

ECOLOGY & BNG ASSESSMENT (BNGA)

30th April 2026

Kings Lodge, 3 Little Common, North
Bradley, Trowbridge, Wiltshire,
BA14 0TX

Applicant: Mr Andrew Curry

Agent/planner: A Harlow & Son

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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 this 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.

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 Mr Andrew Curry to produce an Ecology and Biodiversity Net Gain (BNG) Assessment to inform a planning application for the construction of two new dwellings ('Plot 1' and 'Plot 2') at Kings Lodge, 3 Little Common, North Bradley, Trowbridge, Wiltshire, BA14 0TX.

Survey background:

- ◆ A Preliminary Ecological Appraisal (PEA) including a Daytime Bat Walkover (DBW) was conducted on 14th April 2026 by experienced botanist (FISC Level 4) and class licensed ecologist Amy Parsons ACIEEM and assistant ecologist Jonathan Cornish.
- ◆ This report relates to two plots: 'Plot 1' and 'Plot 2'. 'Plot 2' is subject to mandatory Biodiversity Net Gain under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021). However, the applicant has advised that 'Plot 1' is to consist exclusively of a dwelling that is self-build or custom housebuilding as defined in Section 1(A1) of the Self-build and Custom Housebuilding Act 2015; therefore, 'Plot 1' is exempt from mandatory Biodiversity Net Gain (BNG) under the Environment Act 2021.

Habitats:

- ◆ Area habitats on-site include artificial unvegetated, unsealed surface (u1c 839), developed land; sealed surface (u1b6), and modified grassland (g4 108), a native hedgerow (h2a6 516) and non-native ornamental hedgerow (h2b 516). A ditch culvert (r1 50 851) is present within the red line boundary.

Statutory sites:

- ◆ The site falls within the consultation area for the Salisbury Plain SPA/SAC; mitigation will be required due to a net increase of two dwellings. Refer to Section 5.
- ◆ The site falls within the Bath and Bradford-on-Avon Bats SAC consultation zone; provided that the lighting specifications in Section 5 are followed and a lighting plan and lux contour plans are provided to demonstrate no impact on the on-site hedgerows, no impacts on the SAC are anticipated likely.
- ◆ The site also falls within both a 'Yellow Zone' and 'Grey Zone' for bat sensitivity under the Trowbridge and Westbury Bat Mitigation Strategy; developer contributions will be required due to the site comprising a greenfield site. See Section 5 for details.

Biodiversity Net Gain (BNG) – metric results:

- ◆ The baseline for the BNG assessment is taken to be the site visit dated 14th April 2026; no former site clearance is believed to have occurred prior to the visit on-site.
- ◆ The baseline units on-site are calculated as 0.10 area habitat units, 0.24 hedgerow units and 0.01 watercourse units. The development is estimated to result in a percentage change of -63.07% in habitat units, and 0% in hedgerow and watercourse units and therefore the 10% net gain has not been achieved on-site; refer to Section 4 for full results.

Badgers:

- ◆ No evidence of badgers was recorded on-site; however, due to the site's rural location, precautionary mitigation measures during construction works are provided in Section 5.

Barn owls and other nesting birds:

- ◆ No evidence of barn owl and no likely foraging habitats were recorded on-site. There is potential for nesting birds to be in the hedgerows on-site; mitigation for nesting birds is provided in Section 5.

Bats:

Roosts in buildings

- ◆ There are no buildings within the site boundary and therefore no impacts on roosts within buildings are anticipated.

Roosts in trees

- ◆ No trees will be impacted; therefore, no action is advised in relation to potential roosts in trees.

Commuting and foraging habitats

- ◆ The site falls within a 4km buffer to a greater horseshoe Core Roost associated with the Bath and Bradford-on-Avon Bats SAC; lighting specifications are provided in Section 5 and a lighting plan and lux contour plans will be required pre-commencement of works to demonstrate low lighting levels.

Dormice:

- ◆ The site is not considered likely to support dormice; no mitigation is advised for this species.

Great crested newts (GCN):

- ◆ There are 61 records of GCN within 1km of the site; the site falls within an 'Amber Risk Zone' for GCN and there are two waterbodies present within 250 metres of the site. However, the terrestrial habitats within the works areas are very limited for GCN and there are no ponds on-site. Therefore, Reasonable Avoidance Measures (RAMs) will be followed for site works as detailed in Section 5.

Hedgehogs:

- ◆ The site has the potential to support commuting and foraging hedgehogs; therefore, mitigation for hedgehogs is provided in Section 5.

Common reptiles and amphibians (herpetofauna):

- ◆ No impacts on common herpetofauna are anticipated as part of the works and no further action is advised for these species.

Biodiversity enhancements:

- ◆ To enhance the site for biodiversity, one bat box, one bird nesting box, and two bee bricks will be installed into each of the new dwellings; refer to Section 5 for details.

1. INTRODUCTION

- 1.1 ABR Ecology Ltd were commissioned by Mr Andrew Curry to produce an Ecology & Biodiversity Net Gain Assessment (BNGA) for Kings Lodge, 3 Little Common, North Bradley, Trowbridge, Wiltshire, BA14 0TX (central grid reference: ST 85936 55364) (herein referred to as 'the site' / 'onsite'). This report was requested to inform a full planning application for the construction of two new dwellings ('Plot 1' and 'Plot 2') on-site.
- 1.2 A Preliminary Ecological Appraisal (PEA) including a Daytime Bat Walkover (DBW) was conducted on 14th April 2026 by experienced botanist (Field Identification Skills Certificate (FISC) Level 4) and class licensed ecologist Amy Parsons ACIEEM and assistant ecologist Jonathan Cornish.
- 1.3 An existing site plan is provided in Appendix A and a proposed site plan is provided in Appendix B.

Site context

- 1.4 The application site is situated within North Bradley, Wiltshire, in a semi-rural setting. The immediate surrounding area is characterised predominantly by residential properties with associated gardens, interspersed with mature trees and boundary hedgerows. Agricultural land, comprising a mix of pasture and arable fields, lies in close proximity to the site, with hedgerow networks providing connectivity to the wider landscape. There are several small ponds within the local area, some of which are associated with areas of semi-natural habitat such as scattered woodland and scrub. The wider landscape is a mosaic of farmland, rural dwellings and linear features such as hedgerows and treelines, which together provide ecological connectivity and foraging opportunities.

Aims and scope of the report

- 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 2015 (Wiltshire Council, 2015)*
- ◆ *Local Nature Recovery Strategy for Wiltshire and Swindon 2025 (Wiltshire Council, New Forest National Park & Swindon Borough Councils, 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 Protected sites under the UK National Site Network including Special Protection Areas (SPAs) and Special Areas of Conservation (SACs), and Ramsars were identified within 7.5 kilometre (km) of the site; and Sites of Special Scientific Interest (SSSIs), National Nature Reserves (NNRs), and Local Nature Reserves (LNRs) were identified within 2km of the site using the Multi-Agency Geographical Information for the Countryside (MAGIC) website (MAGIC, 2026).
- 2.2 A search was also conducted on MAGIC (2026) to identify the potential presence of 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 protected, vulnerable and notable species, Local Wildlife Sites (LWS) 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 Local Nature Recovery Strategy for Wiltshire and Swindon (Wiltshire Council, New Forest National Park & Swindon Borough Councils, 2025) with the associated interactive map.

Botanical survey (UKHab)

- 2.6 A botanical survey of the site was conducted on 14th April 2026 by experienced botanist (Field Identification Skills Certificate (FISC) Level 4) and class licensed ecologist Amy Parsons ACIEEM and assistant ecologist Jonathan Cornish.
- 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 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, 2023¹) and UKHab Field Key Version 2.1 (UKHab Ltd, 2023²). Other features of ecological interest were identified using ‘target notes’.
- 2.10 All mapping was undertaken digitally within the Coreo app and the geopackage was then imported back into QGIS.

Statutory Biodiversity Metric

Baseline and proposed habitat mapping

- 2.11 Pre- and post-development habitat maps were digitised using the QGIS template associated with the Statutory Biodiversity Metric (Natural England, 2025a). The proposed site plan (as shown in Appendix B) was georeferenced, and habitats were overlain using this plan.
- 2.12 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 offsite proposed habitats (where applicable).

Strategic significance

- 2.13 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

- 2.14 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).
- 2.15 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

- 2.16 Class licensed ecologist Amy Parsons ACIEEM and assistant ecologist undertook the baseline survey; both ecologists have undertaken CIEEM certified training in the Biodiversity Metric 4.0 and UK Habs. Amy Parsons is a FISC Level 4 botanist certified by the Botanical Society of Britain and Ireland (BSBI).

Protected species assessment

Badgers

- 2.17 A walkover was conducted during the site visit looking for potential evidence of badgers *Meles meles*. Evidence of badgers can include the presence of setts (underground burrows), ‘snuffle marks’ (nose marks and scratches from badger foraging within the earth), latrines (territorial marking sites), scats, hair, footprints and well-worn paths.

Barn owls and other nesting birds

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

Bats

Daytime Bat Walkover (DBW)

- 2.19 A Daytime Bat Walkover (DBW) survey was conducted to assess the site and record any habitats suitable for roosting bats.

Survey conditions, equipment and timings

- 2.20 Survey information for the Daytime Bat Walkover (DBW) 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		
14/04/2026	11:00am	Amy Parsons ACIEEM and Jonathan Cornish	High-powered torch, mirrors, sealable bags, FFP3 face masks, gloves, extendable ladder, endoscope, binoculars	Temp:	Okta cloud cover:	Beaufort wind force:
				13°C	7/8	3/12

- 2.21 The surveying ecologists have received training in Working at Heights (and in-house training in the 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).

Dormice

- 2.22 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

- 2.23 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.
- 2.24 GCN are known to travel up to 500 metres (m) from their breeding sites; 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 (offsite). 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.

