

tgfvc



Preliminary Ecological Appraisal & Biodiversity Net Gain Assessment

61 West Street, Great Somerford SN15 5EH

For and on behalf of Laura Bailes

March 2026

DOCUMENT CONTROL SHEET

Project Name: 61 West Street, Great Somerford SN15 5EH
Preliminary Ecological Appraisal and BNG Assessment

Client: Laura Bailes

Report Reference: 407a/R1/2026/V1

Revision Status:

Rev No.	Status	Author	Date
1	Draft for Review	CG	03/04/2026
1	Final	CG	

Disclaimer

This document has been prepared solely for use by the client. Herdwick Ecology accepts no responsibility or liability for any use of this document by third parties or for purposes for which it was not originally commissioned. The summary of wildlife legislation provided is for general guidance only and does not in any way provide legal opinion or a definitive statement of the law. For detailed information, the legislation itself should be reviewed and a legal professional consulted.

Herdwick Ecology cannot be held liable for any information provided by third parties which is referenced within this document.

The evidence which Herdwick Ecology has been prepared and provided in accordance with the Chartered Institute of Ecology and Environmental Management's Code of Professional Conduct. We confirm that the opinions expressed are our true and professional opinions.

1.0 Introduction

- 1.1 Herdwick Ecology Ltd has been commissioned by Laura Bailes to undertake a Preliminary Ecological Appraisal (PEA) and Biodiversity Net Gain Assessment (BNG) on stables and loose boxes at 61 West Street, Great Somerford SN15 5EH to inform a proposals for a new residential dwelling following demolition of the existing buildings. In addition, a new access track is proposed via the southern boundary.
- 1.2 This report has been prepared by Ceri Griffiths, Director at Herdwick Ecology, who is a Full Member of the Chartered Institute of Ecology and Environmental Management (CIEEM). Reference is made to CIEEM Guidelines for Preliminary Ecological Appraisal¹ and BS 42020:2013 Biodiversity - Code of practice for planning and development². The Statutory Biodiversity Metric has been used, with habitat data collated during the survey to assess the baseline units.

2.0 Aims and objectives

- 2.1 This report support a full planning application to Wiltshire Council and aims to:
- Review the relevant biological records and assess their significance;
 - Identify any protected species issues or potential issues that may exist;
 - Assess possible ecological constraints to development and make recommendations to avoid, minimise and mitigate for any potential impacts during the development; and
 - Set out opportunities for net gain and ecological enhancements in line with relevant planning policy, legislation and other published guidance to inform a detailed application.
- 2.2 With regards to the Biodiversity Net Gain assessment, this report will also:
- Present the baseline habitat value of the development site;
 - Present the habitat value of the proposed landscaping incorporated into the post-development design; and
 - Present the overall net habitat value change in both habitat units and a percent change.

3.0 Legislation and Planning Policies

- 3.1 In carrying out this assessment relevant legislation, planning policies, and best practice guidelines were consulted and include:
- Conservation of Habitats and Species Regulations 2017 (as amended);
 - Wildlife and Countryside Act 1981 (as amended);

¹ CIEEM (2017) *Guidelines for Preliminary Ecological Appraisal* (2nd. Ed.) CIEEM

² BSI (British Standards Institute) BS4202:2013 *Biodiversity – A code of practice for planning and development*. BSI, London.

- Countryside and Rights of Way (CRoW) Act 2000;
- Natural Environment and Rural Communities (NERC) Act 2006;
- National Planning Policy Framework 2024 (NPPF);
- Local Planning Policies

