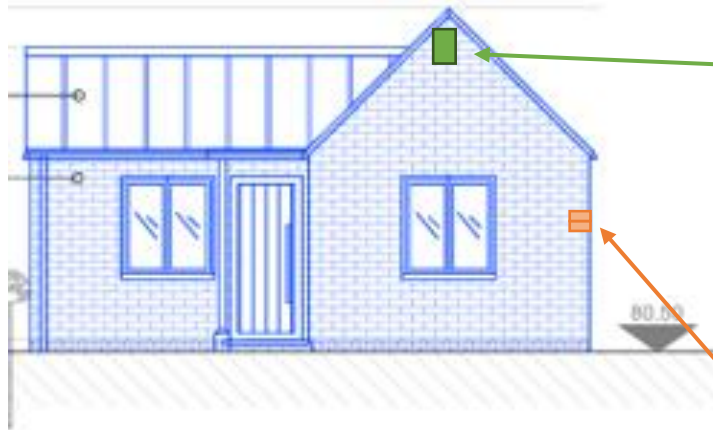


Photo 6: View of vegetated garden at front of property.

Appendix F – Biodiversity mitigation and enhancement plan



SOUTH EAST ELEVATION



NORTH WEST ELEVATION



One 'Vivara Pro Build-in Woodstone® Bat Tube' will be installed in the southeastern elevation as close to the eaves as possible.

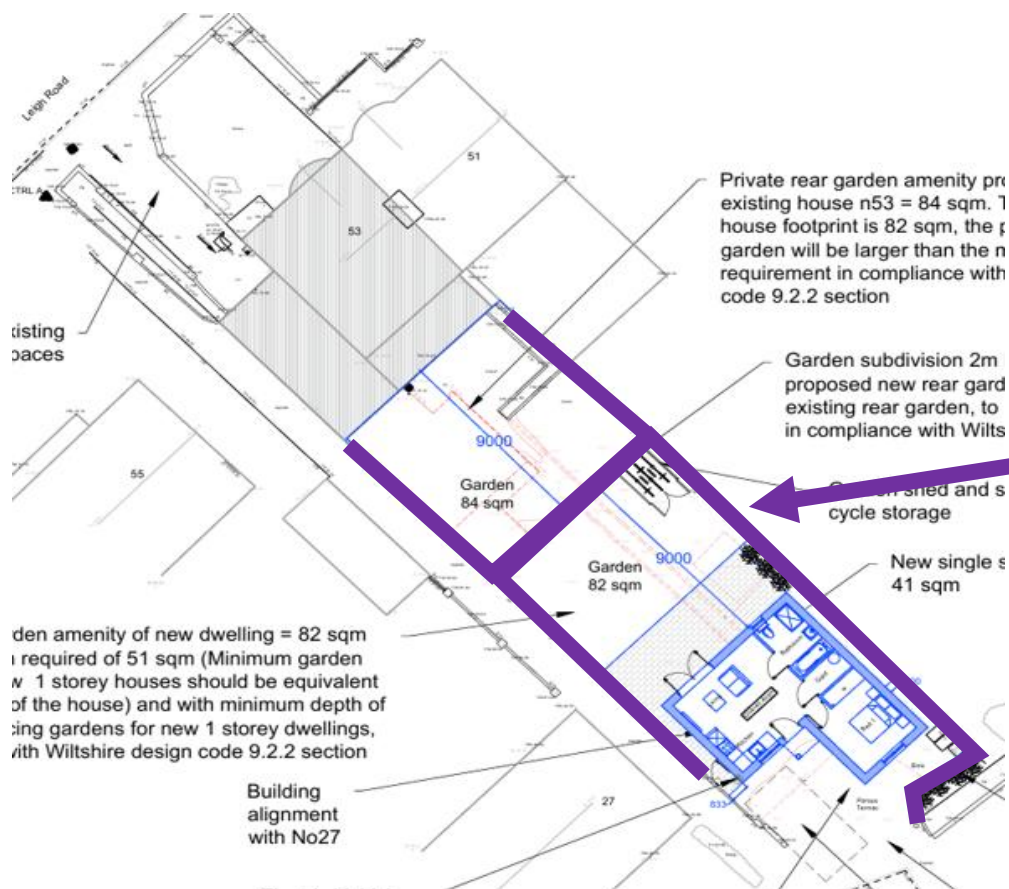


Two 'built in solitary bee bricks' will be installed in the southeastern elevation of the new dwelling.

Ideally, the bricks will be installed into a sunny or south facing elevation, at least 1 metre from the ground.



Two 'Swift Bricks' to be installed in the northwestern elevation of the new dwelling as close to the eaves as possible.



Any new close-boarded fencing and boundaries proposed around the new development will feature a minimum of one hedgehog highway (130mm x 130mm hole) along every boundary to ensure habitat connectivity for hedgehogs; this can comprise either a specialised hedgehog highway gravel board or if timber gravel boards are used a custom-made hole measuring 130mm x 130mm.

A hedgehog highway sign will also be installed above each highway to encourage new occupiers to keep this open for hedgehogs.

