

Grange Farm – Dairy Cottage

Preliminary Ecological Appraisal

Prepared on behalf of Mr Ben & Mrs Elisabeth Stanway

May 2026

Grange Farm – Dairy Cottage

Ecology 9127

Version 01

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1.0 Executive Summary

- 1.1 The Client is proposing a change of use and alterations to Dairy Cottage to form a dwelling with associated landscape enhancement works. Pro Vision Ecology were commissioned in April 2026 to provide the ecological assessment of the site to ascertain the ecological constraints and survey requirements for a future planning application.
- 1.2 The ecological appraisal comprised a desk study of existing ecological data in relation to the site, and an assessment of sites habitats and suitability to support protected species within the application site.
- 1.3 The site comprises the Dairy Cottage, associated vegetated garden and access. The site also includes land which is currently used as a menage.
- 1.4 A Preliminary Roost Assessment was undertaken and identified the cottage as holding negligible potential to support roosting bats. No further surveys are required.
- 1.5 The site presents an opportunity to provide additional roosting sites for bat and bird species by enhancing the site, in compliance with national and local planning policy. Details regarding this are provided in **Section 5.0**.

2.0 Introduction

Project Background

- 2.1 Pro Vision Ecology were commissioned in April 2026 to carry out a Preliminary Ecological Appraisal of the Dairy Cottage at Grange Farm, Dukes Lane, Warminster, BA12 7HY. For the site location refer to **Appendix A**. This survey was undertaken to inform proposals for a change of use and alterations to Dairy Cottage to form a dwelling with associated landscape enhancement works (**Appendix B**).
- 2.2 This report describes the current ecological baseline of the site based on the findings of the ecological assessment and provides information for further survey requirements and potential mitigation on the site.

Brief

- 2.3 To carry out Preliminary Ecological Appraisal (PEA) of the land within the site boundaries, to inform the Client of any further survey work required and of the ecological implications of their proposals.

Relevant Legislation and Planning Policy

- 2.4 The key legislative provisions of relevance to this report with respect to the development proposals and their potential effects on ecological features are listed below:
- The Conservation of Habitats and Species Regulations 2017
 - The Wildlife and Countryside Act 1981 (as amended)
 - The Natural Environment and Rural Communities (NERC) Act 2006
 - The Protection of Badgers Act 1992
 - Environment Act (2021)
- 2.5 The UK Biodiversity Action Plan (BAP) was the Government's response to the 1992 Convention on Biodiversity (The Rio Convention), with the aim of halting the loss of biodiversity in the UK. The new UK post-2010 Biodiversity Framework replaced the previous BAP and is the government's response to the new strategic plan on the United Nations Convention on Biological Diversity (CBD). Although the UK post-2010 Biodiversity Framework supersedes the UK BAP, the UK BAP lists of priority species and habitats still remain an important reference source for identifying habitats and species of principal importance within the UK. Within England, Section 41 of the NERC Act (2006) lists species and habitats of principal importance for the conservation of biodiversity.
- 2.6 The Government has set out its policies for the protection and enhancement of biodiversity through the planning system in the National Planning Policy Framework Section 15 (NPPF, 2024).

- 2.7 The Environment Act 2021 includes the requirement for developments to provide 10% biodiversity net gain, to be evidenced with the use of the statutory metric. Developments are exempt if they are self-build comprising less than nine dwellings on an area less than 0.5 hectares, householder applications or developments below the threshold of impacts to habitats.
- 2.9 The site at Grange Farm is located within Wiltshire Council. The Wiltshire Core Strategy – Wiltshire Local Development Framework (Adopted January 2015)) Development Plan Document (adopted 2012) includes Core Policy 50 related to Biodiversity and Geodiversity, which states:

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 resources 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 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.

3.0 Methodologies

Desk Study

- 3.1 The desk study methodology is based upon guidelines set out by the Chartered Institute of Environmental and Ecological Management (CIEEM, 2017). A data-gathering exercise was undertaken to obtain any available information relating to statutory and non-statutory nature conservation sites and protected species (**Table 1**).

Table 1: Summary of information sources used for the Desk Study

Organisation / Source	Information Sought
Wiltshire & Swindon Biological Records Centre (WSBRC)	Records of the presence of key protected and notable species and non-statutory wildlife sites within one kilometre of the site.
MAGIC	Locations of and citations for all national statutory wildlife sites, including SSSI, within two kilometres and all international sites including SAC, SPA or Ramsar sites within five kilometres of the site. Records of EPSM licences and class licence returns within two kilometres.
Ordnance Survey Maps	Large scale habitat information and identification of off-site habitats which may require consideration (such as ponds) within 500m.