National Planning Policy Framework (NPPF) 2024

- 3.2 National planning policy on biodiversity and conservation is set out in the National Planning Policy Framework (NPPF). This emphasises that the planning system should seek to minimise impacts on biodiversity and provide net gains in biodiversity wherever possible as part of the Government's commitment to halting declines in biodiversity and establishing coherent and resilient ecological networks. Chapter 15: Conserving and Enhancing the Natural Environment, is of particular relevance to this report as it relates to ecology and biodiversity. Relevant policies are set out below:
- 3.3 Paragraph 185: *"To protect and enhance biodiversity and geodiversity, plans should: a) Identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity; wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation; and b) promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity..."*
- 3.4 Paragraph 186 states: "When determining planning applications, local planning authorities should apply the following principles:
- a) *'if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts) adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused'*
 - b) Relates to developments affecting SSSI
 - c) Relates to developments affecting irreplaceable habitats, such as ancient woodland
 - d) *'Development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to incorporate biodiversity improvements in and around developments should be encouraged, especially where this can secure measurable net gains for biodiversity'.*
- 3.5 The Government Circular 06/2005, which is referred to by the NPPF, provides further guidance in respect of statutory obligations for biodiversity and geological conservation and their impact within the planning system.

3.6 The above approach encapsulates the 'mitigation hierarchy' described in British Standard BS 42020:2013, which involves the following step-wise process:

- Avoidance – avoiding adverse effects through good design;
- Mitigation – where it is unavoidable, mitigation measures should be employed to minimise adverse effects;
- Compensation – where residual effects remain after mitigation it may be necessary to provide compensation to offset any harm; and
- Enhancement – planning decisions often present the opportunity to deliver benefits for biodiversity, which can also be explored alongside the above measures to resolve potential adverse effects.

3.7 The measures for avoidance, mitigation, compensation, and enhancement should be '*proportionate to the predicted degree of risk to biodiversity and to the nature and scale of the proposed development*'

3.8 The Government Circular 06/2005, which is referred to by the NPPF, provides further guidance in respect of statutory obligations for biodiversity and geological conservation and their impact within the planning system

Local Planning Policy

3.9 The Wiltshire Core Strategy Development Plan Document ('the plan') was formally adopted on 20 January 2015. The plan provides a positive and flexible overarching planning policy framework for Wiltshire for the period up to 2026. Policy 50 'Biodiversity and Geodiversity' states that: '*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.... All development proposals shall incorporate appropriate measures to avoid and reduce disturbance of sensitive wildlife species and habitats throughout the lifetime of the development.* The policy goes on to state that all developments should seek opportunities to enhance biodiversity.

Species Protection

3.10 All species of bat found in the UK are listed under Schedule 5 of The Wildlife and Countryside Act 1981 (as amended) and are afforded protection under Section 9(4) (b&c) and Section 9(5) of Part 1 of the Act.

3.11 Under this legislation, a person is guilty of an offence if a person intentionally or recklessly:

- disturbs any bat while it is occupying a structure or place which it uses for shelter or protection;
- obstructs access to any structure or place which any bat uses for shelter or protection.

- 3.12 In addition the protection afforded through UK legislation, further protection is provided to a small group of species, commonly referred to as 'European Protected Species', including all UK bats, under the Conservation of Habitats and Species 2017 (as amended) (also known as the Habitats Regulations).
- 3.13 With regards to European Protected Species listed under Schedule 2 of the Act, it is an offence to:
- Intentionally or deliberately capture or kill, or intentionally injure the animal;
 - Deliberately disturb the animal or intentionally or recklessly disturb them in a place used for shelter or protection;
 - Damage or destroy a breeding site or resting place;
 - Intentionally or recklessly damage, destroy or obstruct access to a place used for shelter or protection.
- 3.14 The Habitats Directive provides for the derogation from these above prohibitions for specified reasons and providing certain conditions are met. Those derogations are transposed into the Regulations by way of a licensing regime that allows what would otherwise be an unlawful act to be carried out lawfully. Among the reasons why a licence may be granted and the reason relied upon by developers when seeking a licence to carry out operations for the purposes of development, is that there are imperative reasons of overriding public interest why the operation should be carried out.
- 3.15 Whilst Natural England is the licensing body, the LPA must have due regard for the Habitat Regulations during the planning process and that the following three derogation tests will be met:
- Test 1: *Regulation 53(2)(e) states: a licence can be granted for the purposes of "preserving public health or public safety or other imperative reasons of overriding public interest including those of a social or economic nature and beneficial consequences of primary importance for the environment".*
 - Test 2: *Regulation 53(9)(a) states: the appropriate authority shall not grant a licence unless they are satisfied "that there is no satisfactory alternative".*
 - Test 3: *Regulation 53(9)(b) states: the appropriate authority shall not grant a licence unless they are satisfied "that the action authorised will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range*

