

ECOLOGY & BNG ASSESSMENT (BNGA)

28th April 2026

Land at East Grafton - Plot B,
Wiltshire, SN8 3TU

On behalf of: Mr David Eady

Agent: Fowler Architecture & Planning Ltd

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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.

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:

Survey data can be 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.

It must be noted that update surveys will be required in the event a Natural England mitigation licence is required. In the event roosting bats are present, the licence application must be informed by up-to-date survey data from the then current bat survey season (May to August). An update building inspection will also be required within 3 months of the application.

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

ABR Ecology Ltd cannot accept responsibility for third party data supplied within this report.

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).

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.

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CONTENTS

NON-TECHNICAL SUMMARY	3
1. INTRODUCTION	6
2. METHODOLOGY	9
3. RESULTS	18
4. BIODIVERSITY METRIC CALCULATION RESULTS	25
5. BIODIVERSITY MITIGATION AND ENHANCEMENT PLAN	34
6. REFERENCES	39
Appendix A – Site location plan	41
Appendix B – Proposed plans	44
Appendix C – Relevant legislation and planning policy	51
Appendix D – Habitat maps and species lists	55
Appendix E – Photographs	61
Appendix F – Habitat Condition Assessments	63
Appendix G – Biodiversity mitigation and enhancement plan	80

NON-TECHNICAL SUMMARY

- ◆ ABR Ecology Ltd were commissioned by Mr David Eady to produce an Ecology and Biodiversity Net Gain (BNG) Assessment. This assessment was requested to inform a full application for the construction of four dwellings with garages on Land at East Grafton – Plot B, Wiltshire, SN8 3TU.
- ◆ This assessment is informed by a Preliminary Ecological Appraisal (PEA) including a Preliminary Roost Assessment (PRA) of buildings and trees conducted on the 21st February 2025 by experienced Natural England class 2 licensed bat ecologist Becci Smith MCIEEM, assistant ecologist Emily Parsons and graduate ecologist Jonathan Cornish. A baseline habitat survey of the off-site land for the purposes of a BNG assessment was conducted on 19th August 2025 by Becci Smith MCIEEM and ecologist James Gooding.

Habitats, protected sites and invasive species:

- ◆ Habitats on-site include modified grassland (g4 106), ruderal/ephemeral vegetation (g 81), other neutral grassland (g3c), rural trees (g 32), and a rural line of trees (w 33). No watercourses are present on-site. Area habitats offsite include cereal crops (c1c) and ruderal/ephemeral vegetation (c 81) and a native hedgerow with trees (h2a6 11).
- ◆ No impacts on statutory or non-statutory sites are anticipated as part of the planning application and no further action is recommended.
- ◆ No Priority Habitats or Ecological Networks were recorded on-site. The nearest Priority Habitat is 'Deciduous woodland' and no impacts on this habitat are anticipated.

Statutory Biodiversity Metric results:

- ◆ The development is anticipated to result in a percentage net change of +36.67% in habitat units and +373.55% change in hedgerow units post-development. Therefore, the 10% net gain for area habitats and hedgerows is anticipated to be achieved on-site with the trading rules satisfied; refer to Section 4 for full results.

Badgers:

- ◆ No evidence of badgers was recorded on-site, however, suitable foraging habitat for badgers is present and there are records of badger within the local area. A badger mitigation strategy is detailed in Section 5.

Barn owls:

- ◆ Barn owls are not considered to be impacted by the proposals, and no further action is recommended for this species.

Bats:

- ◆ The trees on-site hold '**negligible potential**' for roosting bats due to a lack of suitable potential roosting features. Therefore, no impacts on roosting bats are anticipated; further information is provided in Section 5 regarding the validity of the survey.
- ◆ There are bat records within 1km of the site. A 'bat-friendly' lighting strategy is detailed in Section 5 to ensure the proposed works do not impede foraging and commuting bats which may be using the site and general surrounding area.

Dormice:

- ◆ Due to the lack of habitats on-site and lack of records within the local area, no mitigation is advised regarding dormice.

Great crested newts (GCN):

- ◆ No impacts on GCN are anticipated and no further action is recommended for this species.

Nesting birds:

- ◆ There is potential for nesting birds to be present within the trees on-site. Mitigation for nesting birds is detailed in Section 5.

Hedgehogs:

- ◆ Hedgehogs have been recorded within the local area, and the site consists of suitable habitat for this species. A mitigation strategy is detailed in Section 5.

Reptiles and common amphibians (common herpetofauna):

- ◆ The site holds limited habitats for common herpetofauna and there are no records of reptiles or common amphibians within the local area. Therefore, no further action is recommended for common herpetofauna.

Biodiversity enhancements:

- ◆ To ensure compliance with planning policy, biodiversity enhancements will include a bat bricks, bird bricks and solitary bee bricks within the new dwellings. Details are provided in Section 5.

1. INTRODUCTION

- 1.1 ABR Ecology Ltd were commissioned by Mr David Eady to produce an Ecology and Biodiversity Net Gain (BNG) Assessment. This assessment was requested to inform a full planning application for the construction of four new dwellings with garages on Land at East Grafton – Plot B, Wiltshire, SN8 3TU (central grid reference: SU 25467 60589) (herein referred to as ‘the site’ / ‘on-site’).
- 1.2 This assessment is informed by a Preliminary Ecological Appraisal (PEA) including a Preliminary Roost Assessment (PRA) of buildings and trees conducted on the 21st February 2025 by experienced Natural England class 2 licensed bat ecologist Becci Smith MCIEEM, assistant ecologist Emily Parsons and graduate ecologist Jonathan Cornish.
- 1.3 A baseline habitat survey of the off-site land for the purposes of a BNG assessment was conducted on 19th August 2025 by Becci Smith MCIEEM and ecologist James Gooding.
- 1.4 A site location plan is provided in Appendix A and proposed plans are provided in Appendix B.

Site context

- 1.5 The site is situated in East Grafton, Dorset consisting of approximately 0.40 hectares (ha). The site comprises an area of modified grassland, other neutral grassland and ruderal vegetation with a tree line to the west of the site. The site is situated in a rural setting with residential properties to the east and south of the site and grassland to the west and north of the site. In the wider surrounding landscape, extensive arable farmland with connecting hedgerows, pockets of woodland and residential developments are present. The site is considered to hold good potential for wildlife in a good location for biodiversity.

Purposes and aims of this assessment

- 1.6 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 on-site. 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.

1.7 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 (Natural England, 2025¹); 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).

1.8 The BNGA part of this assessment aims to:

- ◆ *Classify the habitat type, distinctiveness, condition, connectivity and strategic significance of habitats present prior to and post-development.*
- ◆ *Ensure that baseline habitat conditions are classified in a consistent and robust manner, and that classification is based on the best quality data available at the time of the assessment.*
- ◆ *Clearly identify data collection methods and any survey limitations.*
- ◆ *Calculate baseline (pre-development) and proposed (post-development) habitat units, watercourse and hedgerow units for on-site and off-site land where applicable based on the current development proposals.*
- ◆ *Proposed a BNG design with the aim of maximising BNG through habitat creation and enhancement; ensuring BNG is designed to support the known protected species within the site based on the wider ecological evaluation of the site.*
- ◆ *Aim to achieve a BNG on-site, with off-site BNG pursued where this is not possible.*

Relevant planning policy and legislation

1.9 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 National Planning Policy Framework (NPPF) 2024 – Section 15*
- ◆ *The Environment Act 2021 – Schedules 7a and 14 Parts 1 and 2*
- ◆ *Annex II and IV of the EC Habitats and Species Directive 1992*

- ◆ *The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019*
- ◆ *The Wildlife and Countryside Act 1981 (as amended) – Section 1 and Schedules 5 and 9*
- ◆ *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 (adopted January 2015)*

1.10 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.

2. METHODOLOGY

Desktop data search

- 2.1 Internationally protected sites including Ramsar's, Special Protection Areas (SPAs), Special Areas of Conservation (SACs) were identified within a 7.5 kilometre (km) radius and nationally designated sites including Sites of Special Scientific Interest (SSSIs), National Nature Reserves (NNRs) and Local Nature Reserves (LNRs) were identified within a 2km radius of the site using the Multi-Agency Geographical Information for the Countryside website (MAGIC 2025).
- 2.2 Wiltshire & Swindon Biological Records Centre (WSBRC, 2025) were contacted to provide records of any protected, vulnerable and notable species and any locally designated sites such as Local Wildlife Sites (LWSs) within a 1km radius of the application site.
- 2.3 A search was also conducted on MAGIC (2025) to identify the presence of nearby priority habitats, European Protected Species (EPS) licences and known great crested newt breeding ponds.
- 2.4 'Core Statutory Networks' and 'Non-core Statutory Networks' were identified by WSBRC (2025) on or adjacent to the site.
- 2.5 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.
- 2.6 To inform the BNG assessment, a desktop study was undertaken to determine strategic significance of habitats using the Wiltshire and Swindon Local Nature Recovery Strategy document (Wiltshire Council, New Forest National Park & Swindon Borough Councils, 2025).

Botanical survey (UKHab)

- 2.7 A botanical survey of the site was conducted on 21st February 2025 by experienced botanist Becci Smith MCIEEM assistant ecologist Emily Parsons and graduate ecologist Jonathan Cornish. A baseline habitat survey of the off-site land for the purposes of a BNG assessment was conducted on 19th August 2025 by Becci Smith MCIEEM and ecologist James Gooding.

- 2.8 Prior to the site visit, a geopackage was created in QGIS version 3.34.7-Prizren (QGIS.org, 2024) for export into Coreo (Coreo, 2025) for digital mapping and data collection in the field. A red line boundary for the site was created based on a georeferenced site plan ('Location as shown in Appendix A), and relevant vector and raster layers added.
- 2.9 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
- 2.10 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'.
- 2.11 All mapping was undertaken digitally within the Coreo app and the geopackage was then imported back into QGIS.

Statutory Biodiversity Metric

Pre- and post-development habitat mapping

- 2.12 The Statutory Biodiversity Metric (GOV.UK, 2025) was conducted as a tool to determine a baseline and proposed biodiversity value for the site, this included both a percentage habitat net gain/loss and the overall change in habitat units post-development.
- 2.13 Pre- and post-development habitat maps were digitised using the QGIS template associated with the Statutory Biodiversity Metric (Natural England, 2025¹). In accordance with the 'Statutory Biodiversity Metric: User Guide' (Natural England, 2025²), the proposed site plan (as shown in Appendix B) was georeferenced and the baseline habitats were overlain using this plan.

- 2.14 Information was then entered for each parcel including baseline/proposed habitat types, condition, strategic significance, parcel reference, retention category and spatial risk category using the QGIS template for both on-site and off-site maps, where appropriate.
- 2.15 The QGIS Import Tool (Natural England, 2025¹) was then used to prepare data for import into the Statutory Biodiversity Metric calculation tool.
- 2.16 Trees were entered manually using the 'Urban Tree Helper' in the Main Menu of the Metric Tool to determine their equivalent size in hectares (ha).

Strategic significance

- 2.17 The criteria within the Statutory Biodiversity Metric were assessed by determining if habitat areas within the site occur within any strategic locations for biodiversity, form part of a designated site for nature conservation or are identified within local planning documents such as Local Wildlife Sites (LWSs) as provided by WSBRC (2025).