Ecological Assessment

Habitats

- 3.2 A site visit was carried out on 15th April 2026 by experienced ecologist Alex Hannam MCIEEM. During the survey it was overcast with no wind and an ambient temperature of 13°C. The survey employed techniques based on the UK Habitat Classification System.
- 3.3 The collection of botanical information focused on the dominant and/or key indicator species for each habitat, to allow allocation of habitats to hierarchy levels 3 and/or 4 and where relevant to identify any priority habitats which are present on site.
- 3.4 Any habitats identified as having potentially high botanical value will be subject to further botanical surveys, if deemed necessary.

Limitations

- 3.5 The survey was undertaken during April and therefore may not be representative of the habitat as a whole, however due to its well managed nature, it can be assumed that the grass is kept to this condition throughout the year.

Protected species

- 3.6 The PEA included an assessment of the potential for habitats on or immediately adjacent to the site to support legally protected or conservation-notable species. The location and nature of any signs of the presence of protected species (such as droppings, footprints, burrows, etc.) were documented and mapped accordingly. Indicative survey methods for protected species are outlined below.

Badgers (Meles meles)

- 3.7 The site and where possible 30 metres outside the site boundary was assessed for its suitability to support badgers. A direct search was undertaken for evidence of badgers. Evidence includes
- Active or disused setts;
 - Diggings;
 - Latrines / dung pits;
 - Foraging ('snuffle holes');
 - Footprints; and
 - Badger hairs.

Bats

- 3.8 Bats use features within buildings such as stone crevices or cracks in brickwork, ridge beams, gaps between roofing materials and the main building structure, and any potential access points. An internal and external inspection of the buildings was conducted by CL20 bat licence holder Alex Hannam MCIEEM (licence numbers available upon request) during the PEA. During the survey any evidence of bats such as droppings, urine staining, claw marks, feeding remains or bats themselves were recorded. An assessment of the potential of the building to support roosts was then made in line with Bat Conservation Trust (BCT) guidelines (2023) shown in **Table 2** below.

Table 2: Assessment of buildings to support roosting bats

Potential	Criteria
None	No features on site likely to be used by any roosting bats at any time of the year.
Negligible	Negligible features on site likely to be used by bats
Low	A structure with one or more potential roost sites that could be used by individual bats opportunistically.
Moderate	A structure with one or more potential roost sites due to their size, shelter, protection, conditions and surrounding habitat but unlikely to support a roost of high conservation significance.
High	A structure with one or more potential roost sites that are obviously suitable for use by larger numbers of bats on a more regular basis and potentially for longer periods of time due to their size, shelter, protection, conditions and surrounding habitat. These structures have the potential to support high conservation status roosts.

- 3.9 Bats use features in the landscape to navigate and also habitats may provide key foraging areas. Foraging and commuting habitat was assessed based on based on BCT guidelines (Collins, 2023) shown in **Table 3** below.

Table 3: Assessment of foraging/commuting habitat

Suitability	Criteria
None	No habitat features on site likely to be used by any commuting or foraging bats at any time of the year
Negligible	No obvious habitat features on site likely to be used as flight paths or by foraging bats
Low	Suitable but isolated habitat that could be used by small numbers of bats
Medium	Continuous habitat connected to the wider landscape that could be used by bats
High	Continuous high-quality habitat that is well connected to the wider landscape and is likely to be regularly used bats.

Survey Limitations

- 3.10 Bats will often roost in places that are inaccessible to the surveyor, such as under tiles and crevices within structures. During the inspection of the building on site for bats, features that have the potential to support crevice dwelling species were also noted as it is not possible to definitively conclude that bats are absent from these areas.

Birds

- 3.11 Any habitat features, for example, scrub and trees, which could potentially be used by nesting birds, were surveyed and any nesting activity was noted. The habitat was also assessed regarding its potential for bird activity.

Great Crested Newts (Triturus cristatus)

- 3.12 Ponds within the vicinity of the site were noted and the potential of the land to act as a commuting route, shelter or foraging resource for great crested newts was assessed.