4.0 Methodology

Data Search

- 4.1 A data search was undertaken to look for designated sites and records of protected and notable species. This can provide important contextual information to gain an understanding of the site and surrounds.

Online sources were reviewed, such as MAGIC³ and NBN Gateway⁴. In addition, applications on the Wiltshire Council planning portal were reviewed.

- 4.2 A data search from the local records centre was not considered necessary to inform this appraisal given the small scale and likely impact.

Preliminary Ecological Appraisal

- 4.3 The site was surveyed on 27th March 2026 by Ceri Griffiths, Director of Herdwick Ecology, with full membership of Chartered Institute of Ecology and Environmental Management (CIEEM) and a Natural England bat and great crested newt licence holder. Weather conditions were wet, overcast with a temperature of 8°C.

Biodiversity Net Gain Assessment

- 4.4 The Statutory Biodiversity Metric is designed to provide a quantitative approach to assessing the changes in biodiversity value brought about by development or changes in land management. It is a habitat-based approach and uses the attributes of a habitat to provide a biodiversity value based on components such as distinctiveness, condition and strategic significance of the existing habitat as well as time to establish and difficulty of creation for proposed habitats.
- 4.5 The baseline BNG calculations, as outlined below, provides a numerical habitat value which indicates the existing value of the habitats present on the site based on the identified habitat types and their condition score.

Pre-development habitat baseline approach

- 4.6 The habitat baseline used to support the biodiversity net gain assessment has been taken from an habitat survey undertaken by Herdwick Ecology in March 2026. The Baseline Habitat data is illustrated in Figure 1 below.
- 4.7 The Statutory Biodiversity Metric habitat types are based on a set of habitats as defined by the UK Habitat Classification System (UK Habitat Classification Working Group, 2018), although there are some discrepancies between how some habitats are defined, as not all UK Habitat Classification System primary habitat types are included within the selection of habitats included within the metric.

Preliminary Roost Assessment

- 4.8 The buildings were initial surveyed on 25th March 2025 and updated during the PEA in March 2026, by Ceri Griffiths, Director of Herdwick Ecology, with full membership of Chartered Institute of Ecology and

³ <https://magic.defra.gov.uk/>

⁴ <https://nbnatlas.org/>

Environmental Management (CIEEM) and a Natural England bat and great crested newt licence holder. Weather conditions were wet, overcast with a temperature of 8°C.

- 4.9 The perimeter of the building was systematically inspected, and the exterior assessed, with the aid of binoculars (Pentax 10 X 36), endoscope and high powered torch, where necessary. A description of the building was made, and the location of any potential access points or roost locations were noted. These included:
- gaps beneath tiles/roof covering;
 - cracks and crevices within stone or brick work;
 - access points via head of gable end;
 - gaps around lead flashing, eaves, under fascia or barge boards, into soffits, or around decorative features.
- 4.10 The surrounding habitat was also assessed for its suitability for foraging and commuting quality.
- 4.11 The internal assessment involved a search to look for bats, or evidence of bats such as droppings or staining around common roost locations. A high-powered torch and endoscope were used where necessary to inspect the building more closely.
- 4.12 Following the inspection, an assessment was made of the building suitability to support a bat roost, following the criteria set out in Table 1 below.