Measurements of Habitat Areas

- 2.18 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.

Competency requirements

- 2.19 Becci Smith MCIEEM undertook the baseline surveys assisted by ecologist James Gooding, assistant ecologist Emily Parsons and graduate ecologist Jonathan Cornish; all ecologists have undertaken CIEEM certified training in the Biodiversity Metric 4.0 and UK Habs.

Protected species assessment

Badgers

- 2.20 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

- 2.21 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)

- 2.22 A Daytime Bat Walkover (DBW) survey was conducted to assess the site and record any habitats suitable for roosting bats. This included an inspection of trees for bat suitability as detailed below. No buildings are present on-site.

Survey conditions, equipment and timings

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

Table 1: Weather conditions, equipment and timings for survey

Survey date	Time of survey	Surveyor(s)	Equipment available to use:	Weather conditions		
21/02/2025	11:00am	Becci Smith MCIEEM, Emily Parsons and Jonathan Cornish	High-powered torch, mirrors, sealable bags, FFP3 face masks, gloves, extendable ladder, endoscope, binoculars	Temp:	Oktas cloud cover:	Beaufort wind force:
				13°C	7/8	5/12

- 2.24 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).

Trees

- 2.25 A Ground-Level Tree Assessment (GTLA) was undertaken in accordance with The BCT Guidelines (Collins, 2023). A systematic search was made of any trees on-site for bats and where present, information was compiled on the potential and actual bat entry/exit points (where possible); potential and actual bat roosting locations; and any evidence of bats found.
- 2.26 The inspection was carried out systematically and consistently around all parts of each tree (from all angles and close to the trunk and further away). Potential Roosting Features (PRFs) that can be exploited by bats include the following (Table 3 below):

Table 3: Potential Roosting Features (PRFs) for bats in trees

PRFs formed by disease and decay	PRFs formed by damage	PRFs formed by association
Woodpecker holes	Lightning strikes	Fluting Ivy
Squirrel holes	Hazard beams	
Knot holes	Subsidence cracks	
Pruning cuts	Shearing cracks	
Tear outs	Transverse snaps	
Wounds	Welds	
Cankers	Lifting bark	
Compression	Desiccation	
Forks	Fissures	
Butt rots	Frost cracks	

- 2.27 Trees were categorized in accordance the scale shown in Table 4 below:

Table 4: Categories for assigning tree potential for roosting bats

Suitability	Description
NONE	Either no PRFs in the tree or highly unlikely to be any.
FAR	Further assessment required to establish if PRFs are present in the tree.
PRF	A tree with at least one PRF present.

- 2.28 The above assessment was further refined for any trees with identified Potential Roosting Features (PRFs) which were categorized in accordance with the following scale (Table 5 below) (Collins, 2023):

Table 5: Categories for assigning tree potential for roosting bats

Suitability	Description
PRF-I	PRF is only suitable for individual bats either due to size or lack of suitable surrounding habitats.
PRF-M	PRF is suitable for multiple bats and may therefore be used by a maternity colony.

- 2.29 The tree was identified as a ‘confirmed’ bat roost where bat evidence was recorded. If droppings were present, a sample of the bat droppings were collected and couriered to Swift Ecology Ltd for DNA analysis to confirm the species of bat present.

Dormice

- 2.30 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

- 2.31 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.
- 2.32 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 (off-site). Any accessible waterbodies were assessed under the Habitat Suitability Index (HSI) (Oldham et al, 2000, 2008) to determine the suitability of the waterbody to support great crested newts.

Reptiles and common amphibians

- 2.33 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*.
- 2.34 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

- 2.35 The UKHabs habitat survey was conducted at a sub-optimal time of the year (winter) for general botanical survey.
- 2.36 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.
- 2.37 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.
- 2.38 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.

PRA and GTLA surveys

- 2.39 Evidence of crevice-dwelling bats may have been overlooked due to the nature of bat roosts, being remote and often inaccessible. Binoculars were used to identify

any potential bat droppings on the exterior features of the buildings and trees where possible.

- 2.40 Often bats leave no visible sign of their presence on the outside of buildings/trees, and even when they do, wet weather can wash evidence away.
- 2.41 The GLTA can be constrained by canopy cover and by the angle of the surveyor and some PRFs may not be visible from ground level. Where PRFs are present at height, these cannot be inspected from ground level.

DEFRA Statutory Biodiversity Metric

- 2.42 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.
- 2.43 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.
- 2.44 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.
- 2.45 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

- 2.46 The data within this report should not be seen as comprehensive. Data obtained from the data search (WSBRC, 2025) 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.
- 2.47 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.

- 2.48 **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, 2025) was used to identify any international statutory sites located within 7.5km of the application site and national/local sites within 2km of the site.

Table 6: Internationally, nationally and regionally protected sites

Site name	Distance from site	Designation	Site description
North Wessex Downs	Site falls within National Landscape	Natural Landscape	Largest tracts of chalk downland in southern England and one of the least affected by development. It includes the bright, bare uplands of the Marlborough, Berkshire and North Hampshire Downs and sweeps on its western edge to a crest above the White Horse Vale.

Impacts on statutory sites

- 3.2 No impacts on statutory sites are anticipated from an ecological perspective. The relevant SPDs and policies such as dark skies initiatives should be adhered to in relation to National Landscapes.

Locally designated (non-statutory) sites

- 3.3 WSBRC (2025) were consulted to provide results of any locally designated sites within 1km of the site as presented in Table 7 below:

Table 7: Locally designated (non-statutory) sites

Site name	Distance from site	Designation	Area (ha)	Site description
Suddene Park Farm – Railway Line	820m northwest	Local Wildlife Site (LWS)	2.06	Disused railway line east of Burbage. Scrub & woodland on sides with calcareous grassland in some central areas.

Impacts on non-statutory sites

- 3.4 No impacts on non-statutory sites are anticipated by the proposed works, and no further mitigation is recommended in relation to non-statutory sites.

Priority habitats (S.41 NERC Act 2006)

- 3.5 No priority habitats were recorded on-site; the nearest priority habitat is ‘Deciduous woodland’ approximately 64m southwest of the site (MAGIC, 2025) and no impacts on this habitat are anticipated.

Ecological Networks

- 3.6 No ‘Core Statutory Networks’ or ‘Non-core Statutory Networks’ were identified on site (WSBRC, 2025).

Protected, rare and vulnerable species

- 3.7 WSBRC (2025) was consulted to provide any records of protected/vulnerable species of interest as presented in Table 8 below:

Table 8: Records for protected/vulnerable species of interest

Common name	Scientific name	Number of records	Latest record	Nearest record to site
Bats				
Brown long-eared bat	<i>Plecotus auritus</i>	1	2007	710m southwest
Pipistrelle sp.	<i>Pipistrellus sp.</i>	1	2003	710m southwest
Birds				
Barn owl	<i>Tyto alba</i>	9	2021	60m south
Brambling	<i>Fringilla montifringilla</i>	1	2020	620m northeast
Cetti's warbler	<i>Cetti cetti</i>	6	2020	580m northwest
Cuckoo	<i>Cuculus canorus</i>	7	2021	60m south
Fieldfare	<i>Turdus pilaris</i>	94	2021	60m south
Grey partridge	<i>Perdix perdix</i>	2	2020	580m northwest
Hen harrier	<i>Circus cyaneus</i>	1	2021	710m southwest
Hobby	<i>Falco Subbuteo</i>	2	2020	750m northeast
House sparrow	<i>Passer domesticus</i>	223	2021	60m south
Kingfisher	<i>Alcedo atthis</i>	19	2021	60m south
Lapwing	<i>Vanellus vanellus</i>	4	2020	60m south
Lesser redpoll	<i>Acanthis cabaret</i>	1	2021	620m northeast
Peregrine	<i>Falco peregrinus</i>	8	2021	625m northeast
Red kite	<i>Milvus milvus</i>	248	2021	60m south
Redwing	<i>Turdus iliacus</i>	69	2021	60m south
Reed bunting	<i>Emberiza schoeniclus</i>	5	2021	60m south
Skylark	<i>Alauda arvensis</i>	66	2021	60m south
Spotted flycatcher	<i>Muscicapa striata</i>	2	2020	625m northeast
Stone-curlew	<i>Burhinus oedipnemus</i>	1	2020	Within 1km
Yellowhammer	<i>Emberiza citrinella</i>	90	2021	60m south
Flowering plants				
Corn buttercup	<i>Ranunculus arvensis</i>	2	2005	415m south
Invertebrates				

Black oil-beetle	<i>Meloe proscarabaeus</i>	1	2022	965m south
Shrill carder bee	<i>Bombus sylvarum</i>	1	1991	955m northwest
Other mammals				
Badger	<i>Meles meles</i>	1	2007	725m northwest
Brown hare	<i>Lepus europaeus</i>	3	2017	350m west
Hedgehog	<i>Erinaceus europaeus</i>	14	2020	70m southwest

- 3.9 There are nearby records for bats, barn owls and hedgehog; these species are discussed further on in Section 3.

Botanical survey (UKHab)

Habitats recorded on-site

- 3.10 The following habitats were recorded within the site (habitat map with species lists for each habitat are provided in Appendix D and photographs provided in Appendix E of this report) (Table 9), all mappable habitats (including those without a primary UKHab code, were included within the assessment):

Table 9: Habitats recorded on-site

Habitat	Primary UKHab code	Secondary UKHab code(s) ¹	Description	Area of the site (red line)
Other neutral grassland	g3c	106	An area of mown grassland on the verge between the main road and the other habitats on-site; the grassland is regularly mown.	South of the site.
Ruderal/ ephemeral vegetation	g	81	Ruderal vegetation underneath and around the lime tree (<i>Tilia sp.</i>) on-site.	West of the site.
Modified grassland	g4	106	The majority of the site comprises modified grassland that is regularly managed and mown.	Across the site.
Rural tree	g	32	A Lombardy poplar <i>Populus nigra</i> is present within the treeline on-site (will be lost during the development).	West of the site.
Rural line of trees	w	33	A rural line of trees, consisting of Lombardy poplars and a lime <i>Tilia</i> species, running along the western boundary of the site.	Western boundary.

1: See Appendix D for list of UKHabs secondary codes

Table 10: Habitats recorded off-site

Habitat	Primary UKHab code	Secondary UKHab code(s) ¹	Description	Area of the site (blue line)
Cereal crops	c1c	-	An area of cereal crops.	Across the site.
Ruderal/ ephemeral vegetation	c	81	An area of ruderal vegetation is present along the western boundary; providing a buffer between the crop field and the adjacent woodland.	West boundary.
Native hedgerow with trees	h2a6	11	A native hedgerow with trees forms the southern boundary of the cropland, separating it from the adjacent verge and road.	Southern boundary.

- 3.11 A grass pile was noted in the southwest corner of the site (Target note 1 – Appendix D).

Protected species assessment

Badgers

- 3.12 There is one badger record within 1km of the site (WSBRC, 2025) and no evidence of badger was recorded on-site, however, the site does possess suitable foraging habitats for badgers. For this reason, a precautionary mitigation strategy is detailed in Section 5 of this report.