Hedgehogs

- 2.25 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

- 2.26 An appraisal of the habitats on-site was conducted to evaluate their suitability 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*.
- 2.27 Suitable habitats for reptiles and amphibians include those with a varied structure, offering a range of niches for basking and foraging. Typical habitats include rough and unmanaged grassland with shorter margins, heathland, woodland, scrub and ruderal vegetation. 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 and UKHabs survey

- 2.28 The UKHabs habitat survey was conducted at an optimal time of the year for general botanical survey. However, the vegetation is regularly subject to management / mowing which may have removed some identifiable floral features.
- 2.29 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.
- 2.30 The site visit provides a 'snapshot' of the site and does not take into account seasonal variation. Flora species may have been overlooked due to the constraints of the season and time in which the survey was undertaken.
- 2.31 Certain species, such as bats and nesting birds, are highly mobile and it is therefore possible for these species to occupy the site at any time in the future, particularly if any alterations/changes occur to the site. 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, there was no indication of their presence at the time of survey.

DEFRA Statutory Biodiversity Metric

- 2.32 The Statutory Biodiversity Metric relies on outputs of biodiversity unit calculations which are not absolute values or scientifically precise. Therefore, the Metric and its outputs should be informed by a qualitative assessment and the Metric's results interpreted within caution.
- 2.33 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 within this assessment.
- 2.34 The accuracy of habitat area measurements is limited by the form of baseline data collection and resolution of the proposed site plan. QGIS and Coreo have been used to calculate habitat areas which have been aligned with Google Maps satellite imagery and the proposed site plan.
- 2.35 Habitat condition for newly created habitats was 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 lifespan

- 2.36 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.
- 2.37 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.
- 2.38 **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 SPAs and SACs as included under the UK National Site Network and Ramsars within 7.5km of the site; and nationally/locally protected sites (NNRs, LNRs, SSSIs) within 2km of the site. Results are presented in Table 2 below:

Table 2: Statutory designated sites around application site

Site name	Distance from site	Designation	Site description
Bath and Bradford-on-Avon Bats	Consultation zone (4000km core roost buffer for Greater horseshoe bat) (SAC located 8.3km northwest)	SAC (core roost buffer on-site)	This site in southern England includes the hibernation sites associated with 15% of the UK greater horseshoe bat (<i>Rhinolophus ferrumequinum</i>) population and is selected on the basis of the importance of this exceptionally large overwintering population. Small numbers of Bechstein's bats (<i>Myotis bechsteinii</i>) have been recorded hibernating in abandoned mines in this area, though maternity sites remain unknown.
Picket and Clanger Wood	1.15km southeast	SSSI	Picket and Clanger Wood is a floristically rich ancient woodland supporting an outstanding range of butterfly species. The combined butterfly and moth faunas include several scarce species with limited national distributions, among them two which are rare and vulnerable in Great Britain. The site also accommodates a diversity of birds characteristic of ancient woodland in southern and western England and is nationally recognised for supporting the rare Bechstein's bat (<i>Myotis bechsteinii</i>) with the woodland providing essential maternity roosts.
Southwick Country Park	1.8km northwest	LNR	SCP LNR was formerly a dairy farm, with no fertiliser inputs since 1989. The grassland is managed to enhance floristic diversity, with most areas cut annually for hay or silage. Historic hedgerows and copses remain, supporting veteran oak (<i>Quercus robur</i>) and ash (<i>Fraxinus excelsior</i>) trees within established woodland flora. Lambrook Stream, its tributary and ponds are important for biodiversity. The site supports protected species, including water vole (<i>Arvicola amphibius</i>) along the stream banks. Nine bat species are recorded, including the rare Bechstein's bat (<i>Myotis bechsteinii</i>) and greater horseshoe bat (<i>Rhinolophus ferrumequinum</i>), both of which roost on-site. Invertebrate interest is high, with 11 UK BAP Priority <i>Lepidoptera</i> species and 12 <i>Odonata</i>

			species, including the red-listed scarce chaser (<i>Libellula fulva</i>). Otters (<i>Lutra lutra</i>) visit occasionally, attracted by swan mussel (<i>Anodonta cygnea</i>) beds. Reptiles present include grass snake (<i>Natrix helvetica</i>), adder (<i>Vipera berus</i>), and slow worm (<i>Anguis fragilis</i>). Birdlife is also notable, with 15 species recorded on the Royal Society for the Protection of Birds Red List.
Salisbury Plain	6km southeast	SPA	During the breeding season the SPA regularly supports at least 14.5% of the stone-curlew (<i>Burhinus oedicephalus</i>) western European population, 20% of the British guillemot (<i>Uria aalge</i>) population, 1.2% of the 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	6km southeast	SAC	Designated for Annex I habitats <i>Juniperus communis</i> 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 aurinia</i>).

Impacts on statutory sites

Bath and Bradford-on-Avon Bats SAC

- 3.2 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 horseshoes; the distance of the nearest Core Roost associated with the SAC is approximately 4km southeast of the proposed development site. Impacts upon the Bath and Bradford-on-Avon SAC populations and the Core Roost population located 4km southeast of the site are discussed below within the ‘Bats’ results section.

Salisbury Plain SPA

- 3.3 The application site is located within 6km of the Salisbury Plain SPA/SAC. The Council’s Habitats Regulations Assessment (HRA) and Mitigation Strategy for Salisbury Plain SPA (Wiltshire Council, 2018) has identified that residential developments falling within 6.4km of the SPA have been demonstrated to increase recreational pressures upon these sites and the species using them, through increased visitation and activities, such as dog-walking.
- 3.4 Mitigation will be required for the application due to a net increase of two new dwellings; further information is provided in Section 5.

Locally designated (non-statutory) sites

- 3.5 WSBRC (2026) were consulted to provide results of any locally designated sites within 1km of the site. However, no locally designated (non-statutory) sites were identified within the search area; therefore, no further action is advised in relation to locally designated (non-statutory) sites.

Impacts on non-statutory sites

- 3.6 No impacts on non-statutory sites are anticipated.

Priority habitats

- 3.7 The hedgerow along the southwest boundary of the site qualifies as a priority habitat due to the presence of 80% native woody species (JNCC, 2008); the nearest area of off-site priority habitat, deciduous woodland, is located approximately 490m northeast of the site boundary (MAGIC, 2026). The habitat is buffered by a road, urban development and agricultural land. Therefore, no impacts on this habitat are anticipated.
- 3.8 The native hedgerow along the southwest boundary will be retained in full, however, protective measures for the hedgerow must be complied with as outlined in Section 5 of this report.

Protected, rare and vulnerable species

- 3.9 WSBRC (2026) was consulted to provide any records of protected/vulnerable species of interest as presented in Table 3 below:

Table 3: Records for protected/vulnerable species of interest

Common name	Taxonomic name	Number of records	Most recent record	Nearest record to site
Bats				
Barbastelle	<i>Barbastella barbastellus</i>	3	2013	650m east
Bechstein's bat	<i>Myotis bechsteinii</i>	19	2013	760m southeast
Brown long-eared bat	<i>Plecotus auritus</i>	5	2019	290m southwest
Common pipistrelle	<i>Pipistrellus pipistrellus</i>	42	2023	410m north
Daubenton's bat	<i>Myotis daubentonii</i>	1	2013	650m east
Greater horseshoe	<i>Rhinolophus ferrumequinum</i>	11	2023	410m north
Leisler's bat	<i>Nyctalus leisleri</i>	1	2013	835m east
Lesser horseshoe	<i>Rhinolophus hipposideros</i>	6	2023	660m southeast
Long-eared bat species	<i>Plecotus sp.</i>	1	2013	830m east
Myotis bat species	<i>Myotis sp.</i>	32	2023	660m southeast

Nathusius's pipistrelle	<i>Pipistrellus nathusii</i>	4	2013	650m east
Natterer's bat	<i>Myotis nattereri</i>	4	2013	690m southwest
Noctule	<i>Nyctalus noctula</i>	14	2023	410m north
Nyctalus species	<i>Nyctalus sp.</i>	14	2023	660m southeast
Pipistrelle species	<i>Pipistrellus sp.</i>	5	2023	410m north
Serotine	<i>Cnephaeus serotinus</i>	9	2013	650m east
Soprano pipistrelle	<i>Pipistrellus pygmaeus</i>	28	2023	410m north
Birds				
Barn owl	<i>Tyto alba</i>	1	2013	Within 1km
Cetti's warbler	<i>Cettia cetti</i>	5	2020	550m southeast
Fieldfare	<i>Turdus pilaris</i>	4	2021	340m southwest
Hobby	<i>Falco subbuteo</i>	1	2005	Within 1km
House sparrow	<i>Passer domesticus</i>	8	2023	420m west
Kingfisher	<i>Alcedo atthis</i>	2	2002	690m southeast
Osprey	<i>Pandion haliaetus</i>	1	2007	610m southeast
Peregrine	<i>Falco peregrinus</i>	3	2021	Within 1km
Red kite	<i>Milvus milvus</i>	7	2022	610m south
Redwing	<i>Turdus iliacus</i>	6	2021	340m southwest
Skylark	<i>Alauda arvensis</i>	4	2024	850m east
Spotted flycatcher	<i>Muscicapa striata</i>	1	2006	Within 1km
Yellowhammer	<i>Emberiza citrinella</i>	3	2020	880m west
Flora				
Bluebell	<i>Hyacinthoides non-scripta</i>	3	1984	Within 1 km
Invertebrates				
Blood-vein	<i>Timandra comae</i>	1	2024	590m southeast
Cinnabar	<i>Tyria jacobaeae</i>	1	2010	900m southwest
Duke of Burgundy	<i>Hamearis lucina</i>	1	2022	Within 1km
Dusky brocade	<i>Apamea remissa</i>	1	2010	900m southwest
Jersey tiger	<i>Euplagia quadripunctaria</i>	1	2024	950m north
Knotgrass	<i>Acronita rumicis</i>	1	2010	900m southwest
Mottled rustic	<i>Caradrina morpheus</i>	1	2010	900m southwest
Rustic	<i>Hoplodrina blanda</i>	1	2010	900m southwest
Shoulder-striped wainscot	<i>Leucania comma</i>	1	2010	900m southwest
Small blue	<i>Cupido minimus</i>	1	1997	Within 1 km
Small heath	<i>Coenonympha pamphilus</i>	5	2021	720m north
White ermine	<i>Spilosoma lubricipeda</i>	1	2010	900m southwest
White letter hairstreak	<i>Satyrrium w-album</i>	1	1981	Within 1km
Other mammals				
Badger	<i>Meles meles</i>	5	2009	350m southeast
Hazel dormouse	<i>Muscardinus avellanarius</i>	7	2022	710m north
Hedgehog	<i>Erinaceus europaeus</i>	79	2022	280m southwest
Otter	<i>Lutra lutra</i>	9	2023	490m southeast
Water vole	<i>Arvicola amphibius</i>	3	2009	680m southeast
Reptiles and amphibians				
Common frog	<i>Rana temporaria</i>	14	2013	250m northwest
Common toad	<i>Bufo bufo</i>	9	2013	320m northeast
Common lizard	<i>Zootoca vivipara</i>	1	1977	550m east
Grass snake	<i>Natrix helvetica</i>	3	2016	530m north
Great crested newt	<i>Triturus cristatus</i>	61	2024	240m northeast
Slow worm	<i>Anguis fragilis</i>	5	1980	250m northwest