Table 1 Suitability Assessment⁵

Suitability	Roosting Habitat
Negligible	Negligible habitat features on site likely to be used by roosting bats.
Low	A structure with one or more potential roost sites that could be used by individual bats opportunistically. However, these potential roost sites do not provide enough space, shelter, protection, appropriate conditions and/or suitable surrounding habitat to be used on a regular basis or by larger numbers of bats
Moderate	A building with one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions and surrounding habitat but unlikely to support a roost of high conservation status
High	A building with one or more potential roost sites that are obviously suitable for use by larger numbers of bats on a more regular basis and potentially for longer periods of time due to their size, shelter, protection, conditions and surrounding habitat.

⁵ Collins, J (ed.) (2016) Bat Surveys for Professional Ecologists: Good Practice Guidelines (3rd. Ed.) The Bat Conservation Trust, London (p.35)

- 4.13 In many situations it is not possible to inspect all locations where bats may be present, or any bats that may be present, may not be visible at the time of the survey. Hence, an absence of bats does not necessary mean that a roost is not present and further activity surveys may be required to confirm presence or absence.

5.0 Baseline Conditions

Site Location



Plate 1: Site location (Google, March 2026)

- 5.1 The site is situated in the rural village of Great Somerfield, Wiltshire, approximately 5km east of Malmesbury. The nearby properties are of varying age and construction with the surrounding landscape comprising equestrian and agricultural land under arable, pasture and grazing. There is excellent connectivity from the site to the habitats beyond with mature line of trees, hedgerows and swaths of woodland.

Data Search

Designated Sites

- 5.2 There are no designated sites within 2km of the site boundary. The closest designated site, Harries Ground, Rodbourne Site of Special Scientific Interest (SSSI) lies 2.5km to the west. This SSSI is notified for its species rich grassland and invertebrate population. There are no designated sites, selected for their bat interest, within 10km of the site.
- 5.3 The site does not sit within a SSSI risk zone for this development type unless the proposals would result any discharge of water or liquid waste of more than 20m³/day that will be discharged to ground (i.e. to seep away) or to surface water, such as a beck or stream.

Locally Designated Sites

- 5.4 There are no Local Wildlife Sites on or immediately adjacent to the Application Boundary. The closest LWS lies over approximately 450m to the north – the Bristol Avon River LWS, with the Great Somerfield Gravel Pits LWS lying approximately 680m to the east.

Species

- 5.5 The following European Protected Species (EPS) licences for bats were identified within 4km of the site. These included:
- Common & soprano pipistrelle, and serotine bat breeding/resting place 700m northeast (dated 2016-2021)
 - Common pipistrelle bat resting place 1.75km to the west (dated 2015)
- 5.6 In addition, there are EPS licence returns for Great Crested Newts (GCN) within 200m of the Application Boundary. A review of available online data identified that the pond, which lies 131m to the east, supports a low but breeding population of GCN in surveys conducted in 2015. Other ponds were also surveyed for to the east of the Application Site, all of which returned a negative result for GCN in 2016.
- 5.7 An ecological appraisal was undertaken for a neighbouring application in January 2020 and the pond that lies 131m to the east was found to be dry and 'defunct', as was the pond that lies immediately adjacent to the Application Boundary.

Habitats

- 5.8 There are no Priority Habitat parcels identified within 500m of the site.

Preliminary Ecological Appraisal

- 5.9 The site can be separated into two distinct areas, with the northern section comprising a stable block and open fronted loose boxes adjacent to the existing residential property and accessed off West Street. The stables are predominately surrounded by hardstanding (gravel) and compacted ground (u1b), with small area of garden (u1 827) and ruderal vegetation (u1 81 827) to the rear of the buildings (u1b5). There are three mature trees within this northern area – *Aesculus hippocastanum*, *Salix babylonica* and *Prunus*.
- 5.10 A field gate separates this area to the southern section which comprises well grazed horse pasture (g4 103) leading down to the southern most field gate where an existing access track joins the lane – Seagry Road. Some clearance works have commenced in the field but the baseline of g4 (poor condition) will be used as the baseline to inform the BNG assessment.