Barn owls and other nesting birds

- 3.13 No evidence of barn owls was present on-site, and this species is not considered to be impacted by the proposals due to the short regularly mown nature of the grassland; barn owls are not discussed further in this assessment.
- 3.14 No evidence of nesting birds was identified on-site, however, there is potential for nesting birds to be present within the trees and treeline on-site. Mitigation for nesting birds is detailed in Section 5.

Bats

Daytime Bat Walkover (DBW)

Trees

- 3.15 The trees on-site were assessed for its potential to support roosting bats; the trees were not considered to hold potential for roosting bats due to a lack of Potential Roost Features (PRFs). No further action is recommended in relation to roosting bats and trees; however, further information is provided in Section 5 regarding the validity of the survey.

Artificial lighting and bats

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

Dormice

- 3.18 There is limited habitat on-site for dormouse and no dormouse records existing within 1km of the site (WSBRC, 2025) and the nearest European Protected Species (EPS) licence is located approximately 10km northwest of the site (MAGIC, 2025). Due to the lack of local records in the area and limited areas of on-site habitat, given that the on-site treeline is sparse with patchy connectivity, no further recommendations are made regarding dormice.

Great crested newts

- 3.19 No waterbodies are present on-site, and an aerial assessment revealed one waterbody within 250m of the site (MAGIC, 2025); most of the site is situated within a 'Green Risk Zone' for great crested newts (GCN) and the verge grassland in the south of the site is within a 'Amber Risk Zone' for GCN (Natural England, 2025⁴). A

Habitat Suitability Index (HSI) assessment was undertaken on the off-site pond which lies approximately 230m south of the site, and the results are provided within Table 11 below:

Table 11: Habitat Suitability Index (HSI) on off-site pond

Waterbody ref:	Off-site pond
SI1 - Location	1
SI2 - Pond area	0.3
SI3 - Pond drying	1
SI4 - Water quality	0.33
SI4 - Shade	1
SI6 - Fowl	0.67
SI7 - Fish	1
SI8 - Ponds	0.75
SI9 – Terrestrial habitat	0.33
SI10 - Macrophytes	0.35
HSI SCORE =	0.59

- 3.20 The HSI score is ‘below average’ which indicates that it is unlikely that GCN are using the pond. There are no known records for GCN within the local area (WSBRC, 2025) and the nearest known positive GCN licence return is approximately 11km south of the site (MAGIC, 2025). Therefore, GCN are not considered likely to be present on-site and this species is not discussed further in this assessment.

Hedgehogs

- 3.21 14 hedgehog records are present within the local area with the closest being approximately 70m southwest of the site (WSBRC, 2025) and the site possesses suitable foraging and commuting habitat for hedgehogs. It is therefore 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

- 3.22 The site features limited habitats for reptiles and common amphibians around the ruderal vegetation and grass pile, however, most of the site comprises shorter grassland which is regularly managed and lacks adequate protective cover for reptiles. There are no records for reptiles/amphibians within 1km of the site (WSBRC, 2025).

3.23 Due to very limited on-site habitats, impacts on reptiles and amphibians are not anticipated and no further mitigation is advised for these species.

4. BIODIVERSITY METRIC CALCULATION RESULTS

DEFRA Biodiversity Metric calculation

- 4.1 A DEFRA Biodiversity Metric calculation (Natural England, 2025¹) was undertaken to estimate the projected habitat gains / losses from the proposed development. A full copy of the Calculation Tool accompanies this report and must be read in conjunction with this report.

Baseline habitats

- 4.2 A baseline (existing) habitats plan is provided in Appendix D and photographs in Appendix E of this report. Habitat Condition Assessments are provided in Appendix 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 21st February 2025; no site clearance is believed to have occurred on-site prior to the site visit. However, for off-site habitats, the relevant baseline is considered to be 19th August 2025.

Baseline habitats present on-site

- 4.4 Baseline habitats present within the site are listed in Table 12 below:

Table 12: Baseline habitats present on-site

Habitat type	Habitat parcel reference	Area (ha) / length (km)	Strategic significance	Habitat condition	Habitat units
Area habitats					
Modified grassland	BA-A	0.361	Area/compensation not in local strategy/no local strategy	Good	2.17
Other neutral grassland	BA-B	0.0297	Area/compensation not in local strategy/no local strategy	Poor	0.12
Ruderal/ephemeral	BA-C	0.0098	Area/compensation not in local strategy/no local strategy	Poor	0.02

Habitat type	Habitat parcel reference	Area (ha) / length (km)	Strategic significance	Habitat condition	Habitat units
Rural tree	T1	0.0366	Area/compensation not in local strategy/ no local strategy	Good	0.44
Total units =					2.74 units
<i>Hedgerow habitats</i>					
Line of trees	TL1	0.039	Area/compensation not in local strategy/ no local strategy	Poor	0.08
Total units =					0.08 units
<i>Watercourse habitats</i>					
n/a	n/a	n/a	n/a	n/a	n/a
Total units =					n/a

Baseline habitats present off-site

4.5 Baseline habitats present off-site are listed in Table 13 below:

Table 13: Baseline habitats present off-site

Habitat type	Habitat parcel reference	Area (ha) / length (km)	Strategic significance	Habitat condition	Habitat units
<i>Area habitats</i>					
Ruderal/Ephemeral	OF-A	0.078	Area/compensation not in local strategy/ no local strategy	Good	0.47
Cereal crops	OF-B	0.8924	Area/compensation not in local strategy/ no local strategy	n/a	1.78

Habitat type	Habitat parcel reference	Area (ha) / length (km)	Strategic significance	Habitat condition	Habitat units
Total units =					2.25 units
<i>Hedgerow habitats</i>					
Native hedgerow with trees	H1	0.084	Area/compensation not in local strategy/ no local strategy	Moderate	0.67
Total units =					0.67 units
<i>Watercourse habitats</i>					
n/a	n/a	n/a	n/a	n/a	n/a
Total units =					n/a

Proposed habitats

- 4.6 A proposed (post-development) habitats plan is provided in Appendix E; proposed on-site habitats are presented in Table 14 below:

Table 14: Proposed habitats on-site

Habitat type	Habitat parcel reference	Area / length	Proposed habitat condition	Criteria targeted	Habitat units
<i>Area habitats</i>					
Developed land; sealed surface	PR-A	0.1493	n/a	n/a	0
Vegetated garden	PR-B	0.2512	n/a	n/a	0.48

Habitat type	Habitat parcel reference	Area / length	Proposed habitat condition	Criteria targeted	Habitat units
Total units projected from creation =					0.48 units
Total units =					0.48 units
<i>Hedgerow habitats</i>					
Line of trees	TL1	0.039	Poor	The tree line will continue to be 'poor' through passing the existing passed criteria	0.08
Total units projected from retained habitats =					0.08
Total units projected =					0.08 units
<i>Watercourse habitats</i>					
n/a	n/a	n/a	n/a	n/a	n/a

4.8 Proposed off-site habitats are presented in Table 15 below:

Table 15: Proposed habitats off-site

Habitat type	Habitat parcel reference	Area / length	Proposed habitat condition	Criteria targeted	Habitat units
<i>Area habitats</i>					
Other neutral grassland	OF-C	0.6	Moderate	Criterion A – Yes - achieved by sowing a high proportion of	4.02

Habitat type	Habitat parcel reference	Area / length	Proposed habitat condition	Criteria targeted	Habitat units
				characteristic indicator species. Criterion C – Yes - achieved through appropriate management practices. Criterion D – Yes achieved through appropriate management practices. Criterion E – Yes - achieved through appropriate management practices and by not planting and controlling any invasive non-native species. All other criteria not considered to pass and therefore not targeted.	
Individual trees	PT-1-36	0.1466	Moderate	Criterion A – Yes – achieved by planting only native tree species. Criterion B – Yes – individual trees automatically pass this criterion. Criterion D – Yes – achieved through appropriate management practices. Criterion F – Yes – achieved through appropriate management practices.	0.45
Ruderal/ephemeral	OF-A	0.078	Good	‘Good’ condition will continue to be met through passing the existing passed criteria.	0.47

Habitat type	Habitat parcel reference	Area / length	Proposed habitat condition	Criteria targeted	Habitat units
Cereal crops	OF-B	0.58	n/a	n/a	0.58
Total units projected from retained habitats =					1.05 units
Total units projected from creation =					4.46 units
Total units =					5.51 units
<i>Hedgerow habitats</i>					
n/a	n/a	n/a	n/a	n/a	n/a
Total units projected =					0 units
<i>Watercourse habitats</i>					
n/a	n/a	n/a	n/a	n/a	n/a

4.9 Enhanced off-site habitats are presented in Table 15 below:

Table 15: Enhanced habitats off-site

Habitat type	Habitat parcel reference	Area / length	Enhanced habitat condition	Criteria targeted	Habitat units
<i>Area habitats</i>					
n/a	n/a	n/a	n/a	n/a	n/a

Habitat type	Habitat parcel reference	Area / length	Enhanced habitat condition	Criteria targeted	Habitat units
Total units projected from retained habitats =					0 units
Total units projected from enhancement =					0 units
Total units =					0 units
Hedgerow habitats					
Native hedgerow with trees	H1	0.084	'Good' condition enhanced from 'moderate' condition	Criterion A1 – yes – criterion is already achieved as the hedgerow is >1.5m in height. Criterion A2 – yes - criterion is already achieved as the hedgerow is >1.5m in width. Criterion B1 – yes – can be achieved by planting and appropriate management practices. Criterion B2 – yes – already achieved as gaps make up <10% of total length and no canopy gaps >5m are present. Criterion C2 – yes – achieved through the creation of other neutral grassland adjacent to the hedgerow and through appropriate management practices. Criterion D1 – yes – already achieved as no invasive non-native species are present and no invasive non-native species will be planted. Criterion D2 – yes – already achieved; condition will be	0.96

Habitat type	Habitat parcel reference	Area / length	Enhanced habitat condition	Criteria targeted	Habitat units
				retained through appropriate management practices. Criterion E1 – yes – achieved by planting standard trees within the hedgerow. Criterion E2 – yes- already achieved and the condition will be retained through appropriate management practices. All other criteria not considered to pass and therefore not targeted.	
Total units projected =					0.96 units
<i>Watercourse habitats</i>					
n/a	n/a	n/a	n/a	n/a	n/a

Strategic significance

- 4.9 A search was undertaken on the Local Nature Recovery Strategy (LNRS) for Wiltshire and Swindon (Wiltshire Council, New Forest National Park & Swindon Borough Councils, 2025) to determine if any proposed habitats are in a strategic area for habitat creation. The off-site land does not fall within a strategic location and therefore all proposed habitats have been 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)	<i>Area habitat units</i>	1.01
	<i>Hedgerow units</i>	0.29
	<i>Watercourse units</i>	0.00
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	<i>Area habitat units</i>	36.67%
	<i>Hedgerow units</i>	373.55%
	<i>Watercourse units</i>	0.00%
Trading rules satisfied?	Yes ✓	

Interpretation of results

- 4.12 Based upon the current proposals, there is anticipated to be an overall combined net unit change of +1.01 area habitat units and +0.29 hedgerow units; this is equivalent to a net % change of +36.67% in area habitat units and +373.55% in hedgerow units post-development.
- 4.13 Therefore, a minimum 10% net gain is anticipated to be achievable as part of the development; it is considered that the development will be compliant with Schedule 14 of the Environment Act 2021 and relevant planning policy provided that the new habitats are implemented and managed effectively.
- 4.14 As the proposed off-site habitats are ‘medium’ distinctiveness and contribute significantly to the site’s biodiversity net gain uplift and will need to be registered on the Net Gain Sites register, a Habitat Management and Monitoring Plan (HMMP) and a legal agreement will be required to secure the long-term management of the habitats. A Biodiversity Gain Plan will also be required to discharge the Biodiversity Gain Condition; refer to Section 5 for further details.