Hazel dormouse (Muscardinus avellanarius)

- 3.13 An assessment of the suitability of the habitat to support hazel dormouse was undertaken in accordance with The dormouse Conservation Handbook (Bright *et al*, 2006). Any small mammal feeding signs were checked and assessed, including:
- Examination of hazel nuts; and
 - Evidence of nest building.

Invasive species

- 3.14 During the survey any invasive species listed on Schedule 9 of the Wildlife and Countryside Act 1981 (as amended) were noted

Invertebrates

- 3.15 An assessment was undertaken to assess the potential of the habitats recorded on site to support diverse communities of invertebrates, or any Biodiversity Action Plan (BAP) species. The assessment was based on the presence of a number of habitat features which may support important invertebrate communities such as:

- An abundance of deadwood;
- Presence of diverse plant communities;
- Presence of varied woodland structure and sunny woodland edge;
- Presence of ponds or watercourses; and
- Presence of free draining soil exposures.

Reptiles

- 3.16 Habitat features that could be suitable as hibernacula, foraging or basking areas were noted. Extant refugia were lifted and examined for evidence of reptiles, including sloughs (shed skins).

4.0 Results and Analysis

Designated sites

Statutory Designated Sites

- 4.1 The data search returned no records of International Statutory Designated Sites within five kilometres of the site.
- 4.2 The data search returned one National Statutory Designated Site within two kilometres of the site boundary. Long Knoll Site of Special Scientific Interest (SSSI) is located approximately 800 metres east of the site. The site comprises an area of chalk grassland which is botanically diverse and support several plant species which are particularly associated with the western chalklands of Britain.

Non-Statutory Designated Sites

- 4.3 The data search returned records of two non-statutory designated sites within one kilometre of Grange Farm. The non-statutory sites were designated as Local Wildlife Sites (LWS):
- **Great Bradley Woods LWS:** A very large ancient woodland complex with areas of semi-natural broadleaves, broadleaved and conifer plantation and several large open areas. This LWS is located approximately 800 metres north east of the site boundary.
 - **Long Knoll Wood LWS** Ancient woodland site, partially old beech (*Fagus sylvatica*) plantation and part semi-natural woodland which is largely dominated by wych elm (*Ulmus glabra*). The LWS is located approximately one kilometre east of the site.
- 4.4 These statutory and non-statutory sites are considered to lie outside the zone of influence of the development due to the scale of the works and distances involved. No further action is required.

Ecological Assessment

Introduction

- 4.5 The results of the PEA are presented below. A habitat map is provided in **Appendix C**. The map illustrates the location and extent of the sites surveyed, along with additional notable features.

Habitats

Surrounding habitat

- 4.6 The site at Grange Farm is surrounded by agricultural land used for grazing with a small area of woodland within the wider ownership boundary.
- 4.7 Outside the wider ownership, the site is bordered by agricultural fields used for grazing and crops with associated hedgerows as well as larger pockets of woodland interspersed throughout the landscape. The nearest settlement is Maiden Bradley located approximately two kilometres north east of the site.

Developed land; sealed surface

- 4.8 Dairy Cottage is located within the site boundary. This is discussed in more detail within the bat section of the report.
- 4.9 Areas of hardstanding associated with the stable yard are present north-east of the site. The hardstanding is largely unvegetated with some minor encroachment from surrounding habitats.

Artificial unsealed; unvegetated surface

- 4.10 Areas of artificial unsealed; unvegetated surface comprise the gravel access and a manage (Figures 1 and 2).



Figures 1 and 2: Gravel access track and the menage.

Vegetated garden

- 4.11 An area of vegetated garden is present southwest of the cottage comprising predominantly short sward lawn (**Figure 3**) and ornamental planting. The grassland is relatively species poor and comprises perennial rye-grass (*Lolium perenne*), cock's-foot grass (*Dactylis glomerata*), daisy (*Bellis perennis*), springy turf-moss (*Rhytidiadelphus squarrosus*), creeping buttercup (*Ranunculus repens*) and dandelion (*Taraxacums sp.*). The ornamental beds are predominantly rose (*Rosa sp.*).



Figures 3: Formally managed lawn with ornamental planting

Tall ruderal

- 4.12 An area of tall ruderal habitat is present in the north east of the site (**Figure 4**). This area predominantly comprised common nettle (*Urtica dioica*,) and broadleaved dock (*Rumex obtusifolius*) and was located on and around the manure piles from the stables. Other species recorded include grassland species from the surrounding modified grassland.