- 3.10 There are nearby records for Annex II light-sensitive bats, including: barbastelle, Bechstein's bat, greater horseshoe and lesser horseshoe. Several other light sensitive species including long-eared bat species, brown long-eared bats and myotis bat species were recorded within the local area. 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.
- 3.11 There are nearby records for barn owls, birds, badgers, hedgehogs, hazel dormice, reptiles and amphibians including great crested newts; further discussion regarding these species is provided under 'Protected species' further on in Section 3.

Botanical survey (UKHab)

Habitats recorded on-site

- 3.12 The following habitats were recorded within the site (habitat maps and species lists for each habitat are provided in Appendix E and photographs provided in Appendix D of this report) (Table 4):

Table 4: Habitats recorded on-site

Habitat	Primary UKHab code	Secondary UKHab code(s) ¹	Description
Artificial unvegetated, unsealed surface	u1c	839	A gravel track to the southwest of the red line boundary provides the access to the site and house at the end of the drive.
Developed land; sealed surface	u1b6	839 851	The start of the track (839) is tarmac and contains a culvert (851) connecting the ditch which runs along the southeastern boundary.
Modified grassland	g4	108	A regularly mown (108) modified grass lawn with abundant areas of meadow foxtail (<i>Alopecurus pratensis</i>) perennial rye-grass (<i>Lolium perenne</i>) is present across the site. The grassland is frequently mown (108).
Native hedgerow	h2a6	516	An actively managed (516) native hedgerow is present along the western boundary.
Non-native & ornamental hedgerow	h2b	516	An actively managed (516) non-native & ornamental hedgerow is present in the northwest of the site, forming a distinct section within the predominantly native hedgerow on the western boundary.

Impacts of development on habitats

- 3.13 The proposed development will involve the retention of the developed land; sealed surface (u1b6) and the artificial unvegetated, unsealed surface (gravel) track (u1c). The native hedgerow (h2a6) and non-native and ornamental hedgerow (h2b) will also

be retained with measures taken to reduce impacts on these habitats as detailed in Section 5. All the modified grassland (g4) will be lost as part of the development. This is to be replaced with two new dwellings (u1b6) and associated landscaping works such as the creation of permeable block paved driveways (u1c), patios (u1b6) and vegetated garden (u1 828).

- 3.14 The results of the metric, undertaken to calculate measurable habitat losses/gains, are provided under Section 4 of this report.

Protected species assessment

Badgers

- 3.15 There are five badger records within 1km of the site (WSBRC, 2026) and whilst the site possesses some suitable habitat for badgers, no evidence to suggest badgers are present on-site was identified.
- 3.16 However, due to the site's rural location being surrounded by arable land and pasture with areas of woodland, protective works measures are outlined in Section 5 for badgers.

Barn owls and other nesting birds

- 3.17 No evidence of barn owls was present on-site; the grassland on-site is frequently mown and lacks a deep thatch layer required for prey. Therefore, this species is not considered to be impacted by the proposals and barn owls are not discussed further in this assessment.
- 3.18 The hedgerow on-site provides potential nesting opportunities for birds; therefore, a mitigation plan is detailed in Section 5 of this report to mitigate for impacts on nesting birds.

Bats

Daytime Bat Walkover (DBW)

Buildings - roosts

- 3.19 No buildings are present within the red line boundary and therefore no impacts on roosts within buildings are anticipated.

Trees - roosts

- 3.20 No trees will be impacted by the proposed works and therefore no impacts on roosts within trees are anticipated.

Bath and Bradford-on-Avon Bats SAC

- 3.21 The site lies within the 4km buffer area for greater horseshoes within the Bath and Bradford-on-Avon Bats SAC and lies approximately 4km from a Core Roost. Additionally, the site also falls within both a 'Yellow Zone' and 'Grey Zone' for bat sensitivity under the Trowbridge and Westbury Bat Mitigation Strategy (Wiltshire Council, 2025). The SAC is made up of main hubs and a complex network of commuting routes and foraging areas.
- 3.22 Sensitive features that make up foraging areas and commuting corridors within the SAC (such as woodland, watercourses, hedgerows and embankments) are present near the site; however, none are anticipated to be affected by the proposed works.
- 3.23 The only potential feature on-site is the native hedgerow on the southwestern boundary which provides important connectivity to the wider landscape. There are records for Annex II bat species within the local area, and it is assumed that these species use the hedgerow as a commuting corridor across the landscape. Therefore, no further surveys were conducted in relation to foraging and commuting bats.
- 3.24 Therefore, lux contour plans and a lighting plan will be required to demonstrate that light spill can be mitigated for and designed to minimise light spill onto the hedgerow and hedgerows surrounding the site.
- 3.25 No physical changes to sensitive features will take place on-site as the hedgerows will be retained; general lighting reduction measures are detailed in Section 5 and the lux contour plans and lighting plan must be provided pre-commencement of works by a lighting consultant.

Dormice

- 3.26 Seven dormice records exist within the local area (WSBRC, 2026), the closest of these is approximately 710m north. The nearest European Protected Species (EPS) licence is located approximately 13km north of the site (MAGIC, 2026). The habitat on-site for dormice is limited to the hedgerow which is considered to provide sub-optimal habitat due to lacking species diversity; this hedgerow will be protected during construction works. Therefore, dormice are not considered to be affected by the proposed works, and no mitigation is advised for this species.

Great crested newts (GCN)

- 3.27 The site was assessed for its suitability for great crested newts (GCN). There are 61 GCN records within 1km of the site (WSBRC, 2026) with the nearest record approximately 240m northeast of the site; and the nearest positive licence return for GCN is located approximately 350m east of the site (MAGIC, 2026).

GCN Risk Zone – District Level Licence (DLL) scheme

- 3.28 The site falls within an ‘Amber Risk Zone’ for GCN (Natural England, 2026); therefore, the local area is considered to support main population centres for GCN and comprise important connecting habitat that aids natural dispersal.

Aquatic habitats

- 3.29 No ponds are present on-site, and an aerial assessment revealed two waterbodies within 250m of the site (MAGIC, 2026). The ponds were inaccessible at the time of the survey due to their location within private land.

Terrestrial habitats

- 3.30 The site holds limited potential habitat for GCN being largely confined to the hedgerow on-site.
- 3.31 Given the lack of suitable habitat and since the hedgerow is not being impacted by the proposed works, it is considered less likely that GCN would be impacted by the proposed works. However, since the site falls within an ‘Amber Risk Zone’ and there are ponds within commuting distance of the site, Reasonable Avoidance Measures (RAMs) will be adhered to; see Section 5 for further details.

Hedgehogs

- 3.32 There are suitable habitats on-site for hedgehog including grassland and hedgerows which provide suitable foraging and commuting habitats. There are 79 known records for hedgehogs within 1km of the site (WSBRC, 2026).
- 3.33 It is considered possible that hedgehogs utilise the site; hedgehogs are a priority species due to their rural population decline (Wembridge, D. *et al*, 2022). Therefore, mitigation for hedgehogs is provided in Section 5 of this report.

Reptiles and common amphibians (herpetofauna)

- 3.34 There are known records for common reptiles and amphibians (herpetofauna) within 1km of the site (WSBRC, 2026), however, there is limited suitable habitat on-site for herpetofauna. Therefore, common reptiles and amphibians are not considered likely to be impacted by the proposals and no mitigation is advised for these species.

4. BIODIVERSITY METRIC CALCULATION RESULTS

DEFRA Biodiversity Metric calculation

- 4.1 A DEFRA Biodiversity Metric calculation (Natural England, 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 E and photographs in Appendix D of this report. Habitat Condition Assessments are provided in Appendix F 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 14th April 2026; no site clearance is believed to have occurred on-site prior to the site visit.