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 gain of +1.01 area habitat units and +0.29 hedgerow units post-development; this is equivalent to a net % change of +36.67% in area habitat units and +373.55% in hedgerow units post-development.

Requirements to discharge the biodiversity gain condition of planning permission

- 5.2 Based upon the proposed habitat interventions, the mandatory minimum 10% net gain requirement as required under the Environment Act 2021 is anticipated to be met.

Biodiversity Gains Plan, Habitat Management and Monitoring Plan (HMMP) and legal agreement

- 5.3 A biodiversity gain condition will be applied to the planning consent, and a Biodiversity Gains Plan must be submitted to the Local Planning Authority (LPA) by the applicant. The Biodiversity Gains Plan is a mechanism to ensure the post-development biodiversity value of the development's on-site/off-site habitat is accurate based on the approved plans and drawings; and any offsite biodiversity gains have been registered and allocated to the development; and/or biodiversity credits, if necessary, have been purchased.
- 5.4 A legal agreement will also be required, such as a Section 106 Agreement, and where there are 'significant' off-site gains (this includes habitats of 'medium' or higher distinctiveness), a Habitat Management and Monitoring Plan (HMMP) will also be required; the HMMP details how the off-site habitats will be created, managed and secured over a minimum 30-year period. The habitats will be subject to habitat monitoring over the 30-year period to ensure that the anticipated condition of the habitat is being met; monitoring reports will need to be submitted to the Local Planning Authority (LPA). The land used for BNG habitat creation must also be registered on Natural England Net Gains Site register.
- 5.5 These documents must be supplied to the LPA to discharge the Biodiversity Gain Condition.

Badgers and hedgehogs

5.6 The site likely supports badger and hedgehog due to surrounding habitats and the presence of nearby records. The following measures will be followed to ensure they are protected during works and to ensure habitat connectivity is maintained:

- ◆ Any new close-boarded fencing and boundaries proposed around the gardens will feature a minimum of one hedgehog highway (130mm x 130mm hole) along every boundary to ensure habitat connectivity for hedgehogs (Appendix G); this can comprise either a specialised hedgehog highway gravel board (<https://www.garden-fence-panels.co.uk/concrete-posts-bases/concrete-gravel-boards/hedgehog-friendly-concrete-base-panel-plain/>) or if timber gravel boards are used a custom-made hole.
- ◆ A hedgehog highway sign will also be installed above each highway to encourage new occupiers to keep these open for hedgehogs (can be purchased from <https://shop.britishhedgehogs.org.uk/product/hedgehog-highway-sign/>).
- ◆ During works, any trenches/pits will be boarded over at the end of each working day or alternatively a 130mm wide ramp/board will be installed in each trench/pit to allow hedgehogs 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.

Bats

Roosting bats:

5.7 The PRA of the trees on-site was undertaken, and the trees were assessed and considered to hold 'negligible potential' for roosting bats. On this basis, it is considered that bats are likely absent from the trees and therefore roosting bats are not considered likely to be impacted by the proposed works as shown in Appendix B of this report.

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

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

Artificial lighting and bats:

- 5.12 There are records of bats within the locale and the site likely supports commuting and foraging bats. 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 and the hedgerows.
 - ◆ All luminaires 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 1-minute (or less) timers.
- ◆ 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.

Nesting birds

5.13 There is potential for nesting birds to be present within the vegetation on-site. Therefore, the following mitigation will apply for works:

- ◆ Any vegetation clearance 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.**

Biodiversity enhancements

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

- ◆ X 1 'Vivara Pro Woodstone House Sparrow Nest Box' or similar approved on the northern elevation of each of the new dwellings (<https://www.nhbs.com/vivara-pro-woodstone-house-sparrow-nest-box>)
- ◆ X 1 'Vivara pro Build-in Woodstone Bat Tube' or similar approved on the western elevation of each of the new dwellings (<https://www.nhbs.com/ib-vl-05-vivara-pro-build-in-woodstone-batbox>)
- ◆ X 3 'Bee Bricks' or similar approved on the southern elevation of each of the new dwellings (<https://www.nhbs.com/bee-brick>)

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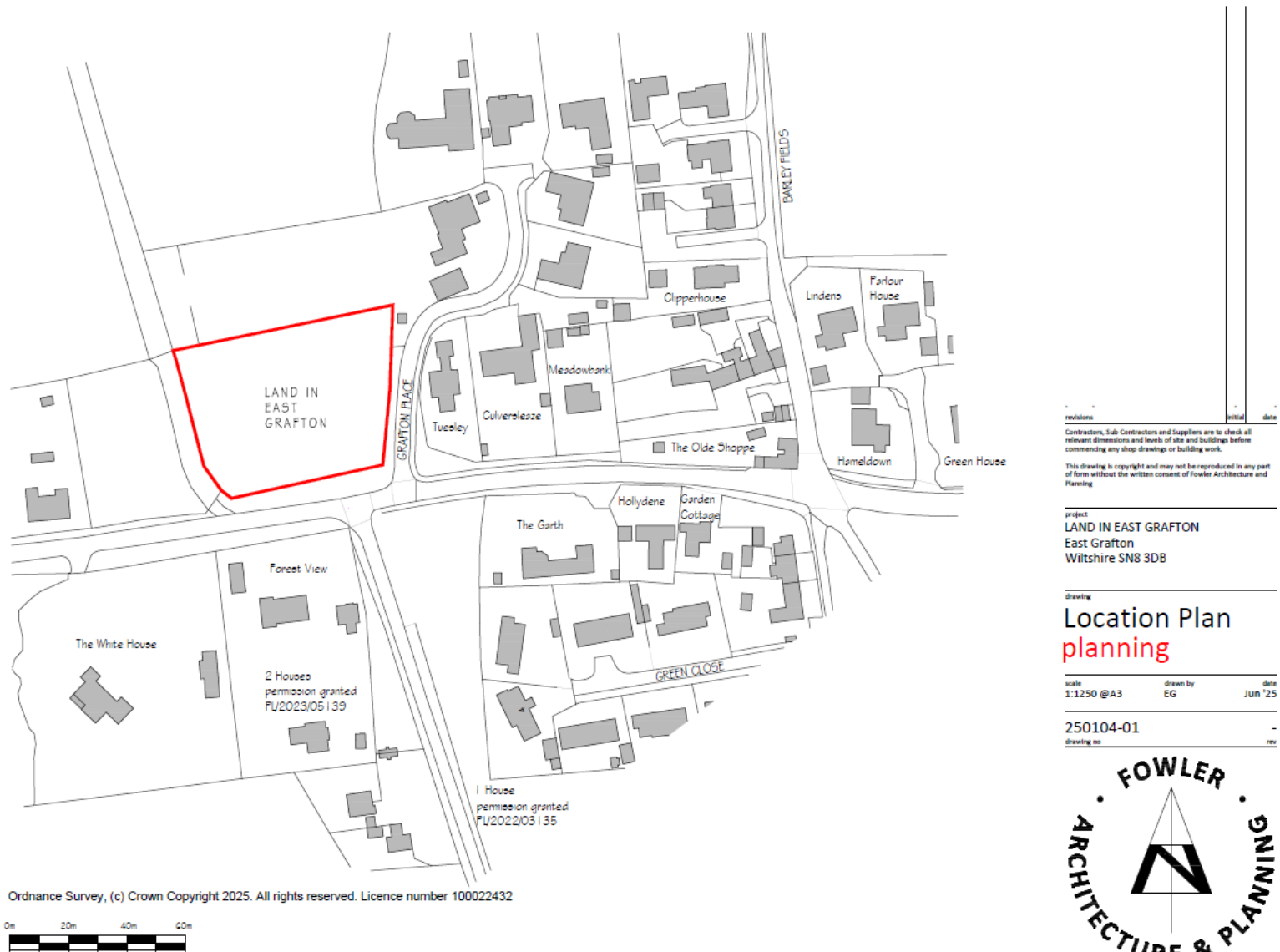
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Appendix A – Site location plan



revisions	initial	date
Contractors, Sub Contractors and Suppliers are to check all relevant dimensions and levels of site and buildings before commencing any shop drawings or building work.		
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project		
LAND IN EAST GRAFTON		
East Grafton		
Wiltshire SN8 3DB		
drawing		
Location Plan		
planning		
scale	drawn by	date
1:1250 @A3	EG	Jun '25
250104-01		
drawing no.	rev	

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Revisions

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Project:
LAND IN EAST GRAFTON
Manor Farm
East Grafton
Wiltshire SN8 3DB

Drawing:
**BNG Context
Plan**

Scale:
1:1250 @A1

Drawn by:
DB

Date:
Oct '25

Drawing no:
250104-20

Rev:

Rev:

Rev:

Rev:

Rev:

Rev:

Rev:

Rev:

Rev:

Rev:

Rev:

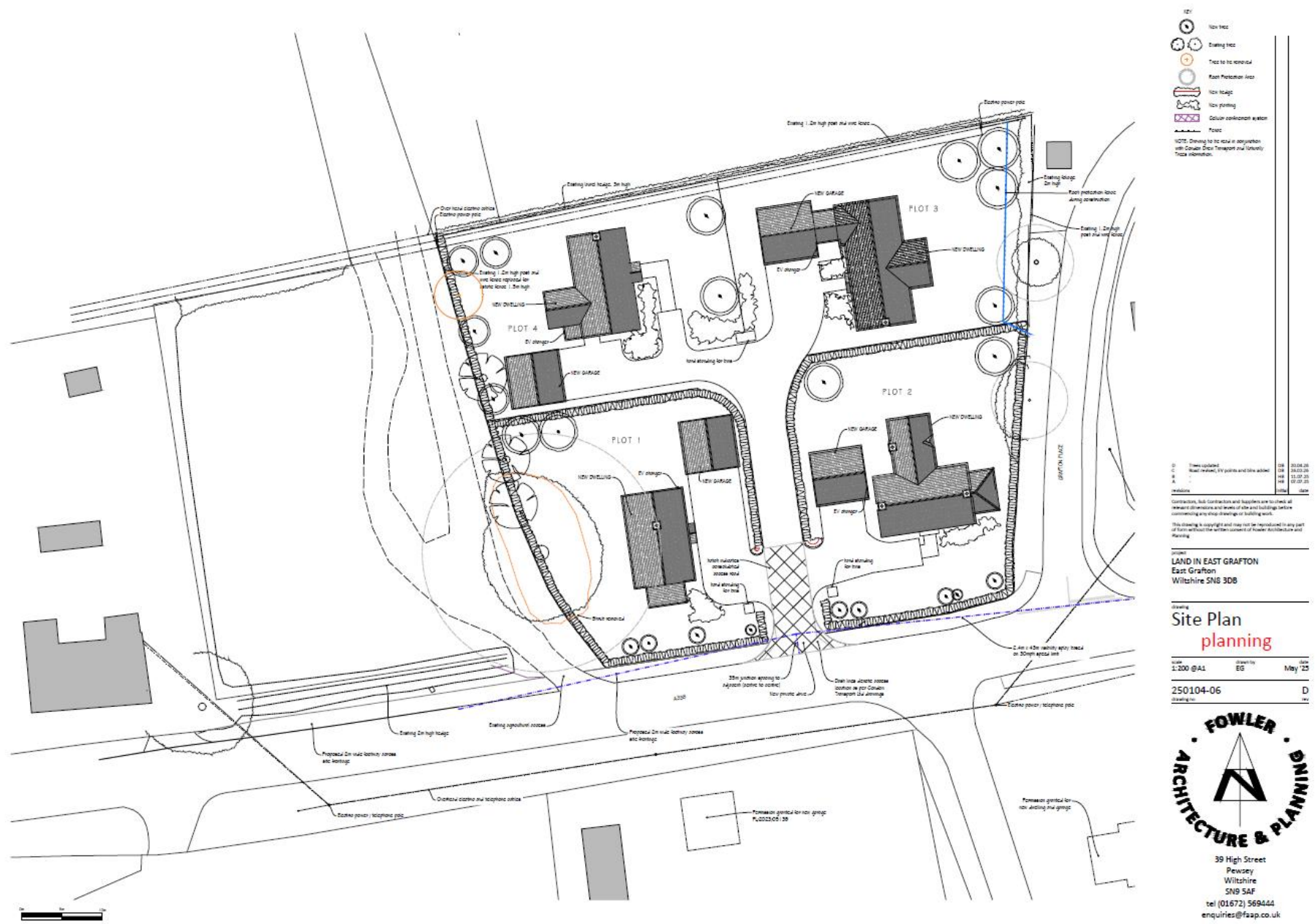
Rev:

Rev:

Rev:



Appendix B – Proposed plans





versions: 1/10/24 date:
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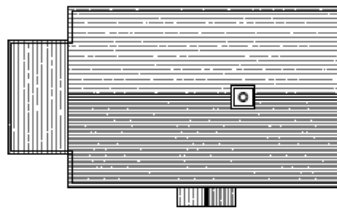
project:
 LAND IN EAST GRAFTON
 Manor Farm
 East Grafton
 Wiltshire SN8 3DB

drawing:
 BNG Plan

scale:
 1:1250 @A1
 drawn by:
 DB
 date:
 Oct '23
 drawing no:
 250104-21



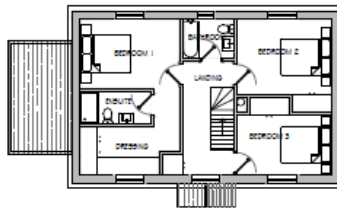
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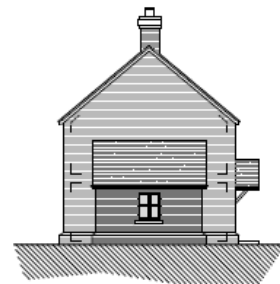
ROOF PLAN



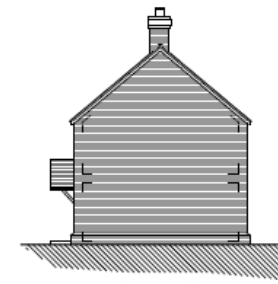
SOUTH ELEVATION



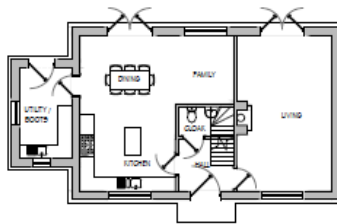
FIRST FLOOR PLAN



EAST ELEVATION



WEST ELEVATION



GROUND FLOOR PLAN

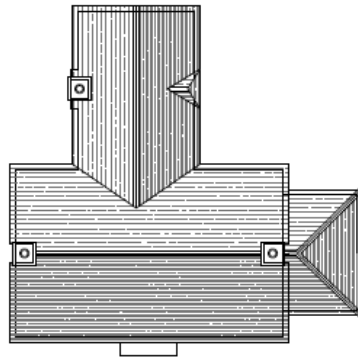


NORTH ELEVATION

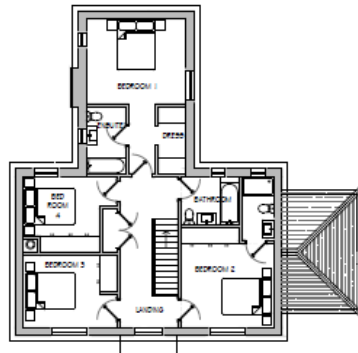


revision	date
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project	date
LAND IN EAST GRAFTON East Grafton Wiltshire SN8 3DB	May '25
drawing	drawn by
Design Scheme - Plot 1	EG
scale	date
1:100 @A1	May '25
250104-10	
drawing no	





ROOF PLAN



FIRST FLOOR PLAN



GROUND FLOOR PLAN



SOUTH ELEVATION



WEST ELEVATION



EAST ELEVATION



NORTH ELEVATION

provisions
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project
LAND IN EAST GRAFTON
East Grafton
Wiltshire
SN8 3DB

drawing
Design Scheme -
Plot 2

scale
1:100 @A1

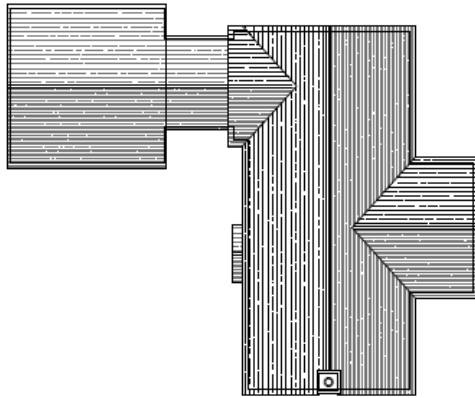
drawn by
EG

date
May '25

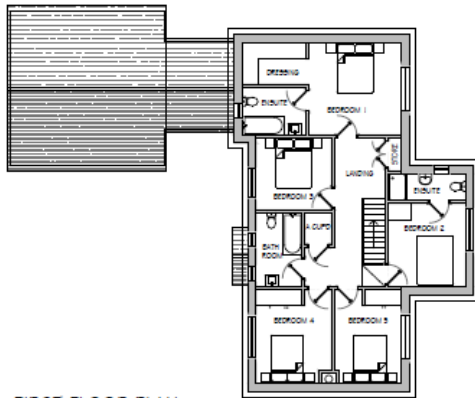
drawing no.
250104-11



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ROOF PLAN



FIRST FLOOR PLAN



GROUND FLOOR PLAN



SOUTH ELEVATION



WEST ELEVATION



EAST ELEVATION



NORTH ELEVATION

revisions

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project
LAND IN EAST GRAFTON
East Grafton
Wiltshire
SN8 3DB

drawing
Design Scheme -
Plot 3

scale
1:100 @A1

drawn by
EG

date
May '25

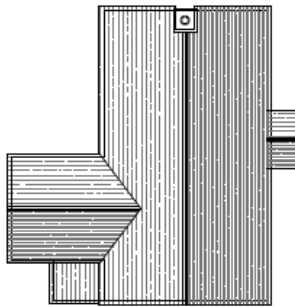
250104-12

drawing no

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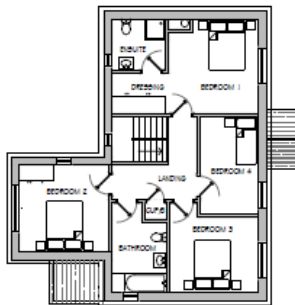




ROOF PLAN



EAST ELEVATION



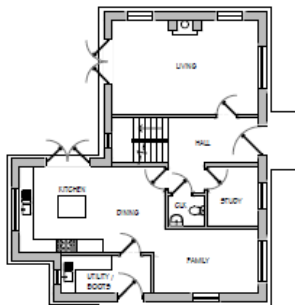
FIRST FLOOR PLAN



SOUTH ELEVATION



NORTH ELEVATION



GROUND FLOOR PLAN



WEST ELEVATION

revisions

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project
LAND IN EAST GRAFTON
East Grafton
Wiltshire
SN8 3DB

planning

drawing
Design Scheme -
Plot 4

scale
1:100 @A1

drawn by
EG

date
May '25

250104-13

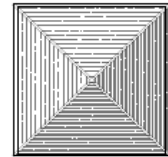
drawing no.



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PLOT 1 - GARAGE



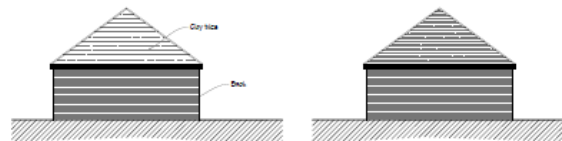
ROOF PLAN



GROUND FLOOR PLAN

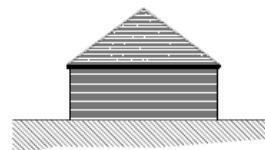


FRONT ELEVATION



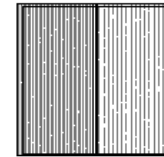
SIDE ELEVATION

SIDE ELEVATION

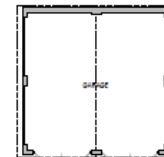


BACK ELEVATION

PLOTS 2 AND 4 - GARAGE



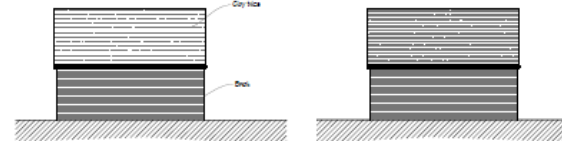
ROOF PLAN



GROUND FLOOR PLAN



FRONT ELEVATION



SIDE ELEVATION

SIDE ELEVATION



BACK ELEVATION

revisions
date

project
LAND IN EAST GRAFTON
East Grafton
Wiltshire
SN8 3DB

drawing
Design Scheme -
Garages, Plots 1, 2 & 4

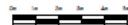
scale
1:100 @A1
drawing by
EG
date
May 25

250104-14

drawing no.

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Appendix C – Relevant legislation and planning policy

Legislation and UK BAP priority habitats/species

Legislation

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

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

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

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

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

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

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

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

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

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

UK BAP priority species and habitats

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

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

National and local planning policy

NPPF – The National Planning Policy Framework

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

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

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

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

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

‘Development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists.’

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

Wiltshire Core Strategy

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

Core Policy 50: Biodiversity and Geodiversity

Protection

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

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

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

Biodiversity enhancement

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

Management Plan, particularly through landscape scale projects, and be relevant to the local landscape character.