- 5.11 Species within the grassland area limited to *Lolium perenne*, greater plantain *Plantago major*, dandelion *Taraxacum officinale* agg., broad leaved dock *Rumex obtusifolius*, creeping buttercup *Ranunculus repens* and small swathe of chickweed *Stellaria media*, creeping thistle *Cirsium arvense* and cleavers *Galium aparine*, mainly only the band of offsite woodland.
- 5.12 The track is accessed via Seagry Road from the south and passes adjacent to an area of woodland that runs offsite along the eastern boundary. The woodland is a strip of plantation likely to have been planted as a shelter belt. The trees are uniform in size and age with Scot's Pine *Pinus sylvestris*, poplar *Populus alba*, ash *Fraxinus excelsior*, oak *Quercus robur*, crack willow *Salix fragilis*, with a limited understorey comprising hazel *Corylus avellana*, hawthorn *Crataegus monogyna*, field maple *Acer campestre* and individual cherry *Prunus*. Towards the northern edge, the ground flora is dominated by bramble, but with areas of false-brome *Brachypodium sylvaticum* and Yorkshire fog *Holcus lanatus*, hard rush *Juncus inflexus*, ivy *Hedera helix*, and yellow archangel *Lamium galeobdolon*.
- 5.13 There is an offsite pond immediately to the west of the access track. There was a substantial amount of water present, but limited aquatic vegetation, but with some floating sweet grass *Glyceria fluitans* and a dense patch of bramble along the western bank. An Habitat Suitability Index (HSI) Assessment of the pond was undertaken, which classified it as Poor – see Appendix 2 for HSI form.



Plate 2: Access track through g4 looking north (baseline taken as g4 103 poor)