Figure 4: Tall ruderal

Modified grassland

- 4.13 Modified grassland is present around the edge of the menage. The grassland is managed by regular cutting and was approximately 10 centimetres in length at the time of the survey (**Figure 5**). The grassland was dominated by perennial-rye grass, cock's-foot grass, and Yorkshire fog (*Holcus lanatus*). Herbaceous species recorded include creeping buttercup, celandine (*Ficaria verna*), white clover (*Trifolium repens*), broad-leaved dock, common nettle, primrose (*Primula vulgaris*) and dandelion.



Figure 5: Modified grassland

Individual trees

- 4.14 A line of large poplars (*Populus sp.*) is present along the southern edge of the menage. In addition to this two apple trees (*Malus sp.*) are present within the garden.

Hedgerows

- 4.15 Two hedgerows are present on site. One comprised of beech which enclosed the vegetated garden associated with the cottage. A second hedgerow comprises leylandii (*Leylandii sp.*) adjacent to the northern edge of the menage.



Figure 6: Leylandii hedgerow

Protected and/or notable species

Badgers

- 4.16 The WSBRC data search returned fourteen records for badger within one kilometre of the site, between 1964 and 2008. These records included the presence of setts and latrines. Some of these records were returned within the wider land ownership of the client.
- 4.17 The site predominantly comprises hardstanding and artificial unvegetated; unsealed surface. These habitats are considered unsuitable for badgers. No evidence of badgers was recorded during the survey. There are no setts within 30 metres of the site boundary therefore badgers are considered absent from the site and no further action is required.

Bats

- 4.18 The Defra run website, MAGIC, was searched for a list of granted European Protected Species Licences (EPSL's). No records of granted EPSL's were returned within two kilometres of the site. However, lesser horseshoe (*Rhinolophus hipposideros*), brown long-eared (*Plecotus auritus*), serotine (*Cnephaeus serotinus*) and common pipistrelle (*Pipistrellus pipistrellus*) roosts have been identified in three buildings at Grange Farm, outside the application boundary.
- 4.19 The presence of bat roosts in the area indicate that bats might use the site for foraging, commuting and roosting if suitable habitat and roosting locations are present.

Dairy Cottage

- 4.20 This building comprises brick stone and render elevations. The roof is pitched and hipped comprising plan clay tiles on the western elevation and roman tiles on the eastern elevation (**Figure 7, 8 and 9**). The roof is in good condition with no gaps noted.
- 4.21 Windows and door frames are wooden and in good condition.
- 4.22 Breathable membrane could be seen protruding into the gutter indicating the building had likely been re-roofed. Timber fascia boards are present which were also in good condition. The ceilings are vaulted internally therefore no roof voids are present.



Figure 7, 8 and 9: Dairy Cottage

- 4.23 Proposals for the site include a porch on the southern elevation and Velux windows/ skylights on the northern elevation. These works will not impact any potential roost features therefore it is considered bats will not be impacted by the proposed works. No further surveys are required.

Trees

- 4.24 No tree removal is required therefore a detailed assessment was not undertaken. Should tree removal be required further assessment is recommended.

Birds

- 4.25 WSBRC provided records for the following bird species of conservation concern that may be present on the site: skylark (*Alauda arvensis*), tree pipit (*Anthus trivialis*), swift (*Apus apus*), greenfinch (*Chloris chloris*), cuckoo (*Cuculus canorus*), house martin (*Delichon urbicum*), corn bunting (*Emberiza calandra*), yellowhammer (*Emberiza citrinella*), brambling (*Fringilla montifringilla*), linnet (*Linaria cannabina*), crossbill (*Loxia curvirostra*), yellow wagtail (*Motacilla flava*), spotted flycatcher (*Muscicapa striata*), house sparrow (*Passer domesticus*), tree sparrow (*Passer montanus*), wood warbler (*Phylloscopus sibilatrix*), marsh tit (*Poecile palustris*), firecrest (*Regulus ignicapilla*), whinchat (*Saxicola rubetra*), woodcock (*Scolopax rusticola*), starling (*Sturnus vulgaris*), redwing (*Turdus iliacus*), fieldfare (*Turdus pilaris*), mistle thrush (*Turdus viscivorus*) and lapwing (*Vanellus vanellus*).
- 4.26 In addition to these records for the following Schedule 1 and/or Annex I species were returned which may breed in the area: red kite (*Milvus milvus*), peregrine (*Falco peregrinus*), hobby (*Falco Subbuteo*) barn owl (*Tyto alba*).
- 4.27 No evidence of nesting birds was recorded within the cottage. The trees and hedgerows on the site are considered suitable for nesting birds. Further recommendations have therefore been made in **Section 5.0** to avoid impacting nesting birds.