Baseline habitats present on-site

- 4.4 Baseline habitats present within the site are listed in Table 5 below:

Table 5: Baseline habitats present on-site

Habitat type	Habitat parcel reference	Area (ha) / length (km)	Strategic significance	Habitat condition	Habitat units
<i>Area habitats</i>					
Modified grassland	BA-A	0.052	Area/compensation not in local strategy/ no local strategy	Poor	0.1
Artificial unvegetated, unsealed surface	BA-B	0.0374	Area/compensation not in local strategy/ no local strategy	n/a	0
Developed land; sealed surface	BA-C	0.0023	Area/compensation not in local strategy/ no local strategy	n/a	0
Total units =					0.1 units
<i>Hedgerow habitats</i>					
Native hedgerow	BA-H1	0.06	Area/compensation not in local strategy/ no local strategy	Moderate	0.24

Habitat type	Habitat parcel reference	Area (ha) / length (km)	Strategic significance	Habitat condition	Habitat units
Non-native and ornamental hedgerow	BA-H2	0.002	Area/compensation not in local strategy/ no local strategy	Poor	0
Total units =					0.24 units
<i>Watercourse habitats</i>					
Ditch	D1	0.009	Area/compensation not in local strategy/ no local strategy	Poor	0.01
Total units =					0.01 units

Proposed habitats

- 4.5 A proposed (post-development) habitats plan is provided in Appendix E; proposed on-site habitats are presented in Table 6 below:

Table 6: Proposed habitats on-site

Habitat type	Habitat parcel reference	Area / length	Proposed habitat condition	Criteria targeted	Habitat units
<i>Area habitats</i>					
Artificial unvegetated; unsealed surface	PR-A	0.0099	n/a	n/a	0
Developed land, sealed surface	PR-B	0.022	n/a	n/a	0
Vegetated garden	PR-C	0.0199	n/a	n/a	0.04
Artificial unvegetated; unsealed surface	BA-B	0.0374	n/a	n/a	0
Developed land; sealed surface	BA-C	0.0023	n/a	n/a	0
Total units projected from retained habitats =					0 units
Total units projected from creation =					0.04 units
Total units =					0.04 units
<i>Hedgerow habitats</i>					
Native Hedgerow	BA-H1	0.06	Moderate	Moderate (retained in current condition)	0.24
Non-native and ornamental hedgerow	BA-H2	0.002	Poor	n/a	0.00
Total units projected =					0.24 units
<i>Watercourse habitats</i>					
Ditch	D1	0.009	Poor	n/a	0.01
Total units projected from retained habitats =					0.01

Habitat type	Habitat parcel reference	Area / length	Proposed habitat condition	Criteria targeted	Habitat units
Total units projected from creation =					0
Total units =					0.01

Strategic significance

- 4.9 A search was undertaken on the Local Nature Recovery Strategy (LNRS) for Wiltshire and Swindon 2025 (Wiltshire Council, New Forest National Park & Swindon Borough Councils, 2025) to determine if any proposed habitats are in a strategic area for habitat creation. As the proposed habitats are within a private garden and cannot be legally secured, all proposed habitats were assigned a 'low' strategic significance.

Headline results

- 4.11 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	-0.07
	Hedgerow units	0.00
	Watercourse units	0.00
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	Area habitat units	-63.07%
	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%	0.10	0.11	0.08
Hedgerow units	10.00%	0.24	0.27	0.02
Watercourse units	10.00%	0.01	0.01	0.00

Interpretation of results

- 4.12 Based upon the current proposals, there is anticipated to be an overall net change of -0.07 habitat units, 0 hedgerow units and 0 watercourse units; this is equivalent to a net % change of -63.07% habitat units, 0% in hedgerow units and 0% in watercourse units post-development.
- 4.13 The unit shortfall summary is presented in Figure 2 below which indicates the shortfall required to achieve the mandatory 10% net gain in habitats and hedgerow units.

Figure 2: Unit shortfall summary

Tier	Unit Shortfall by Tier	Credits Required
A1	0.08	0.15
A2	0.00	0.00
A3	0.00	0.00
A4	0.00	0.00
A5	0.00	0.00
H	0.02	0.05
W	0.00	0.00

- 4.14 The applicant owns no suitable alternative land to provide the required off-site habitats and there is no available area to accommodate additional habitats onsite due to the residential nature of the development.
- 4.15 A 10% net gain cannot be achieved on-site for habitats; therefore, offsite habitat units and/or statutory biodiversity credits will now need to be purchased by the applicant. 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 net change of - 0.07 habitat units, 0 hedgerow units and 0 watercourse units; this is equivalent to a net % change of -63.07% habitat units, 0% in hedgerow units and 0% in watercourse units post-development.

Requirements to discharge the biodiversity gain condition of planning permission

- 5.2 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 for habitats units as required under the Environment Act 2021.
- 5.3 The applicant should note that the Spatial Risk Multiplier (SRM) has already been applied to the unit shortfall summary (Section 4 – Figure 2, column 3) and so this represents the number of units needed to be purchased if purchasing statutory biodiversity credits (x 2 multiplier applied).
- 5.4 Both options have been explained below:

Off-site habitat units

- 5.5 Should off-site habitat units be 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).
- 5.6 It should therefore be noted that purchasing off-site habitat units will always be the preferred option, and the most economical option as statutory credits are priced above the local market rate.
- 5.7 A copy of the completed SBM 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 include:

<https://gaiacompany.io/>

<https://environmentbank.com/>

Statutory biodiversity credits

- 5.8 Alternatively, statutory biodiversity credits may be purchased as a last resort. A copy of the calculation tool will need to be submitted to Natural England at the time of buying statutory credits; 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>

Discharge of biodiversity gain as a condition of planning permission

- 5.9 A biodiversity gain condition is a pre-commencement condition; once planning permission has been granted, a Biodiversity Gain Plan must be submitted to the Local Planning Authority (LPA) by the applicant and approved prior to commencement of the development. The Biodiversity Gain 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 off-site biodiversity gains have been registered and allocated to the development; and/or biodiversity credits, if necessary, have been purchased.

Statutory sites – mitigation

Salisbury Plain SPA/SAC

- 5.10 The application site is located within 6.4km of the Salisbury Plain SPA/SAC. Salisbury Plain SPA encompasses a vast area of chalk grassland which supports breeding common quail (*Coturnix coturnix*), Eurasian hobby (*Falco subbuteo*), stone-curlew (*Burhinus oedicnemus*) and non-breeding hen harrier (*Circus cyaneus*). The stone-curlew is a ground nesting species which is sensitive to disturbance by people and dogs and is particularly susceptible to recreational pressure.
- 5.11 The Council's Habitats Regulations Assessment (HRA) and Mitigation Strategy for Salisbury Plain SPA (Wiltshire Council, 2018) has identified that residential developments falling within 6.4km of the SPA have been demonstrated to increase recreational pressures upon these sites and the species using them, through increased visitation and activities such as dog-walking.
- 5.12 Financial contribution is required for this application to ensure the impacts of increased visitor pressures on these sites can be monitored, managed and mitigated

for over the lifetime of the development. The Wiltshire Community Infrastructure Levy (CIL) fee will be secured as part of the development and will be calculated at the time of application.

Badgers and hedgehogs

5.13 The site has potential to support badgers and hedgehog; therefore, the following measures will be followed to ensure badgers and hedgehogs 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 150mm wide ramp/board will be installed at a 45-degree angle in each trench/pit to allow hedgehogs 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 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 (see Appendix G).

Bats

Developer contributions for strategic habitat mitigation

Yellow Zone

5.14 The site is located within the 'Yellow Zone' (bat sensitivity zone) of the Trowbridge and Westbury Bat Mitigation Strategy 2025 (Wiltshire Council, 2025). The strategy states that *"Any development of new greenfield sites located within the Yellow Medium Risk Bat Sensitivity Zone must, where appropriate, expect to contribute to strategic habitat mitigation via a Section 106 Agreement (s106), a Section 111 Agreement (s111) or Unilateral Undertaking (UU) (legal fees will apply) as follows:*

- *For residential development, £972.03 per dwelling, which will be payable through S106, S111 or unilateral undertaking".*

Grey Zone

5.15 The site is also located within the 'Grey Zone' (bat sensitivity zone) of the Trowbridge and Westbury Bat Mitigation Strategy 2025 which aims to address recreational pressures on woodlands used by Bechstein's bats as part of new developments in Trowbridge and Westbury. The strategy states that *"Any new residential development of less than 50 dwellings located within the grey hatched Medium Risk Bat Sensitivity Zone must, where appropriate, expect to contribute to strategic recreational pressure mitigation via a section 106 agreement (s106), a section 111 (s111) agreement or unilateral undertaking (UU) (legal fees will apply) as follows:*

- *For residential development, calculated at £925 per dwelling, which will be payable through s106, s111 or unilateral undertaking."*

Artificial lighting and bats:

5.16 The site is highly likely to support commuting and foraging bats and the site falls within the Bath and Bradford-on-Avon Bats SAC consultation zone (4km greater horseshoe buffer to Core Roost). It is likely that bats are commuting and foraging across the general site, particularly along the southwest hedgerow on-site which provides connectivity across the wider landscape. Bats are very sensitive to artificial lighting, particularly the rare Annex II Barbastelle, Bechstein's bat, greater horseshoe and lesser horseshoe which have been recorded within the local area. Artificial lighting can impede their ability to successfully forage and alter flightpaths (BCT & ILP, 2023). Picket and Clanger Wood (SSSI) located 1.15km southeast of the site has been found to be of national importance for Bechstein's bats both for maternity roosting and foraging purposes, with close associations to other nearby woods supporting a wider, inter-connected Bechstein's bat population.

5.17 As these rare, light-sensitive bats likely use the site during nocturnal hours, lux contour plans and lighting plan will be need to be provided by a lighting consultant to minimise light spill on the hedgerows and sensitive surrounding habitats which bats use for commuting and foraging purposes.

5.18 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 new external light fixtures will be installed. If external lighting is required, this will be installed where required for safety purposes only. No external luminaires will be installed where these will cast light spill onto surrounding vegetation, such as mature trees.

- ◆ All luminaries 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).
- ◆ Internal luminaires will be recessed only (as opposed to using a pendant fitting) where installed in proximity to windows to reduce glare and light spill.
- ◆ Column heights must be carefully considered to minimise light spill and glare visibility. This must be balanced with the potential for increased numbers of columns and upward light reflectance.
- ◆ Only luminaires with a negligible or zero Upward Light Ratio, and with good optical control, will be used.
- ◆ Luminaires must always be mounted horizontally, with no light output above 90° and/or no upward tilt.
- ◆ External security lighting will be set on motion sensors and set to a one-minute (or less) timer.
- ◆ Bollard or low-level downward-directional luminaires will not be installed. This is due to a considerable range of issues, such as unacceptable glare, poor illumination efficiency, unacceptable upward light output, and increased upward light scatter from surfaces.
- ◆ Only if all other options have been explored, accessories such as baffles, hoods or louvres can be used to reduce light spill and direct it only to where it is needed. However, due to the lensing and fine cut-off control of the beam inherent in modern LED luminaires, the effect of cowls and baffles is often far less than anticipated and must not be relied upon solely.