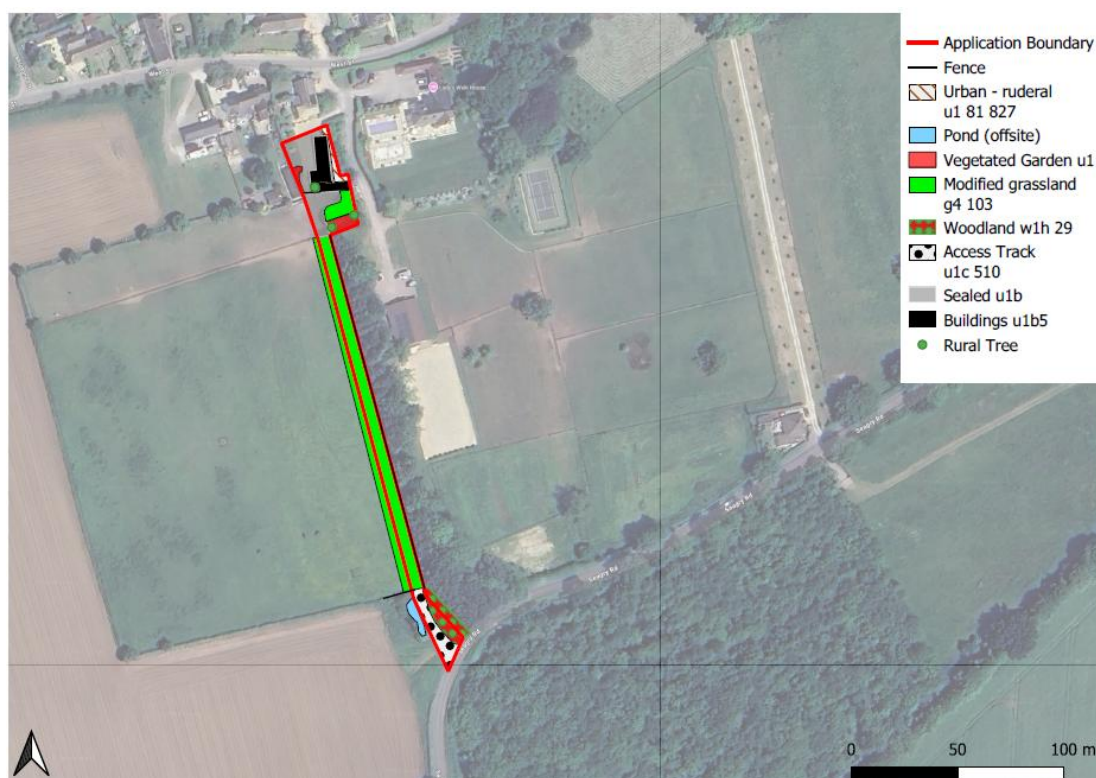


Plate 3: Baseline Habitats

- 5.14 The UK Habitat Classification and Biodiversity Metric equivalents are provided in Table 1 below, along with justification for the habitat choice, where relevant.

Table 1: Baseline Habitats

UK Habitat equivalent	BNG Metric & Condition	Justification
Urban – Developed Land/Sealed Surface U1b6 82	Urban - Developed Land	Includes hardstanding around buildings.
Urban – Bare Ground U1b6 81	Urban - Artificial unvegetated/unsealed	Start of the access track off Lower Seagry Lane.
Urban – Vegetated Garden	Urban – Vegetated Garden	Areas of managed garden around the existing building to the northern edge of the Application Site
Urban – Bare Ground U1b6 81	Sparsely Vegetated Ground – ruderal/ephemeral . Poor condition	Poor condition as passes one criterion (B) Area of ruderal along the edge of the stables – mix of ornamental and native species.
Grassland – modified g4	Grassland – modified. Poor condition	Horse grazed pasture – heavily poached, with low uniform sward.

- 5.15 The baseline habitat value, using the Statutory Metric, is 0.31 units.

Table 2: Baseline Habitat Values

Habitat type	Area (ha)	Strategic significance	Habitat units
Urban - Developed Land	0.05	No local strategy	0.00

Habitat type	Area (ha)	Strategic significance	Habitat units
Urban - Artificial unvegetated/ unsealed	0.022	No local strategy	0.00
Urban – Vegetated Garden	0.012	No local strategy	0.02
Sparsely Vegetated Ground – ruderal/ephemeral . Poor condition	0.009	No local strategy	0.02
Grassland – modified. Poor condition	0.1095	No local strategy	0.22
Rural Tree	0.0122	No local strategy	0.05
Total habitat area	0.20 (0.21 with trees)		0.31

Preliminary Roost Assessment

- 5.16 The stables are of a modern construction of timber with a plyboard shallow pitched roof, lined with roofing felt. The rear and southern elevations are constructed with sterling boards with some corrugated sheeting on the western side. The walls are single skin, with no insulation or wall cavities. Furthermore, there are no roof voids or enclosed dark spaces.
- 5.17 The stables are in daily use with lighting present within each stable, tack room and storage area. No bats or evidence of bats were noted and no potential roost features were noted.
- 5.18 More recent open fronted loose boxes are present to the south. These are constructed of timber with a corrugated metal sheet roof. Again, it is single skin with no potential roost features.
- 5.19 No trees will be impacted on by the proposals.
- 5.20 In conclusion, the stables are considered to be of negligible value for bats and no further survey or assessment is required.



Plate 5: Front elevation of stable block



Plate 6: Rear elevation of stable block



Plate 7: Interior view of stable block showing single skin timber and ply roof



Plate 8: Modern open loose boxes to the south of the stable block

*Species*Bats – Foraging/Commuting Habitats

- 5.21 The buildings have been assessed as having negligible potential for roosting bats and the trees will not be directly impacted, with the exception of the small *Prunus*, which has negligible potential. The adjacent woodland belt will offer foraging habitat for bats, with the horse grazed pasture also providing some opportunities. However, due to the small scale of the development and size of Application Site, the loss of a small area of modified grassland will not have a detrimental impact to the local bat population. No further survey or assessment is required but avoidance, minimisation and enhancement measures have been set out in Section 6.