Appendix G – Habitat condition assessment

Condition Sheet: URBAN Habitat Types			
Habitat Types:			
Sparsely vegetated land - Ruderal/Ephemeral			
See the Statutory Biodiversity Metric User Guide for green roofs and UK Habitat Classification (UKHab) for other habitats: ukhab – UK Habitat Classification			
On-site or off-site, site name and location:	On-site; 53 leigh road, westbury	Survey date and surveyor name:	15 th April 2026 ; Amy Parsons ACIEEM FISC 4 and Peter Allen MSc
Central grid reference of habitat:	ST 86879 50702	Habitat parcel reference:	BA-A
Survey reference (if relating to a wider survey):	-	Limitations (if applicable):	-
Condition Assessment Criteria		Condition Achieved (Y/N)	Notes/Justification
Core Criteria - must be assessed for all urban habitat types:			
A	Vegetation structure is varied, providing opportunities for vertebrates and invertebrates to live, eat and breed. A single structural habitat component or vegetation type does not account for more than 80% of the total habitat area.	N	All short vegetation structure
B	The habitat parcel contains different plant species that are beneficial for wildlife, for example flowering species providing nectar sources for a range of invertebrates at different times of year.	Y	Various flowering species present
C	Invasive non-native plant species (listed on Schedule 9 of WCA ¹) and others which are to the detriment of native wildlife (using professional judgement) ² cover less than 5% of the total vegetated area ³ . Note - to achieve Good condition, this criterion must be satisfied by a complete absence of invasive non-native species (rather than <5% cover).	N	No, area dominated by field horsetail which has outcompeted most other flowering plant species
Additional Criterion - must be assessed for Open mosaic habitat on previously developed land only:			
D	The parcel shows spatial variation and forms a mosaic of bare substrate PLUS: - At least four early successional communities (a) to (i); Communities: (a) annuals; (b) mosses/liverworts; (c) lichens; (d) ruderals; (e) inundation species; (f) open grassland; (g) flower-rich grassland; (h) heathland, (i) pools.	-	-
Additional Criteria - must be assessed for Bioswale and SuDS habitat types only:			
E1	Plant species are mostly native. If non-native species are present, they should not be detrimental to the habitat or native wildlife ⁴ .	-	-
E2	The vegetation is comprised of plant species suited to wetland or riparian situations.	-	-
Additional Criterion - must be assessed for Intensive green roofs only:			

F	The roof has a minimum of 50% native and non-native wildflowers. 70% of the roof area is soil and vegetation (including water features).	-	-
Additional Criterion - must be assessed for Biodiverse green roofs only:			
G	The roof has a varied depth of 80 – 150 mm; at least 50% is at 150 mm and is planted and seeded with wildflowers and sedums or is pre-prepared with sedums and wildflowers. Note – to achieve Good condition some additional habitat, such as sand piles, stones, logs etc. are present.	-	-
Essential criteria relevant for habitat type achieved (Yes or No):		No	
Number of criteria passed:		1	
Condition Assessment Result	Condition Assessment Score	Score Achieved ×/✓	
Results for habitats requiring assessment of 3 core criteria only (all listed urban habitats except Open mosaic habitat on previously developed land, Bioswale, SuDS and Green roofs):			
Passes all 3 core criteria; AND Meets the requirements for Good condition within criterion C	Good (3)		
Passes 2 of 3 core criteria; OR Passes 3 of 3 core criteria but does not meet the requirements for Good condition within criterion C	Moderate (2)		
Passes 0 or 1 of 3 core criteria	Poor (1)	✓	
Results for Green roofs and Open mosaic habitat on previously developed land (requiring assessment of 4 criteria only - core criteria plus additional criterion specified for habitat type):			
Passes all 3 core criteria; AND Meets the requirements for Good condition within criterion C; AND Passes additional criterion relevant to specific habitat type (D, F or G)	Good (3)		
Passes 2 or 3 of 4 criteria; OR Passes 4 of 4 criteria but does not meet the requirements for Good condition within criterion C	Moderate (2)		
Passes 0 or 1 of 4 criteria	Poor (1)		
Results for Bioswale or SuDS (requiring assessment of 5 criteria - core criteria plus additional criteria specified for habitat type):			
Passes all 3 core criteria; AND Meets the requirements for Good condition within criterion C; AND Passes all additional criteria relevant to specific habitat type (Group E)	Good (3)		

Passes 3 or 4 of 5 criteria; OR Passes 5 of 5 criteria but does not meet the requirements for Good condition within criterion C	Moderate (2)		
Passes 2 or fewer of 5 criteria	Poor (1)		
Suggested enhancement interventions to improve condition score:			
Footnotes:			
Footnote 1 – Wildlife and Countryside Act 1981 (as amended).			
Footnote 2 – Sources of information about detrimental non-native species can be found on the GB Non-native Species Secretariat (GBNNSS) website: Home » NNSS (nonnativespecies.org) and Natural England Access to Evidence page should also be checked for up-to-date information: Horizon-scanning for invasive non-native plants in Great Britain - NECR053 (naturalengland.org.uk)			
For criterion C – For green roof habitat types only – buddleia <i>Buddleja davidii</i> should be assessed alongside Schedule 9 species. This species impairs the health of the local ecosystem and reduces the biodiversity potential of the roof. It is also a sign that a roof has not been planted and seeded correctly in subsequent years.			
Footnote 3 – Assess this for each distinct habitat parcel. If the distribution of invasive non-native species varies across the habitat, split into parcels accordingly, applying a buffer zone around the invasive non-native species with a size relative to its risk of spread into adjacent habitat, using professional judgement.			
Footnote 4 – Use professional judgement. Sources of information about non-native species that are not detrimental to native wildlife can be found on the GBNNSS website: Alternative plants » NNSS (nonnativespecies.org)			