Great crested newts (GCN)

5.19 There are two waterbodies within 250m of the site; the site falls within an 'Amber Risk Zone' for GCN (Natural England, 2026) and there are known records and EPS licenses for GCN within 500m of the site (WSBRC, 2026) (MAGIC, 2026). However, there are no

ponds on-site and very limited terrestrial habitat within the works areas to be impacted as the grass is regularly mown short.

5.20 The hedgerows on-site will be fully retained and are not anticipated to be impacted by the development; these will be protected by Heras fencing throughout the works. However, since the site falls within an 'Amber Risk Zone', Reasonable Avoidance Measures (RAMs) will be adhered to as detailed below:

- ◆ Any trenches left overnight will be boarded over or a ramp installed at a 45-degree angle to prevent animals from becoming entrapped.
- ◆ Any materials will be stored on pallets, and any demolition materials will be stored in skips / similar containers rather than in piles on the ground.
- ◆ The ground vegetation within the construction site must be maintained short (<5cm) throughout the works. Any materials must be stored away from the site boundaries which may connect to suitable habitats.
- ◆ Any materials will be removed by hand; if a great crested newt (GCN) is discovered, all works will cease immediately, and the materials replaced. Natural England will be contacted and a licence obtained prior to works proceeding.
- ◆ Excavations and working areas must be managed so as not to create temporary waterbodies which may attract newts onto site.
- ◆ Access into the works area must use the existing road and track and keep habitat disturbance to a minimum, avoiding any areas of potential habitat.

Nesting birds

5.21 There is potential for nesting birds to be present within the hedgerow on-site. The hedgerows on-site are not to be impacted, however, should any pruning works be required, the following mitigation will apply:

- ◆ Any pruning / hedge cutting 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.
- ◆ **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.**
- ◆ **The Heras fencing must be installed prior to works commencing to ensure protection of the hedgerows and must not be removed until completion of the development to ensure protection of nesting birds within the hedges.**

Biodiversity enhancements

5.22 Features will be included within the proposed development to enhance the site for biodiversity (Appendix G for plan and specifications). The new dwellings will each feature the following:

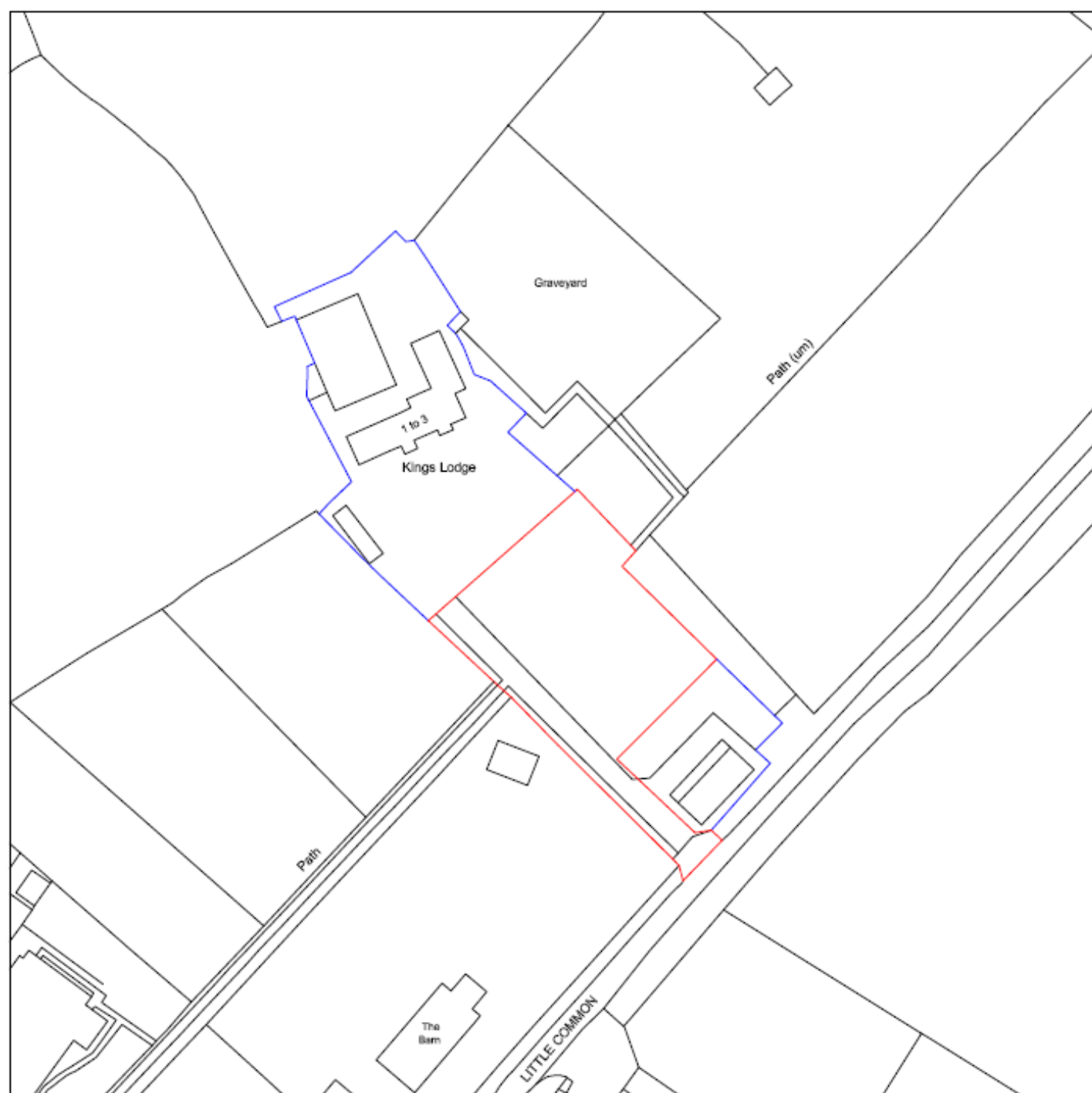
- ◆ One 'Vivara Pro Build-in Woodstone Bat Tube' (two in total) (<https://www.nhbs.com/ib-vl-05-vivara-pro-build-in-woodstone-batbox>) or similar approved will be installed at the apex of each new dwelling.
- ◆ One 'Manthorpe Swift bricks' (two in total) or similar approved (<https://www.nhbs.com/manthorpe-swift-brick>) will be installed at the apex of each new dwelling.
- ◆ Two 'Solitary Bee Bricks' (a total of four) or similar approved (<https://www.nhbs.com/solitary-bee-bricks>) will be installed in each new dwelling at a minimum height of 1m from ground level with no upwards limit.

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Appendix A – Existing site plan



Produced on 01 September 2020 from the Ordnance Survey National Geographic Database and the most up-to-date available information.
The file shows the area bounded by 568971 N 100073 E 100073 E 100073 E 100073 E 100073 E 100073 E
Crown copyright © 2020 OS 100073 E 100073 E 100073 E 100073 E 100073 E 100073 E 100073 E
Data source: Ordnance Survey, 2020. Data source: Ordnance Survey, 2020.