Badgers

- 5.22 The Application Site offers limited opportunities for sett building, but the wider landscape offer optimum habitat. No further survey or assessment is required, but standard precautionary construction methods must be adopted in Section 6.

Breeding Birds

- 5.23 The site offers limited opportunities for nesting birds, give the lack of dense vegetation and trees. The trees within the garden will offer some habitat, but it is not considered significant and no further survey or assessment is required. Avoidance, minimisation and enhancement measures have been set out in Section 6.

Amphibians - Great crested newts (GCN)

- 5.24 The desk study identified historic GCN records, with a small population of breeding GCN in 2015 within the ponds located 131m to the east. However, the ecological appraisal carried out for a neighbouring application in January 2020 found this pond to be dry and 'defunct', as was the pond that lies immediately adjacent to the Application Boundary. Whilst the HSI assessment recorded the adjacent pond as 'poor' for GCN, this is only an indication of suitability and cannot confirm or negate the presence of GCN. That said, although the pond lies immediately adjacent to the Application Site, there is negligible potential for GCN within the Application Boundary, with the access track and closely grazed pasture being suboptimum habitat. As such, it is considered proportionate that no further survey or assessment is required, but standard avoidance, minimisation and enhancement measures have been set out in Section 6.

Reptiles

- 5.25 The site offers limited opportunities for reptiles, give the lack of dense vegetation, but again, the wider landscape offers optimum habitat. No further survey or assessment is required, but standard precautionary construction methods must be adopted.

Other species

- 5.26 The wider landscape offers suitable habitats for species such as hedgehog and potentially dormice, but the Application Site has negligible potential. No further survey or assessment is required, but standard precautionary construction methods must be adopted.

6.0 Avoidance, Mitigation and Enhancement Measures*Mitigation and Enhancement Measures*

- 6.1 In line with National and Local planning policies, developments should seek to ensure the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species populations. Therefore the following section sets out avoidance and mitigation measures that should be implemented, together with enhancement opportunities, with the aim of delivering a net gain in biodiversity.

Development Description

- 6.2 No further surveys are required to inform the application but appropriate measures to be implemented during construction are set out below.

Development Description and Biodiversity Net Gain

- 6.3 The proposals are for a new residential dwelling following demolition of the stables. This will result in small alterations to the vegetation around the building. In addition, a new access track is proposed through the modified grassland, via the southern boundary, which will be accessed off Seagry Lane. The access track entrance is already in place so there will be no loss of vegetation until the horse grazed grassland.
- 6.4 In order to deliver the 10% net gain onsite, an area of 0.02ha of g3c 'other neutral grassland' will be created along the edge of the new access track, together with the planting of 11 small trees (7.5cm diameter at 1m height - poor condition) within the Application Boundary.

Table 5: Habitats Created

Habitat type	Area (ha)	Condition	Habitat units
Urban – Vegetated Garden	0.019	n/a	0.04
Urban – Developed land/sealed surface	0.0885	n/a	0.00
Rural Tree	0.0448	Poor	0.13
Total area (inc trees)	0.15		0.16 (rounded down)
Total area (ex trees)	0.11		

Table 5: Habitats Enhanced

Existing Habitat type	Proposed Habitat and Condition	Area (ha)	Habitat units
Modified Grassland g4 (Poor)	'other neutral grassland' g3c Moderate	0.02	0.12
Total area	0.02		0.12

Table 7: Change in Biodiversity Units

Post-Development Biodiversity Units (created & enhanced plus retained)		Pre-Development Baseline Biodiversity Units		Change in Biodiversity Units
0.34		0.31		+ 0.03 (10.59%)

6.5 In conclusion, the proposals results in a habitat biodiversity net gain of **10.59%** and the trading rules have been met.



6.6 The enhanced grassland (within the BNG enhancement area) will be seeded with a more diverse mix, such as EM2 Standard General Purpose Meadow Mixture⁶.