Local sites

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

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

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

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

Appendix D – Habitat maps and species lists

Baseline habitat plans



Project name:	East Grafton Plot B
Drawing title:	Baseline Habitats Map
Client:	Mr David Eady
Produced by:	EP
Scale:	1:300 @A3
Date produced:	28/04/26
Drawing no:	001-280426DE
Revision no:	00





Legend

 blue line

Hedgerows

 Native hedgerow with trees

Habitats

 Cereal crops

 Ruderal/Ephemeral

Secondary codes:	Description:
11	Hedgrow with trees
81	Ruderal/ephemeral

Project name:	East grafton plot B offsite land
Drawing title:	baseline offsite habitats map
Client:	Mr David Eady
Produced by:	EP
Scale:	1:700 @A3
Date produced:	10/10/2025
Drawing no:	002-101025DE
Revision no:	00

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ABR Ecology Ltd
Suite 7 The Old Pottery, Manor Way, Verwood, Dorset, BH31 6HF
Tel: 01202 821325
E-mail: abrecology@gmail.com
Registered company in England and Wales no: 11266688

ABR Ecology Ltd



Species lists for habitats:

Common name	Taxonomic name	DAFOR scale abundance
Modified grassland (g4 106):		
Crane's-bill sp.	<i>Geranium sp.</i>	Locally occasional
Creeping bent	<i>Agrostis stolonifera</i>	Locally abundant
Creeping buttercup	<i>Ranunculus repens</i>	Frequent – locally abundant
Dandelion sp.	<i>Taraxacum agg.</i>	Rare
Dock sp.	<i>Rumex sp.</i>	Occasional
Perennial rye-grass	<i>Lolium perenne</i>	Abundant
Red fescue	<i>Festuca rubra</i>	Frequent
Sedge sp.	<i>Carex sp.</i>	Locally frequent
Self-heal	<i>Prunella vulgaris</i>	Locally occasional
Smooth sow-thistle	<i>Sonchus oleraceus</i>	Rare
Spear thistle	<i>Cirsium vulgare</i>	Occasional
Springy turf-moss	<i>Rhytidiadelphus squarrosus</i>	Locally frequent
Yorkshire fog	<i>Holcus lanatus</i>	Abundant
Other neutral grassland (g3c 106):		
Cleavers	<i>Galium aparine</i>	Locally occasional
Cock's-foot	<i>Dactylis glomerata</i>	Rare
Common cat's-ear	<i>Hypochaeris radicata</i>	Rare
Common field speedwell	<i>Veronica persica</i>	Locally frequent
Common mouse-ear	<i>Cerastium fontanum</i>	Locally frequent
Common nettle	<i>Urtica dioica</i>	Occasional
Crane's-bill sp.	<i>Geranium sp.</i>	Occasional
Creeping bent	<i>Agrostis stolonifera</i>	Abundant – locally occasional
Creeping buttercup	<i>Ranunculus repens</i>	Frequent
Daisy	<i>Bellis perennis</i>	Locally frequent – occasional
Dandelion sp.	<i>Taraxacum agg.</i>	Occasional
Ground-elder	<i>Aegopodium podagraria</i>	Locally occasional
Lords-and-ladies	<i>Arum maculatum</i>	Locally occasional
Perennial rye-grass	<i>Lolium perenne</i>	Locally abundant – occasional
Pointed spear-moss	<i>Calliergonella cuspidata</i>	Locally abundant
Procumbent pearlwort	<i>Sagina procumbens</i>	Locally abundant
Red clover	<i>Trifolium pratense</i>	Rare
Red dead-nettle	<i>Lamium purpureum</i>	Rare
Red fescue	<i>Festuca rubra</i>	Frequent
Ribwort plantain	<i>Plantago lanceolata</i>	Occasional
Self-heal	<i>Prunella vulgaris</i>	Occasional – locally frequent
Spear thistle	<i>Cirsium vulgare</i>	Rare
Springy turf-moss	<i>Rhytidiadelphus squarrosus</i>	Locally abundant
Thyme-leaved speedwell	<i>Veronica serpyllifolia</i>	Rare – locally occasional
Yarrow	<i>Achillea millefolium</i>	Occasional
Yorkshire fog	<i>Holcus lanatus</i>	Frequent
Ruderal/ephemeral vegetation (c 81):		
Barren brome	<i>Anisantha sterilis</i>	Locally occasional
Cleavers	<i>Galium aparine</i>	Locally frequent
Creeping bent	<i>Agrostis stolonifera</i>	Locally frequent
Lords-and-ladies	<i>Arum maculatum</i>	Occasional
Perennial rye-grass	<i>Lolium perenne</i>	Locally frequent
Rural line of trees (w 33):		
Hawthorn	<i>Crataegus monogyna</i>	Occasional
Lime sp.	<i>Tilia sp.</i>	Rare
Lombardy poplar	<i>Populus nigra 'italica'</i>	Dominant
Native hedgerow with trees (h2a6 11):		

Ash	<i>Fraxinus excelsior</i>	Locally occasional
Blackthorn	<i>Prunus spinosa</i>	Locally occasional
Bramble	<i>Rubus fruticosus</i>	Locally dominant to frequent
Cleavers	<i>Galium aparine</i>	Locally abundant to occasional
Common couch	<i>Elymus repens</i>	Locally abundant
Common nettle	<i>Urtica dioica</i>	Frequent
Dog-rose	<i>Rosa canina</i>	Locally occasional
Dogwood	<i>Cornus sanguinea</i>	Locally occasional
False oat-grass	<i>Arrhenatherum elatius</i>	Locally abundant
Hawthorn	<i>Crataegus monogyna</i>	Locally frequent
Hogweed	<i>Heracleum sphondylium</i>	Occasional
Ivy	<i>Hedera helix</i>	Locally abundant
Sycamore	<i>Acer pseudoplatanus</i>	Rare
White dead-nettle	<i>Lamium album</i>	Locally occasional
Yarrow	<i>Achillea millefolium</i>	Locally occasional
Yorkshire-fog	<i>Holcus lanatus</i>	Locally frequent

Post-development habitats plans



Legend

- Red Line Boundary
- Buildings
- Individual tree
 - Lost Tree
- Hedgerows
 - Line of trees
- Habitats Proposed
 - Developed land; sealed surface
 - Vegetated garden

Secondary codes:	Description:
33	Line of trees
818	Residential building
828	Vegetated garden

Project name:	East Grafton Plot B
Drawing title:	Post-development habitats map
Client:	Mr David Eady
Produced by:	EP
Scale:	1:300 @A3
Date produced:	28/04/2026
Drawing no:	001-280426DE
Revision no:	00

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Legend

blue line

Individual tree

Proposed Small Rural Tree

Habitats Proposed

Cereal crops

Other neutral grassland

Ruderal/Ephemeral

Secondary codes:	Description:
11	Hedgerow with trees
32	Individual trees
81	Ruderal/ephemeral

Project name:	Land at East grafton Plot B offsite land
Drawing title:	Post-development offsite habitats map
Client:	Mr David Eady
Produced by:	EP
Scale:	1:700 @A3
Date produced:	28/04/2026
Drawing no:	001-280426DE
Revision no:	00

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Appendix E – Photographs



Photo 1: Other neutral grassland (g3c) on the verge in the south.



Photo 2: Grass pile in the southwest.



Photo 3: Modified grassland (g4) and tree line (w 33) in the west of the site.



Photo 4: Modified grassland (g4) in the east of the site.



Photo 5: Ruderal (g 81) in the southwest of the site.



Photo 6: Tree line (w 33) in the west of the site.



Photo 7: Ruderal vegetation (c 81) on right of image and cereal crops (c1c) on the left side of image.



Photo 8: Cereal crops (c1c) and native hedgerow with trees (h2a6 11) along the south; area proposed for other neutral grassland (g3c) and hedgerow enhancement.

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 – Land in East Grafton Plot B	Survey date and surveyor name:	21/02/2025 – Becci Smith MCIEEM & Emily Parsons
Central grid reference of habitat:	SU 25468 60591	Habitat parcel reference:	BA-A
Survey reference (if relating to a wider survey):	-	Limitations (if applicable):	
Condition Assessment Criteria		Condition Achieved (Y/N)	Notes/Justification
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.	Y	
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	Grassland is 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	
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	
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens) ² .	Y	
F	Cover of bracken <i>Pteridium aquilinum</i> is less than 20%.	Y	
G	There is an absence of invasive non-native plant species ³ (as listed on Schedule 9 of WCA ⁴).	Y	
Essential criterion achieved (Yes or No):			Yes
Number of criteria passed:			6
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: GRASSLAND Habitat Type (medium, high & very high distinctiveness)			
UKHab Habitat Type(s):			
Grassland - Lowland calcareous grassland Grassland - Lowland dry acid grassland Grassland - Lowland meadows Grassland - Other lowland acid grassland Grassland - Other neutral grassland Grassland - Tall herb communities (H6430) [Not to be confused with the Tall forbs secondary code – see UKHab guidance for details.] Grassland - Upland acid grassland Grassland - Upland calcareous grassland Grassland - Upland hay meadows Sparsely vegetated land - Calaminarian grassland			
UKHab – see UK Habitat Classification			
On-site or off-site, site name and location:	Onsite – East Grafton Plot B	Survey date and surveyor name:	21/02/2025 – Becci Smith & Emily Parsons
Central grid reference of habitat:	SU 25476 60560	Habitat parcel reference:	BA-B
Survey reference (if relating to a wider survey):	-	Limitations (if applicable):	-
Condition Assessment Criteria		Condition Achieved (Y/N)	Notes/Justification
A	The parcel represents a good example of its habitat type, with a consistently high proportion of characteristic indicator species present relevant to the specific habitat type (and relative to Footnote 3 suboptimal species which may be listed in the UKHab description). ¹ Note - this criterion is essential for achieving Moderate or Good condition for non-acid grassland types only.	N	There is not a high proportion of indicator species present for a specific grassland type.

B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for insects, birds and small mammals to live and breed.	N	Mown regularly.
C	Cover of bare ground is between 1% and 5%, including localised areas, for example, rabbit warrens ² .	Y	
D	Cover of bracken <i>Pteridium aquilinum</i> is less than 20% and cover of scrub (including bramble <i>Rubus fruticosus</i> agg.) is less than 5%.	Y	
E	Combined cover of species indicative of suboptimal condition ³ and physical damage (such as excessive poaching, damage from machinery use or storage, damaging levels of access, or any other damaging management activities) accounts for less than 5% of total area. If any invasive non-native plant species ⁴ (as listed on Schedule 9 of WCA ⁵) are present, this criterion is automatically failed.	Y	
Additional Group (Non-acid types only)			
F	There are 10 or more vascular plant species per m ² present, including forbs that are characteristic of the habitat type (species referenced in Footnote 3 and 5 cannot contribute towards this count). Note - this criterion is essential for achieving Good condition for non-acid grassland types only.	Y	
Essential criterion for Good condition achieved (for non-acid grassland) (Yes or No)			Yes
Number of criteria passed			4
Condition Assessment Result		Condition Assessment Score	Score Achieved ×/ ✓
Acid Grassland Types (result out of 5 criteria)			
Passes 5 criteria		Good (3)	
Passes 3 or 4 criteria		Moderate (2)	
Passes 2 or fewer criteria		Poor (1)	
Non-acid Grassland Types (result out of 6 criteria)			
Passes 5 or 6 criteria, including essential criterion A and additional criterion F.		Good (3)	
Passes 3 - 5 criteria, including essential criterion A.		Moderate (2)	
Passes 2 or fewer criteria; OR Passes 3 or 4 criteria excluding criterion A and F.		Poor (1)	✓
Suggested enhancement interventions to improve condition score			
Notes			

Footnote 1 - Professional judgement should be used alongside the UKHab description.

Footnote 2 – For example, this could include small, scattered areas of bare ground allowing for plant colonisation, or localised patches not exceeding 5% cover.