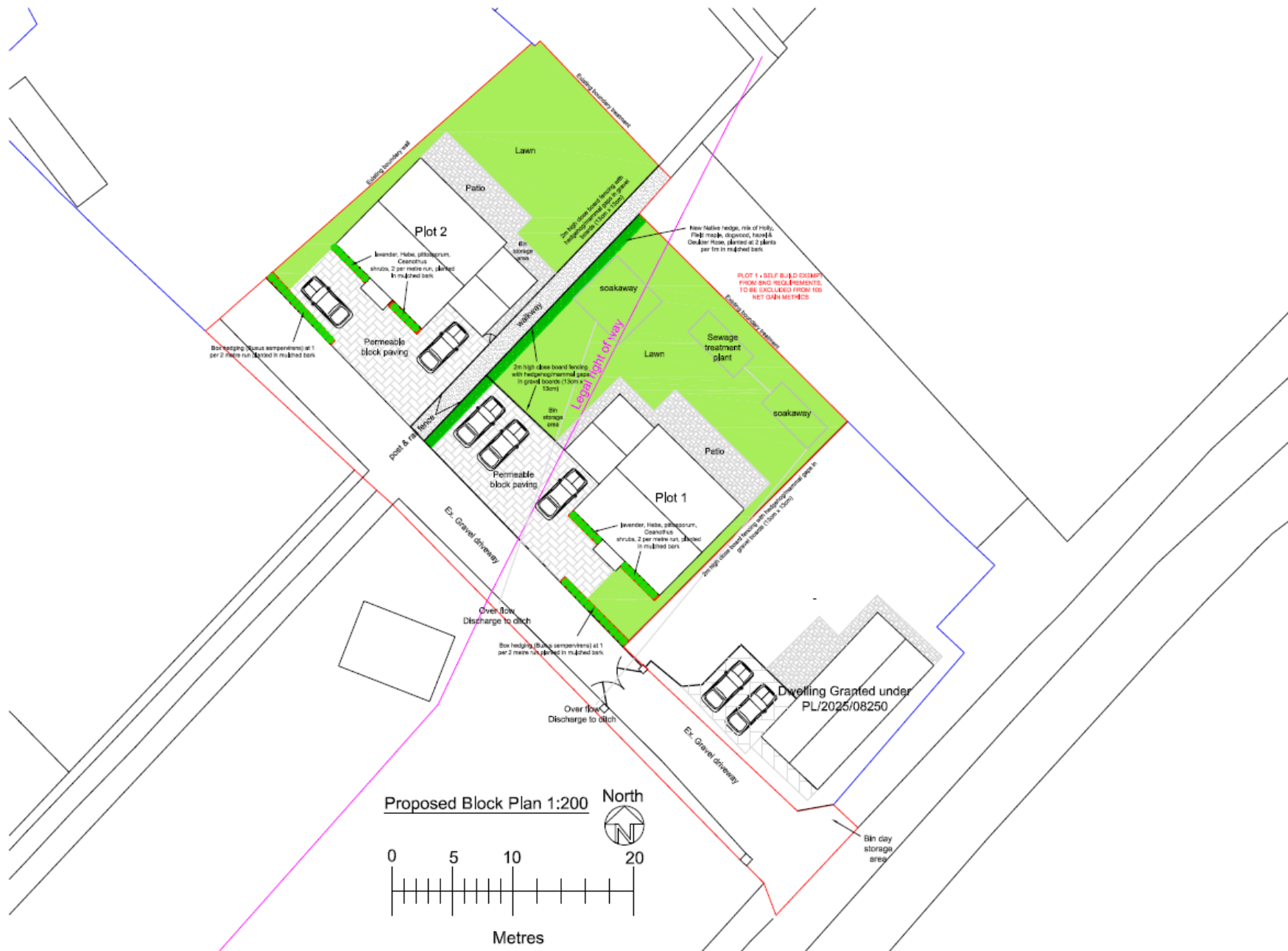
Location Plan 1:1250

North



A horizontal number line is shown with the word "Metres" centered below it. The line has major tick marks labeled 20, 0, 20, 40, 60, 80, and 100. The segment between the first 20 and the 0 is divided into 10 equal sub-segments by smaller tick marks.

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Appendix C - Relevant legislation and planning policy

Legislation

Protected species

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 due to their rarity, 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.

Some wild bird species, such as barn owls *Tyto alba*, are afforded additional protection under Schedule 1 of the WCA 1981 (as amended). This legislation makes the disturbance of any wild bird included in Schedule 1 illegal while it is building a nest or is in, on or near a nest containing eggs or young: or disturbance of dependent young of such a bird.

Certain species are listed under Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006 as species of 'principal importance' (JNCC, 2007) such as hedgehog *Erinaceus europaeus*, due to their national decline; under Section 40, Local Planning Authorities have a duty to conserve these species.

Protected habitats and sites

A number of sites designated for nature conservation are afforded legal protection due to being of international importance. The UK National Sites Network includes Special Protection Areas (SPAs) for birds and Special Areas of Conservation (SACs) for habitats; Ramsars, designated for important wetland habitats, do not form part of the National Sites Network but are protected in the same way.

Habitats listed under Annex I of the EC Habitats and Species Directive 1992 are included due to their rarity and importance to the maintenance of protected species populations. Examples include estuaries, northern Atlantic wet heaths with *Erica tetralix*, and blanket bogs.

Other nationally 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 NERC Act 2006.

Several habitats are listed under Section 41 of the NERC Act 2006 including certain hedgerows, arable field margins, grassland, fen, swamp, marine habitats, woodlands and rivers.

Biodiversity Net Gain (BNG) – The Environment Act 2021

Part 6 Schedule 14 of the Environment Act 2021 ‘Biodiversity Gain as Condition of Planning Permission’ mandates a minimum 10% measurable habitat net gain for all major and minor planning applications (with certain applications being exempt). Under Sch. 14, there is a legal requirement to deliver a minimum 10% measurable habitat net gain value post-development compared to the measured pre-development value of a site, as measured using the national DEFRA Biodiversity Metric calculation tool.

This legislation was enacted into law on 12th February 2024 for major applications and 2nd April 2024 for minor applications. For all applications subject to mandatory BNG, a biodiversity gain condition must be discharged through submission of a Biodiversity Gain Plan to the relevant Local Planning Authority detailing how the development has met the minimum 10% net gain objective. Offsite habitats and significant onsite habitat enhancements are subject to a minimum of 30 years maintenance under the Act.

National and local planning policy

The National Planning Policy Framework (NPPF)

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, enhancements for biodiversity, such as the inclusion of bat roosting and/or bird nesting boxes, are required as part of the development.

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 - Photographs



Photo 1: Gravel track and entrance to site.



Photo 2: Culvert.



Photo 3: Ditch.



Photo 4: Regularly mown modified grassland g4 108.



Photo 5: Public right of way across the site.



Photo 6: Gap within hedgerows for footpath.



Photo 7: Actively managed native hedgerow (h2a6 516).



Photo 8: Small section of non-native and ornamental hedgerow (h2b 516).



Photo 9: Proposed Plot 2 location.



Photo 10: Hedgerow within blue line land (northeast of Plot 1 to the north of the adjacent barn).



Photo 11: Vegetation on fence outside of red line boundary.



Photo 12: Hedgerow outside redline boundary.

Appendix E – Pre- and post-development habitat plans & floral species lists

Baseline habitats plan





Legend:

- Red Line boundary
- Blue line boundary

HEDGEROWS

Hedgerow Baseline

- Non-native and ornamental hedgerow
- Native hedgerow

WATERCOURSES

Watercourse Baseline

- Ditches

HABITATS

Habitats Baseline

- Artificial unvegetated, unsealed surface
- Developed land; sealed surface
- Modified grassland

Secondary codes:	Description:
50	Ditch
108	Regularly mown
516	Active management
839	Track

Project name:	Kings Lodge, 3 Little Common, North Bradley, Trowbridge
Drawing title:	Baseline habitats plan
Client:	Mr Andrew Curry
Produced by:	JC
Scale:	1:320
Date produced:	27/04/2026
Drawing no:	00

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Species lists for habitats:

Common name	Scientific name	DAFOR scale abundance
Modified grassland (g4 108):		
Annual meadow-grass	<i>Poa annua</i>	Locally frequent
Bristly ox-tongue	<i>Helminthotheca echioides</i>	Locally rare
Cleavers	<i>Gallium aparine</i>	Locally rare
Cock's-foot	<i>Dactylis glomerata</i>	Occasional to rare
Common field speedwell	<i>Veronica persica</i>	Rare
Common mouse-ear	<i>Cerastium fontanum</i>	Rare
Common nettle	<i>Urtica dioica</i>	Locally rare
Common ragwort	<i>Jacobaea vulgaris</i>	Locally rare
Cow parsley	<i>Anthriscus sylvestris</i>	Locally rare
Creeping buttercup	<i>Ranunculus repens</i>	Occasional – locally frequent
Creeping cinquefoil	<i>Potentilla reptans</i>	Locally frequent
Creeping thistle	<i>Cirsium arvense</i>	Locally occasional
Cut-leaved crane's-bill	<i>Geranium dissectum</i>	Locally frequent – occasional
Daisy	<i>Bellis perennis</i>	Occasional
Dandelion	<i>Taraxacum agg.</i>	Rare
Dock sp.	<i>Rumex sp.</i>	Locally rare
Forget-me-not sp.	<i>Myosotis sp.</i>	Locally frequent
Germander speedwell	<i>Veronica chamaedrys</i>	Locally occasional
Ground-ivy	<i>Glechoma hederacea</i>	Locally abundant - locally frequent
Hairy bittercress	<i>Cardamine hirsuta</i>	Rare
Ivy leaved speedwell	<i>Veronica hederifolia</i>	Locally rare
Meadow buttercup	<i>Ranunculus acris</i>	Rare
Meadow foxtail	<i>Alopecurus pratensis</i>	Locally dominant – frequent
Perennial rye-grass	<i>Lolium perenne</i>	Locally abundant - frequent
Pointed spear-moss	<i>Calliergonella cuspidata</i>	Locally frequent
Red dead-nettle	<i>Lamium purpureum</i>	Occasional
Red fescue	<i>Festuca rubra</i>	Occasional - rare
Rough meadow-grass	<i>Poa trivialis</i>	Locally abundant
Scentless mayweed	<i>Tripleurospermum inodorum</i>	Locally occasional
Shining crane's-bill	<i>Geranium lucidum</i>	Locally rare
Silverweed	<i>Potentilla anserina</i>	Locally occasional
Smooth sow-thistle	<i>Sonchus oleraceus</i>	Locally rare
Spear thistle	<i>Cirsium vulgare</i>	Locally rare
White clover	<i>Trifolium repens</i>	Occasional to locally frequent
White dead-nettle	<i>Lamium album</i>	Locally rare
Willowherb	<i>Epilobium sp.</i>	Locally occasional to locally rare
Yorkshire fog	<i>Holcus lanatus</i>	Occasional to locally abundant
Dry ditch (r1 50 500 851):		
Bramble	<i>Rubus fruticosus agg.</i>	Occasional
Ivy	<i>Hedera helix</i>	Locally dominant
Cleavers	<i>Gallium aparine</i>	Locally frequent to occasional
Perennial sow-thistle	<i>Sonchus arvensis</i>	Locally rare
Dock sp.	<i>Rumex sp.</i>	Locally rare
Perennial rye-grass	<i>Lolium perenne</i>	Locally dominant
Annual meadow-grass	<i>Poa annua</i>	Locally frequent
White clover	<i>Trifolium repens</i>	Locally occasional
Dandelion sp.	<i>Taraxacum agg.</i>	Locally rare
Smooth sow-thistle	<i>Sonchus oleraceus</i>	Locally rare