6.7 In order to meet the target 'moderate condition' for the grassland on the verge, 3 – 5 of the following measures must be delivered (and 5 to achieve 'good')

- A) The appearance and composition must fit the UKHab definition of other neutral grassland;

⁶ [EM2 Standard General Purpose Meadow Mixture - Emorsgate Seeds \(wildseed.co.uk\)](https://www.wildseed.co.uk/em2-standard-general-purpose-meadow-mixture)

- B) The sward height must be varied with at least 20% of the sward >7cm in height, and 20% <7cm;
- C) Bare ground is only between 1 to 5%
- D) No bracken or scrub encroachment should be allowed to establish;
- E) No invasive non-native species should be present or physical damage present (i.e. from storage, machinery etc)
- F) There are 10 or more vascular plants species per m² present (excluding species that are considered suboptimal for this habitat type).

6.8 Given that no significant enhancement measures have been incorporated into the design, a Habitat Management and Monitoring Plan (HMMP) and monitoring via a S106 is not considered necessary to implemented the above, given that it is for a small habitat area). A Landscape and Ecological Management Plan (LEMP) is considered for appropriate to ensure the delivery of the proposed landscape plan.

Mitigation Measures

6.9 Given the low ecological value of the site, there are minimal mitigation requirements but following measures should be implemented and secured via condition attached to the planning consent:

- Any new lighting will need to be sensitively designed to avoid light spill along the adjacent woodland belt and pond. . Any new lighting should be designed and adhere to the principles set out in the ILP Guidance Note 08/18 Bats and artificial lighting in the UK to avoid excessive light spill.
- Foundation trenches and all excavations must either be covered overnight or must have scaffolding boards, or similar, placed within them to ensure that any animals that fall in are able to escape.
- Raise stored materials (that might act as temporary resting places for species such as amphibians and reptiles) off the ground, e.g. on pallets.
- Should any fencing be installed, occasional gaps must be left at the base (130 x 130mm) to allow movement of hedgehogs.

Species Enhancements

6.10 Habitat boxes or log piles for invertebrates, hedgehogs and reptiles can be placed along the eastern boundary to provide opportunities for species

6.11 In addition, the following will be incorporated into the final design:

- Bat and bird boxes are to be installed on the new building:

- General bird boxes i.e. sparrow terrace⁷ or similar should be placed on the northern eastern elevation, on the gable and below the eaves.
- Two 1FR bat tubes⁸ should be installed within the southeastern elevation. They should be positioned as high as possible, close to the apex.

6.12 In conclusion, the Application Site comprises habitats of low value and has negligible potential to support protected/notable species. A 10% net gain in biodiversity can be delivered and the proposals are in line with National and Local Planning Policy.

⁷ [Sparrow Terrace Nest Box | The Nestbox Company](#)

⁸ [Bat Tube 1FR » Schwegler Natur \(schwegler-natur.de\)](#)

Appendix 1: Additional Photographs



Plate A1: g4 poor condition



Plate A2: Site Entrance from Seagry Road

Appendix 2: Adjacent offsite pond

ARGUK GCN HSI Calculator			
	Pond Name	Example	
	Grid Ref	SK123456	
SI No	SI Description	SI Value	SI Value
1	Geographic location	1.00	1
2	Pond area	0.50	0.05
3	Pond permanence	0.90	0.1
4	Water quality	1.00	0.33
5	Shade	1.00	1
6	Water fowl effect	1.00	1
7	Fish presence	1.00	1
8	Pond Density	0.65	1
9	Terrestrial habitat	1.00	0.67
10	Macrophyte cover	0.90	0.7
HSI Score		0.88	0.49
Pond suitability (see below)		Excellent	Poor
Categorisation of HSI Score by Lee Brady			
HSI Score		Pond Suitability	
< 0.50		Poor	
0.50 - 0.59		Below average	
0.60 - 0.69		Average	
0.70 - 0.79		Good	
> 0.80		Excellent	



Photo of Adjacent Photo