Footnote 3 - Species indicative of suboptimal condition for this habitat type include: creeping thistle *Cirsium arvense*, spear thistle *Cirsium vulgare*, curled dock *Rumex crispus*, broad-leaved dock *Rumex obtusifolius*, common nettle *Urtica dioica*, creeping buttercup *Ranunculus repens*, greater plantain *Plantago major*, white clover *Trifolium repens* and cow parsley *Anthriscus sylvestris*. There may be additional relevant species local to the region and or site.

Footnote 4 – 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, by applying professional judgement.

Footnote 5 – Wildlife and Countryside Act 1981 (as amended).

Condition Sheet: URBAN Habitat Types

Habitat Types:

Sparsely vegetated land - Ruderal/Ephemeral
 Sparsely vegetated land - Tall forbs
 Urban - Allotments
 Urban - Biodiverse green roof
 Urban - Bioswale
 Urban - Cemeteries and churchyards
 Urban - Facade-bound green wall
 Urban - Ground based green wall
 Urban - Intensive green roof
 Urban - Open mosaic habitats on previously developed land
 Urban - Rain garden
 Urban - Sustainable drainage system (SuDS)
 Urban - Vacant or derelict land
 Urban - Bare ground"

See the Statutory Biodiversity Metric User Guide for green roofs and UK Habitat Classification (UKHab) for other habitats:

[ukhab – UK Habitat Classification](#)

On-site or off-site, site name and location:	Onsite – East Grafton plot B	Survey date and surveyor name:	21/02/2025 – Becci Smith & Emily parsons
Central grid reference of habitat:	SU 25443 60573	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
Core Criteria - must be assessed for all urban habitat types:			
A	Vegetation structure is varied, providing opportunities for vertebrates and invertebrates to live, eat and breed. A single structural habitat component or vegetation type does not account for more than 80% of the total habitat area.	N	Very little vegetation.
B	The habitat parcel contains different plant species that are beneficial for wildlife, for example flowering species providing nectar sources for a range of invertebrates at different times of year.	N	Very little vegetation.

C	Invasive non-native plant species (listed on Schedule 9 of WCA¹) and others which are to the detriment of native wildlife (using professional judgement)² cover less than 5% of the total vegetated area³. Note - to achieve Good condition, this criterion must be satisfied by a complete absence of invasive non-native species (rather than <5% cover).	Y	
Additional Criterion - must be assessed for Open mosaic habitat on previously developed land only:			
D	The parcel shows spatial variation and forms a mosaic of bare substrate PLUS: - At least four early successional communities (a) to (i); Communities: (a) annuals; (b) mosses/liverworts; (c) lichens; (d) ruderals; (e) inundation species; (f) open grassland; (g) flower-rich grassland; (h) heathland, (i) pools.		
Additional Criteria - must be assessed for Bioswale and SuDS habitat types only:			
E1	Plant species are mostly native. If non-native species are present, they should not be detrimental to the habitat or native wildlife ⁴ .		
E2	The vegetation is comprised of plant species suited to wetland or riparian situations.		
Additional Criterion - must be assessed for Intensive green roofs only:			
F	The roof has a minimum of 50% native and non-native wildflowers. 70% of the roof area is soil and vegetation (including water features).		
Additional Criterion - must be assessed for Biodiverse green roofs only:			
G	The roof has a varied depth of 80 – 150 mm; at least 50% is at 150 mm and is planted and seeded with wildflowers and sedums or is pre-prepared with sedums and wildflowers. Note – to achieve Good condition some additional habitat, such as sand piles, stones, logs etc. are present.		
Essential criteria relevant for habitat type achieved (Yes or No):		Yes	
Number of criteria passed:		1	
Condition Assessment Result	Condition Assessment Score	Score Achieved x/✓	
Results for habitats requiring assessment of 3 core criteria only (all listed urban habitats except Open mosaic habitat on previously developed land, Bioswale, SuDS and Green roofs):			
Passes all 3 core criteria; AND Meets the requirements for Good condition within criterion C	Good (3)		
Passes 2 of 3 core criteria; OR Passes 3 of 3 core criteria but does not meet the requirements for Good condition within criterion C	Moderate (2)		
Passes 0 or 1 of 3 core criteria	Poor (1)	✓	

Results for Green roofs and Open mosaic habitat on previously developed land (requiring assessment of 4 criteria only - core criteria plus additional criterion specified for habitat type):		
Passes all 3 core criteria; AND Meets the requirements for Good condition within criterion C; AND Passes additional criterion relevant to specific habitat type (D, F or G)	Good (3)	
Passes 2 or 3 of 4 criteria; OR Passes 4 of 4 criteria but does not meet the requirements for Good condition within criterion C	Moderate (2)	
Passes 0 or 1 of 4 criteria	Poor (1)	
Results for Bioswale or SuDS (requiring assessment of 5 criteria - core criteria plus additional criteria specified for habitat type):		
Passes all 3 core criteria; AND Meets the requirements for Good condition within criterion C; AND Passes all additional criteria relevant to specific habitat type (Group E)	Good (3)	
Passes 3 or 4 of 5 criteria; OR Passes 5 of 5 criteria but does not meet the requirements for Good condition within criterion C	Moderate (2)	
Passes 2 or fewer of 5 criteria	Poor (1)	
Suggested enhancement interventions to improve condition score:		
Footnotes:		
Footnote 1 – Wildlife and Countryside Act 1981 (as amended).		
Footnote 2 – Sources of information about detrimental non-native species can be found on the GB Non-native Species Secretariat (GBNNSS) website: Home » NNSS (nonnativespecies.org) and Natural England Access to Evidence page should also be checked for up-to-date information: Horizon-scanning for invasive non-native plants in Great Britain - NECR053 (naturalengland.org.uk)		
For criterion C – For green roof habitat types only – buddleia <i>Buddleja davidii</i> should be assessed alongside Schedule 9 species. This species impairs the health of the local ecosystem and reduces the biodiversity potential of the roof. It is also a sign that a roof has not been planted and seeded correctly in subsequent years.		
Footnote 3 – Assess this for each distinct habitat parcel. If the distribution of invasive non-native species varies across the habitat, split into parcels accordingly, applying a buffer zone around the invasive non-native species with a size relative to its risk of spread into adjacent habitat, using professional judgement.		
Footnote 4 – Use professional judgement. Sources of information about non-native species that are not detrimental to native wildlife can be found on the GBNNSS website: Alternative plants » NNSS (nonnativespecies.org)		

Condition Sheet: INDIVIDUAL TREES Habitat Type			
Habitat Types:			
Individual trees – Urban trees Individual trees – Rural trees Complete a condition sheet for each tree or block of trees. <i>Please see the separate Line of trees condition sheet for a line of <u>rural</u> trees. You should only use the Line of trees condition assessment and record that habitat type in <u>rural</u> locations.</i>			
Individual trees (description applied to the urban or rural environment): Young trees over 7.5 cm in diameter at breast height whose canopies are not touching. Urban Perimeter / Linear Blocks and Groups (description applied to the urban environment only): Groups or stands of trees (size requirement as defined above) within and around the perimeter of urban land. This includes those along urban streets, highways, railways and canals, and also former field boundary trees incorporated into developments. Canopies should predominantly overlap continuously. Groups of urban trees that don't match the descriptions for woodland may be assessed within this category.			
On-site or off-site, site name and location:	Onsite – Land in East Grafton Plot B	Survey date and surveyor name:	21/02/2025 – Becci Smith MCIEEM & Emily Parsons
Central grid reference of habitat:	SU 25420 60632	Habitat parcel reference:	TR1
Survey reference (if relating to a wider survey):	-	Limitations (if applicable):	
Condition Assessment Criteria		Condition Achieved (Y/N)	Notes/Justification
A	The tree is a native species (or at least 70% within the block are native species).	N	Lombardy poplar
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	Y	
C	The tree is mature (or more than 50% within the block are mature) ¹ .	Y	
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	Y	
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	Y	
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Y	
Number of criteria passed:		5	

Condition Assessment Result	Condition Assessment Score	Score Achieved */✓	
Passes 5 or 6 criteria	Good (3)	✓	
Passes 3 or 4 criteria	Moderate (2)		
Passes 2 or fewer criteria	Poor (1)		
Note that 'Fairly Good and Fairly Poor' condition categories are not available for this broad habitat type.			
Suggested enhancement interventions to improve condition score²:			
Footnotes:			
Footnote 1 - 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) Footnote 2 - Enhancement of this habitat type is only possible by improving the habitat so that it meets all Criteria B, D and F. It is not possible or appropriate to enhance individual tree/s through meeting just one or two of those Criteria, nor by meeting Criteria A, C or E.			

Condition Sheet: LINE OF TREES Habitat Type			
Habitat Types:			
Line of trees Line of trees – associated with bank or ditch Ecologically valuable line of trees Ecologically valuable line of trees – associated with bank or ditch			
<i>Please see the separate Individual trees condition sheet for linear blocks and groups of trees in an urban setting. You should only use this Line of trees condition assessment and record this habitat type in rural locations.</i>			
See the Statutory Biodiversity Metric User Guide. This assessment is based on the Hedgerow Survey Handbook¹. For further clarifications please refer to the Handbook. Where ancient and veteran trees are present within the line of trees, see Footnote 2 for standing advice.			
On-site or off-site, site name and location:	On-site – East Grafton plot B	Survey date and surveyor name:	21/02/2025 – Becci Smith MCIEM & Emily Parsons
Central grid reference of habitat:	SU 25432 60590	Habitat parcel reference:	TL1
Survey reference (if relating to a wider survey):	-	Limitations (if applicable):	
Condition Assessment Criteria		Condition Achieved (Y/N)	Notes/Justification
A	At least 70% of trees are native species.	N	Most trees are non-native Lombardy poplar.
B	Tree canopy is predominantly continuous with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide.	N	Gaps between each tree are >5m.