White dead-nettle	<i>Lamium album</i>	Locally occasional
Cow parsley	<i>Anthriscus sylvestris</i>	Locally frequent
Cut-leaved crane's-bill	<i>Geranium dissectum</i>	Locally occasional
Willowherb	<i>Epilobium</i> sp.	Locally frequent
Nipplewort	<i>Lapsana communis</i>	Locally occasional
Elder	<i>Sambucus nigra</i>	Locally rare
Willow	<i>Salix</i> sp.	Locally rare
Hedge woundwort	<i>Stachys sylvatica</i>	Locally occasional
Brome sp.	<i>Bromus</i> sp.	Locally occasional
Groundsel	<i>Senecio vulgaris</i>	Locally rare
Lords-and-ladies	<i>Arum maculatum</i>	Locally rare
Daisy	<i>Bellis perennis</i>	Locally occasional
Common nettle	<i>Urtica dioica</i>	Locally abundant
Native hedgerow (h2a6 516):		
Ash	<i>Fraxinus excelsior</i>	Locally rare
Bramble	<i>Rubus fruticosus</i> agg.	Frequent – occasional
Bush vetch	<i>Vicia sepium</i>	Locally rare
Cleavers	<i>Gallium aparine</i>	Locally frequent to occasional
Common field speedwell	<i>Veronica persica</i>	Locally rare
Hairy bittercress	<i>Cardamine hirsuta</i>	Locally rare
Hawthorn	<i>Crataegus monogyna</i>	Dominant
Ivy	<i>Hedera helix</i>	Frequent - abundant
Ivy-leaved speedwell	<i>Veronica hederifolia</i>	Locally rare
Lesser swine-cress	<i>Lepidium didymum</i>	Locally rare
Lords and ladies	<i>Arum maculatum</i>	Occasional
Prickly sow thistle	<i>Sonchus asper</i>	Locally rare
Smooth sow thistle	<i>Sonchus oleraceus</i>	Rare
Wild privet	<i>Ligustrum vulgare</i>	Locally occasional
Wood speedwell	<i>Veronica montana</i>	Locally rare
Non-native and ornamental hedgerow (h2b 516):		
Leyland cypress	<i>Cupressus x leylandii</i>	Dominant

Post-development habitats plan



Legend:

- Red Line boundary
- Blue line boundary
- Self-build exempt from BNG
- Buildings

HEDGEROWS

Hedgerow Baseline

- Non-native and ornamental hedgerow
- Native hedgerow

WATERCOURSES

Watercourse Proposed

- Ditches

HABITATS

Habitats Proposed

- Artificial unvegetated, unsealed surface
- Developed land; sealed surface
- Vegetated garden

Secondary codes:	Description:
516	Actively managed
818	Residential building
828	Vegetated garden
839	Track
851	Culvert

References	Description
BA-A	Gravel track
BA-B	Tarmac culvert - entrance to site
Plot 1 - Exempt from BNG	Not included within metric calculations.
PR-A	Proposed driveway
PR-B	House and patio
PR-C	Vegetated garden

Project name:	Kings Lodge, 3 Little Common, North Bradley, Trowbridge
Drawing title:	Post development habitats plan
Client:	Mr Andrew Curry
Produced by:	JC
Scale:	1:300
Date produced:	29/04/2026
Drawing no:	00

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Appendix F – Habitat Condition Assessments

Condition Sheet: GRASSLAND Habitat Type (low distinctiveness)			
UKHab Habitat Type:			
Grassland - Modified grassland			
UKHab – see UK Habitat Classification			
On-site or off-site, site name and location:	On-site	Survey date and surveyor name:	Amy Parsons and Jonathan Cornish – 14/04/2026
Central grid reference of habitat:	ST 85936 55364	Habitat parcel reference:	BA-C
Survey reference (if relating to a wider survey):	-	Limitations (if applicable):	
Condition Assessment Criteria		Condition Achieved (Y/N)	Notes/Justification
A	There are 6-8 vascular plant species per m² present, including at least 2 forbs (these may include those listed in Footnote 1). Note - this criterion is essential for achieving Moderate or Good condition. Where the vascular plant species present are characteristic of medium, high or very high distinctiveness grassland, or there are 9 or more of these characteristic species per m² (excluding those listed in Footnote 1), please review the full UKHab description to assess whether the grassland should instead be classified as a higher distinctiveness grassland. Where a grassland is classed as medium, high, or very high distinctiveness, please use the relevant condition sheet.	N	Average of 5 species per metre squared based on five quadrats.
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for vertebrates and invertebrates to live and breed.	N	Uniformly mown.
C	Any scrub present accounts for less than 20% of the total grassland area. (Some scattered scrub such as bramble <i>Rubus fruticosus</i> agg. may be present). Note - patches of scrub with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.	Y	No scrub present
D	Physical damage is evident in less than 5% of total grassland area. Examples of physical damage include excessive poaching, damage from machinery use or storage, erosion caused by high levels of access, or any other damaging management activities.	Y	Physical damage <5%
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens) ² .	Y	Bare ground is below 10%.
F	Cover of bracken <i>Pteridium aquilinum</i> is less than 20%.	Y	No bracken present.
G	There is an absence of invasive non-native plant species ³ (as listed on Schedule 9 of WCA ⁴).	Y	No invasive non-native species present.
Essential criterion achieved (Yes or No):			No
Number of criteria passed:			5
Condition Assessment Result (out of 7 criteria)		Condition Assessment Score	Score Achieved ×/✓
Passes 6 or 7 criteria including passing essential criterion A		Good (3)	

Passes 4 or 5 criteria including passing essential criterion A	Moderate (2)	
Passes 3 or fewer criteria; OR Passes 4 - 6 criteria (excluding criterion A)	Poor (1)	✓
Suggested enhancement interventions to improve condition score		
Footnotes:		
Footnote 1 – Creeping thistle <i>Cirsium arvense</i>, spear thistle <i>Cirsium vulgare</i>, curled dock <i>Rumex crispus</i>, broad-leaved dock <i>Rumex obtusifolius</i>, common nettle <i>Urtica dioica</i>, creeping buttercup <i>Ranunculus repens</i>, greater plantain <i>Plantago major</i>, white clover <i>Trifolium repens</i> and cow parsley <i>Anthriscus sylvestris</i>. Footnote 2 – For example, this could include small, scattered areas of bare ground allowing establishment of new species, or localised patches where not exceeding 10% cover. 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 – Wildlife and Countryside Act 1981 (as amended).		

Condition Sheet: DITCH Habitat Type			
Habitat Type:			
Watercourses - Ditches			
Artificially created, linear water-conveyancing features that are less than 5 m wide and likely to retain water for more than 4 months of the year. Their hydraulic function is primarily for land drainage, and although partially or fully connected to a river system, they would not have been present without human intervention			
On-site or off-site, site name and location:	On-site	Survey date and surveyor name:	Amy Parsons and Jonathan Cornish – 14/04/2026
Central grid reference of habitat:	ST 85958 55325	Habitat parcel reference:	D1
Survey reference (if relating to a wider survey):	-	Limitations (if applicable):	-
Condition Assessment Criteria		Condition Achieved (Y/N)	Notes/Justification
A	The ditch is of good water quality, with clear water (low turbidity) indicating no obvious signs of pollution.	Y	Ditch empty when visited site. No sources of pollution identified nearby.
B	A range of emergent, submerged and floating leaved plants are present. As a guide >10 species of emergent, floating or submerged plants in a 20 m ditch length.	N	No submerged vegetation.
C	There is less than 10% cover of filamentous algae and/or duckweed (these are signs of eutrophication).	Y	No filamentous algae and/or duckweed observed.
D	A fringe of marginal vegetation is present along more than 75% of the ditch.	N	No marginal vegetation identified.
E	Physical damage evident along less than 5% of the ditch, such as excessive poaching, damage from machinery use or storage, or any other damaging management activities.	Y	No physical damage observed.

F	Sufficient water levels are maintained; as a guide a minimum summer depth of approximately 50 cm in minor ditches and 1 m in main drains.	N	Ditch dries up (Spring/Summer)
G	Less than 10% of the ditch is heavily shaded.	Y	Less than 10% shaded.
H	There is an absence of non-native plant and animal species ¹ .	Y	No non-native species observed.
Number of criteria passed:		5	
Condition Assessment Result	Condition Assessment Score	Score Achieved ×/✓	
Passes 8 of 8 criteria	Good (3)		
Passes 6 or 7 of 8 criteria	Moderate (2)		
Passes 0, 1, 2, 3, 4 or 5 of 8 criteria	Poor (1)	✓	
Suggested enhancement interventions to improve condition score:			
Footnotes:			
Footnote 1 - Any species included on the Water Framework Directive UKTAG GB High Impact Species List should be absent.			
Frequently occurring non-native plant species include water fern <i>Azolla spp.</i> , Australian swamp stonecrop <i>Crassula helmsii</i> , parrot's feather <i>Myriophyllum aquaticum</i> , floating pennywort <i>Hydrocotyle ranunculoides</i> , Japanese knotweed <i>Fallopia japonica</i> and giant hogweed <i>Heracleum mantegazzianum</i> (on the bank).			
Frequently occurring non-native animals include signal crayfish <i>Pacifastacus leniusculus</i> , zebra mussels <i>Dreissena polymorpha</i> , killer shrimp <i>Dikerogammarus villosus</i> , demon shrimp <i>Dikerogammarus haemobaphes</i> , carp <i>Cyprinus carpio</i> .			

Condition Sheet: HEDGEROW Habitat Types			
Habitat Type:			
Native hedgerow Native hedgerow - associated with bank or ditch Native hedgerow with trees Native hedgerow with trees - associated with bank or ditch Species-rich native hedgerow Species-rich native hedgerow - associated with bank or ditch Species-rich native hedgerow with trees Species-rich native hedgerow with trees - associated with bank or ditch			
UKhab – see UK Habitat Classification			
On-site or off-site, site name and location:	On-site	Survey date and surveyor name:	Amy Parsons and Jonathan Cornish – 14/04/2026
Central grid reference of habitat:	ST 85931 55346	Habitat parcel reference:	H1
Survey reference (if relating to a wider survey):	-	Limitations (if applicable):	-
Condition Assessment Details:			
A series of ten attributes, representing key physical characteristics are used for this assessment. Each attribute is assigned to one of five functional groups (A – E) and the condition of a hedgerow is assessed according to the number of attributes from these functional groups which pass or fail the 'favourable condition' criteria.			
This assessment is based on the Hedgerow Survey Handbook ¹ and Favourable Conservation Status document ² . For further clarification please refer to the Hedgerow Survey Handbook.			

Best practice would be to record the species, age, spacing and other key information about all trees present along a hedgerow within the 'Habitat Description' box, as well as other key features of the hedgerow.