C	One or more trees has veteran features and or natural ecological niches for vertebrates and invertebrates, such as presence of standing and attached deadwood, cavities, ivy or loose bark.	Y	
D	There is an undisturbed naturally-vegetated strip of at least 6 m on both sides to protect the line of trees from farming and other human activities (excluding grazing). Where veteran trees are present, root protection areas should follow standing advice ² .	N	A bare ground track lies to the left of the tree line.
E	At least 95% of the trees are in a healthy condition (deadwood or veteran features valuable for wildlife are excluded from this). 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.	Y	
Number of criteria passed:		2	
Condition Assessment Result	Condition Assessment Score	Score Achieved ×/✓	
Passes 5 criteria	Good (3)		
Passes 3 or 4 criteria	Moderate (2)		
Passes 2 or fewer criteria	Poor (1)	✓	
Suggested enhancement interventions to improve condition score:			
Footnotes:			
Footnote 1 – DEFRA (2007) <i>Hedgerow Survey Handbook: A standard procedure for local surveys in the UK</i> . 2nd ed [online]. Defra, London. PB1195. Available from: Hedgerow Survey Handbook (publishing.service.gov.uk).			
Footnote 2 – Where ancient and veteran trees are present, 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)			

Condition Sheet: URBAN Habitat Types			
Habitat Types:			
Sparsely vegetated land - Ruderal/Ephemeral Sparsely vegetated land - Tall forbs Urban - Allotments Urban - Biodiverse green roof Urban - Bioswale Urban - Cemeteries and churchyards Urban - Facade-bound green wall Urban - Ground based green wall Urban - Intensive green roof Urban - Open mosaic habitats on previously developed land Urban - Rain garden Urban - Sustainable drainage system (SuDS) Urban - Vacant or derelict land Urban - Bare ground"			
See the Statutory Biodiversity Metric User Guide for green roofs and UK Habitat Classification (UKHab) for other habitats: ukhab – UK Habitat Classification			
On-site or off-site, site name and location:	Off-site – Land at East Grafton Plot B	Survey date and surveyor name:	19/08/2025 – Becci Smith MCIEEM and James Gooding

Central grid reference of habitat:	SU 24810 60656	Habitat parcel reference:	OF-A
Survey reference (if relating to a wider survey):	-	Limitations applicable):	(if
Condition Assessment Criteria		Condition Achieved (Y/N)	Notes/Justification
Core Criteria - must be assessed for all urban habitat types:			
A	Vegetation structure is varied, providing opportunities for vertebrates and invertebrates to live, eat and breed. A single structural habitat component or vegetation type does not account for more than 80% of the total habitat area.	Y	
B	The habitat parcel contains different plant species that are beneficial for wildlife, for example flowering species providing nectar sources for a range of invertebrates at different times of year.	Y	
C	Invasive non-native plant species (listed on Schedule 9 of WCA ¹) and others which are to the detriment of native wildlife (using professional judgement) ² cover less than 5% of the total vegetated area ³ . Note - to achieve Good condition, this criterion must be satisfied by a complete absence of invasive non-native species (rather than <5% cover).	Y	
Additional Criterion - must be assessed for Open mosaic habitat on previously developed land only:			
D	The parcel shows spatial variation and forms a mosaic of bare substrate PLUS: - At least four early successional communities (a) to (i); Communities: (a) annuals; (b) mosses/liverworts; (c) lichens; (d) ruderals; (e) inundation species; (f) open grassland; (g) flower-rich grassland; (h) heathland, (i) pools.		
Additional Criteria - must be assessed for Bioswale and SuDS habitat types only:			
E1	Plant species are mostly native. If non-native species are present, they should not be detrimental to the habitat or native wildlife ⁴ .		
E2	The vegetation is comprised of plant species suited to wetland or riparian situations.		
Additional Criterion - must be assessed for Intensive green roofs only:			
F	The roof has a minimum of 50% native and non-native wildflowers. 70% of the roof area is soil and vegetation (including water features).		
Additional Criterion - must be assessed for Biodiverse green roofs only:			
G	The roof has a varied depth of 80 – 150 mm; at least 50% is at 150 mm and is planted and seeded with wildflowers and sedums or is pre-prepared with sedums and wildflowers. Note – to achieve Good condition some additional habitat, such as sand piles, stones, logs etc. are present.		
Essential criteria relevant for habitat type achieved (Yes or No):		Yes	
Number of criteria passed:		3	

Condition Assessment Result	Condition Assessment Score	Score Achieved x/✓	
Results for habitats requiring assessment of 3 core criteria only (all listed urban habitats except Open mosaic habitat on previously developed land, Bioswale, SuDS and Green roofs):			
Passes all 3 core criteria; AND Meets the requirements for Good condition within criterion C	Good (3)	✓	
Passes 2 of 3 core criteria; OR Passes 3 of 3 core criteria but does not meet the requirements for Good condition within criterion C	Moderate (2)		
Passes 0 or 1 of 3 core criteria	Poor (1)		
Results for Green roofs and Open mosaic habitat on previously developed land (requiring assessment of 4 criteria only - core criteria plus additional criterion specified for habitat type):			
Passes all 3 core criteria; AND Meets the requirements for Good condition within criterion C; AND Passes additional criterion relevant to specific habitat type (D, F or G)	Good (3)		
Passes 2 or 3 of 4 criteria; OR Passes 4 of 4 criteria but does not meet the requirements for Good condition within criterion C	Moderate (2)		
Passes 0 or 1 of 4 criteria	Poor (1)		
Results for Bioswale or SuDS (requiring assessment of 5 criteria - core criteria plus additional criteria specified for habitat type):			
Passes all 3 core criteria; AND Meets the requirements for Good condition within criterion C; AND Passes all additional criteria relevant to specific habitat type (Group E)	Good (3)		
Passes 3 or 4 of 5 criteria; OR Passes 5 of 5 criteria but does not meet the requirements for Good condition within criterion C	Moderate (2)		
Passes 2 or fewer of 5 criteria	Poor (1)		
Suggested enhancement interventions to improve condition score:			
Footnotes:			

Footnote 1 – Wildlife and Countryside Act 1981 (as amended).

Footnote 2 – Sources of information about detrimental non-native species can be found on the GB Non-native Species Secretariat (GBNNSS) website: [Home » NNSS \(nonnativespecies.org\)](https://www.nonnativespecies.org) and Natural England Access to Evidence page should also be checked for up-to-date information: [Horizon-scanning for invasive non-native plants in Great Britain - NECR053 \(naturalengland.org.uk\)](https://www.naturalengland.org.uk)

For criterion C – For green roof habitat types only – buddleia *Buddleja davidii* should be assessed alongside Schedule 9 species. This species impairs the health of the local ecosystem and reduces the biodiversity potential of the roof. It is also a sign that a roof has not been planted and seeded correctly in subsequent years.

Footnote 3 – Assess this for each distinct habitat parcel. If the distribution of invasive non-native species varies across the habitat, split into parcels accordingly, applying a buffer zone around the invasive non-native species with a size relative to its risk of spread into adjacent habitat, using professional judgement.

Footnote 4 – Use professional judgement. Sources of information about non-native species that are not detrimental to native wildlife can be found on the GBNNSS website: [Alternative plants » NNSS \(nonnativespecies.org\)](https://www.nonnativespecies.org)

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:	Off-site – Land at East Grafton Plot B	Survey date and surveyor name:	19/08/2025 – Becci Smith MCIEEM & James Gooding	
Central grid reference of habitat:	SU 24840 60594	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).	Y	
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).	Y	
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	N	Gaps where trees become more spread.

			growth. 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).	Y	
C1.	Undisturbed ground and perennial vegetation	>1 m width of undisturbed ground with perennial herbaceous vegetation for >90% of length: · Measured from outer edge of hedgerow; and · Is present on one side of the hedgerow (at least).	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.	N	Road and crop within 1m.
C2.	Nutrient-enriched perennial vegetation	Plant species indicative of nutrient enrichment of soils dominate	The indicator species used are nettles <i>Urtica spp.</i> , cleavers <i>Galium aparine</i> and docks	N	40% coverage.

		<20% cover of the area of undisturbed ground.	<i>Rumex spp.</i> Their presence, either singly or together, does not 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 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 .	Y	
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).	Y	
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	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.	N	One age class present.

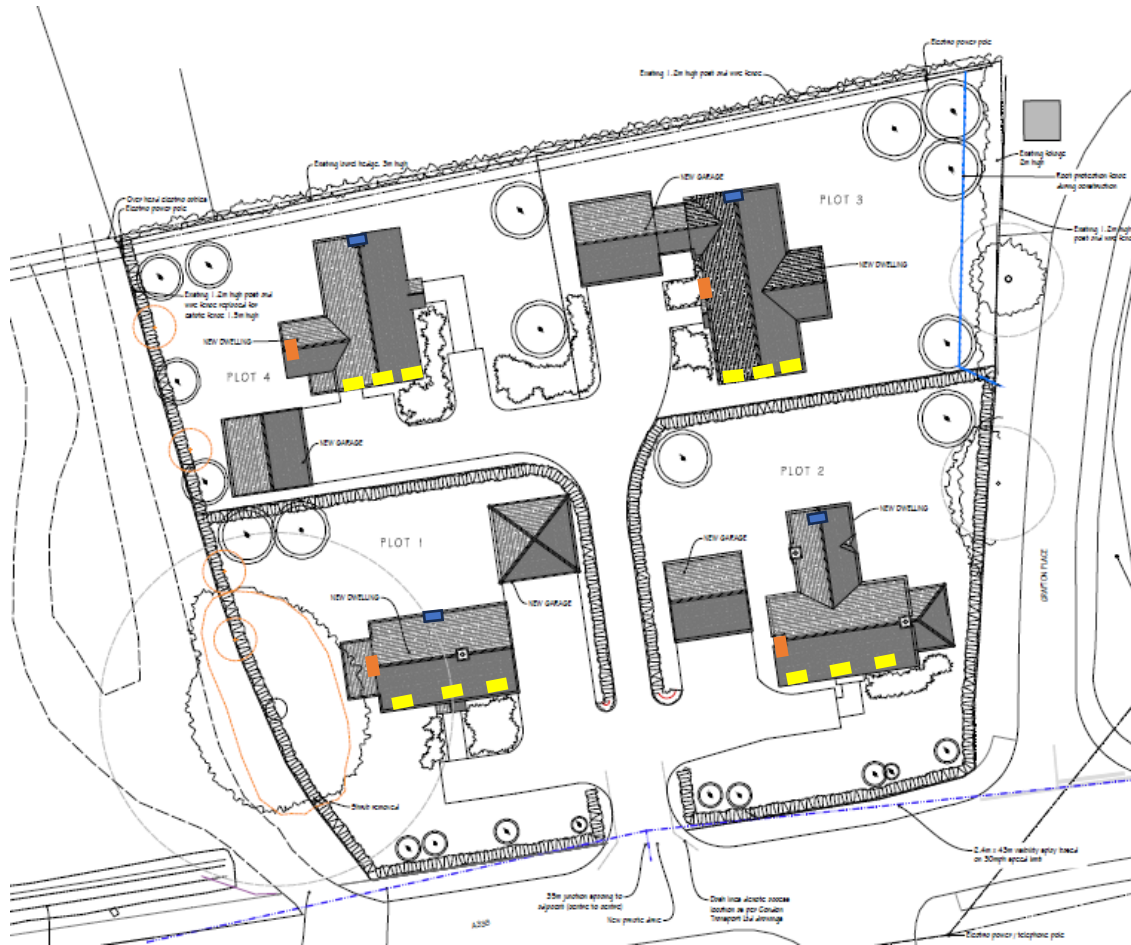
		veteran tree present per 20 - 50m of hedgerow.			
E2.	Tree health	At least 95% of hedgerow trees are in a healthy condition (excluding veteran features valuable for wildlife). There is little or no evidence of an adverse impact on tree health by damage from livestock or wild animals, pests or diseases, or human activity.	This criterion identifies if the trees are subject to damage which compromises the survival and health of the individual specimens.	Y	

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 <u>Fails both attributes</u> in more than one functional group (for example, fails attributes A1, A2, B1 and B2 = Poor condition).	1	
Score achieved:			
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 <u>Does not fail both attributes</u> in more than one functional group (for	2	

	example, fails attributes A1, A2, B1, C2 and E1 = Moderate condition).		
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:		2	
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 (hedgelink.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



One 'Vivara Pro Woodstone house Sparrow Nest Box' or similar will be installed in the northern elevation as close to the eaves as possible.



One 'Vivara Pro Build-in Woodstone Bat Tube' or similar will be installed in the western elevation of the new dwellings.



Three 'Solitary Bee Bricks' will be installed in the southern elevation of the new dwellings.