Hedgerow favourable condition attributes:

Attributes and functional groupings (A, B, C, D and E)		Criteria - the minimum requirements for 'favourable condition'	Criteria description	Criterion passed (Yes or No):	Notes (such as justification):
Core groups - applicable to all hedgerow types:					
A1.	Height	>1.5 m average along length	The average height of woody growth estimated from base of stem to the top of the shoots, excluding any bank beneath the hedgerow, any gaps or isolated trees. Newly laid or coppiced hedgerows are indicative of good management and pass this criterion for up to a maximum of four years (if undertaken according to good practice). A newly planted hedgerow does not pass this criterion (unless it is >1.5 m height).	Yes	Height above 1.5m
A2.	Width	>1.5 m average along length	The average width of woody growth estimated at the widest point of the canopy, excluding gaps and isolated trees. Outgrowths (such as blackthorn <i>Prunus spinosa</i> suckers) are only included in the width estimate when they are >0.5 m in height. Laid, coppiced, cut and newly planted hedgerows are indicative of good management and pass this criterion for up to a maximum of four years (if undertaken according to good practice).	Yes	Width >1.5m
B1.	Gap - hedge base	Gap between ground and base of canopy <0.5 m for >90% of length	This is the vertical 'gappiness' of the woody component of the hedgerow, and its distance from the ground to the lowest leafy growth.	Yes	Gap <0.5 m for >90% of length

			Certain exceptions to this criterion are acceptable (see page 65 of the Hedgerow Survey Handbook).		
B2.	Gap - hedge canopy continuity	Gaps make up <10% of total length; and No canopy gaps >5 m	This is the horizontal 'gappiness' of the woody component of the hedgerow. Gaps are complete breaks in the woody canopy (no matter how small). Access points and gates contribute to the overall 'gappiness' but are not subject to the >5 m criterion (as this is the typical size of a gate).	Yes	Gaps make up <10% of total length; and no canopy gaps >5 m
C1.	Undisturbed ground and perennial vegetation	>1 m width of undisturbed ground with perennial herbaceous vegetation for >90% of length: · Measured from outer edge of hedgerow; and · Is present on one side of the hedgerow (at least).	This is the level of disturbance (excluding wildlife disturbance) at the base of the hedgerow. Undisturbed ground is present for at least 90% of the hedgerow length, greater than 1 m in width and must be present along at least one side of the hedgerow. This criterion recognises the value of the hedgerow base as a boundary habitat with the capacity to support a wide range of species. Cultivation, heavily trodden footpaths, poached ground etc. can limit available habitat niches.	No	Undisturbed ground is not present for at least 90% of the hedgerow length.
C2.	Nutrient-enriched perennial vegetation	Plant species indicative of nutrient enrichment of soils dominate <20% cover of the area of undisturbed ground.	The indicator species used are nettles <i>Urtica spp.</i> , cleavers <i>Galium aparine</i> and docks <i>Rumex spp.</i> Their presence, either singly or together, does not exceed the 20% cover threshold.	Yes	No indicator species exceed the 20% cover threshold.
D1.	Invasive and neophyte species	>90% of the hedgerow and undisturbed ground is free of invasive non-native plant species (including those listed on Schedule 9 of WCA ³) and recently introduced species.	Recently introduced species refer to plants that have naturalised in the UK since AD 1500 (neophytes). Archaeophytes count as natives. For information on archaeophytes and neophytes see the JNCC website ⁴ , as well as the BSBI website ⁵ where the 'Online Atlas of the British and Irish Flora' ⁶ contains	Yes	No non-native invasive species present.

			an up-to-date list of the status of species. For information on invasive non-native species see the GB Non-Native Secretariat website ⁷ .		
D2.	Current damage	>90% of the hedgerow or undisturbed ground is free of damage caused by human activities.	This criterion addresses damaging activities that may have led to or lead to deterioration in other attributes. This could include evidence of pollution, piles of manure or rubble, or inappropriate management practices (for example, excessive hedgerow cutting).	No	Fencing, actively managed/cut hedgerow, and a horse grazed field.

Additional group – applicable to hedgerows with trees only:

E1.	Tree class	There is more than one age-class (or morphology) of tree present (for example: young, mature, veteran and or ancient ⁸), and there is on average at least one mature, ancient or veteran tree present per 20 – 50m of hedgerow.	This criterion addresses if there are a range of age-classes or morphologies which allow for replacement of trees and provide opportunities for different species.		
E2.	Tree health	At least 95% of hedgerow trees are in a healthy condition (excluding veteran features valuable for wildlife). There is little or no evidence of an adverse impact on tree health by damage from livestock or wild animals, pests or diseases, or human activity.	This criterion identifies if the trees are subject to damage which compromises the survival and health of the individual specimens.		

The hedgerow condition assessment generates a weighting (score) ranging from 1 – 3, which is used within the Statutory Biodiversity Metric. The scores for each are set out in the tables below:

Condition categories for hedgerows without trees:

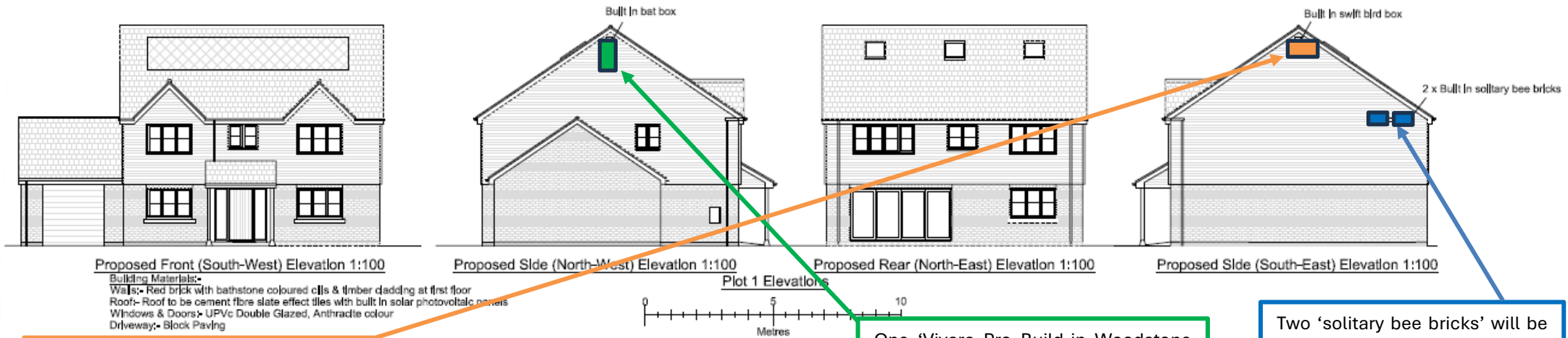
Category	Category Requirements	Metric Score	
Good	No more than 2 failures in total; AND No more than 1 failure in any functional group.	3	
Moderate	No more than 4 failures in total; AND <u>Does not fail both attributes</u> in more than one functional group (for example, fails attributes A1, A2, B1 and C2 = Moderate condition).	2	

Poor	Fails a total of more than 4 attributes; OR Fails both attributes in more than one functional group (for example, fails attributes A1, A2, B1 and B2 = Poor condition).	1	
Score achieved:		2	
Condition categories for hedgerows with trees:			
Category	Category Requirements	Metric Score	
Good	No more than 2 failures in total; AND No more than 1 failure in any functional group.	3	
Moderate	No more than 5 failures in total; AND Does not fail both attributes in more than one functional group (for example, fails attributes A1, A2, B1, C2 and E1 = Moderate condition).	2	
Poor	Fails a total of more than 5 attributes; OR Fails both attributes in more than one functional group (for example, fails attributes A1, A2, B1 and B2 = Poor condition).	1	
Score achieved:			
Suggested enhancement interventions to improve condition score:			
Footnotes:			
Footnote 1 – DEFRA (2007) Hedgerow Survey Handbook. A standard procedure for local surveys in the UK. [online] Available on: layout (hedgeline.org.uk) Footnote 2 – STALEY, J.T. ET AL. (2020) Definition of Favourable Conservation Status for Hedgerows. [online] Available on: Definition of Favourable Conservation Status for Hedgerows - RP2943 (naturalengland.org.uk) Footnote 3 – Wildlife and Countryside Act 1981 (as amended). Footnote 4 – CHEFFINGS, C. M. et al. (2005) The Vascular Plant Red Data List for Great Britain. Species Status 7: 1-116. [online] Available on: The Vascular Plant Red Data List for Great Britain (Species Status No. 7) JNCC Resource Hub Footnote 5 – BOTANICAL SOCIETY OF BRITAIN AND IRELAND (BSBI). Definitions: wild, native or alien? [online] Available on: Definitions: wild, native or alien? – Botanical Society of Britain & Ireland (bsbi.org) Footnote 6 – BSBI and Biological Records Centre (BRC) (2022) Online Atlas of the British and Irish Flora. [online] Available on: Acknowledgements Online Atlas of the British and Irish Flora (brc.ac.uk) Footnote 7 – GB NON-NATIVE SPECIES SECRETARIAT (GBNNSS) (2022) Available on: Home » NNSS (nonnativespecies.org) Footnote 8 – See gov.uk standing advice on ancient and veteran trees. Available from: Keepers of time: ancient and native woodland and trees policy in England (publishing.service.gov.uk) and Ancient woodland, ancient trees and veteran trees: advice for making planning decisions - GOV.UK (www.gov.uk)			

Appendix G – Biodiversity mitigation and enhancement plan

LEGEND:	
Key:	Description:
	Heras fencing to be installed to protect the hedgerow during works.
	Hedgehog highways to be created.





One built in 'Swift brick' will be installed at the apex as close to eaves level as possible.



One 'Vivara Pro Build-in Woodstone Bat Tube' will be installed at the apex as close to eaves level as possible. Ensure artificial lighting is a minimum of 5m away from the roost.



Two 'solitary bee bricks' will be installed at least 1m above the ground.