Great crested newts

- 4.28 The WSBRC data search returned no records of great crested newt presence within one kilometre of the site boundary or records of EPSL's within two kilometres of the site. Natural England's Great Crested Newt Risk Zone mapping was consulted, and it identified that the site is predominantly located in a green risk zone with the eastern section of the site located in an amber risk zone which appears to be linked to an off-site pond (P3) located approximately 200 metres south east of the site.
- 4.29 The terrestrial habitat on site is considered largely unsuitable for terrestrial newts as it predominantly comprised short sward lawn and artificial unvegetated, unsealed surface with some areas of developed land and modified grassland.
- 4.30 Three ponds are present off site. Pond 1 is located approximately 50 metres south west of the site and southeast of the Farmhouse and comprises a concrete lined pond with a brick surround. No vegetation is present within the pond, therefore there is no suitable egg laying material, and it is considered unsuitable for breeding great crested newts.
- 4.31 Pond 2 is located approximately 100 metres southwest of the site. The pond is lined and has vertical banks and the water was turbid. There were no aquatic plants other than pondweed. Surrounding vegetation comprised ornamental planting.
- 4.32 Proposals for the site are largely limited to impacts to the buildings, with some minor land take for the porch anticipated. The habitat due to be impacted comprises short sward amenity lawn and developed land; sealed surface. It is therefore considered highly unlikely great crested newts would be impacted, even if present within the vicinity of the site.

Hazel dormouse

- 4.33 The WSBRC data search returned no records for hazel dormouse within one kilometre of the site and there are no records of granted EPSM licences.
- 4.34 The hedgerows present on site are considered unsuitable for hazel dormouse. The beech hedgerow is immature and gappy. The leylandii hedgerow is dense, however is largely considered unsuitable for hazel dormouse. Whilst an extensive hedgerow network is present within the wider area, the hedgerows present on site are isolated limited in extent and heavily managed in a residential setting. Hazel dormouse are therefore considered absent from the site.

Invertebrates

- 4.35 The WSBRC data search provided no notable records of invertebrates within one kilometre of the site boundary
- 4.36 No habitats of particular note which may support rare or important assemblages of invertebrates were recorded on the site.

Reptiles

- 4.37 The WSBRC data search returned seven records of reptile within one kilometre of the site boundary. This includes records of slow worm (*Anguis fragilis*) and common lizard (*Zootoca vivipara*).
- 4.38 The site is largely considered unsuitable for reptiles as it predominantly comprises short sward amenity lawn or urban habitats. However, the less managed areas of modified grassland may provide suitable habitat. Proposals for the site are largely limited to impacts to the buildings and extensions on either existing developed land or short sward amenity lawn. It is therefore considered highly unlikely any reptiles present on site would be impacted. No further action is required.

5.0 Impacts and Mitigation

Impacts and Required Mitigation for the Proposed Development

Bats - lighting

- 5.1 Due to the presence of bat roosts on site, it is recommended that external lighting associated with the development is kept to a minimum. The lighting should also adhere to the following guidelines (ILP, 2023):
- No lighting should be directed onto bat roosts within the wider area.
 - LED luminaires should be used of a warm white spectrum (<2700 Kelvin) which will feature peak wavelengths higher than 550 nm.
 - Internal luminaires should be recessed to reduce light spill outside the property.
 - Only luminaires with a negligible or zero Upward Light Ratio, and with good optical control, should be considered.
 - Luminaires should always be mounted horizontally, with no light output above 90° and/or no upward tilt.
 - Where appropriate, external security lighting should be set on motion sensors and set to as short as possible.

Nesting birds

- 5.2 The trees and hedgerows within the site provide habitat for nesting birds. It is an offence under the Wildlife and Countryside Act 1981 (as amended) to take, damage or destroy the nest of any wild bird while that nest is in use. Any vegetation clearance required must be scheduled to avoid peak bird nesting season (1st March to 31st August, although this will vary between species and local conditions) to avoid contravention of protected species legislation; unless inspection by an ecologist concludes that there are no nesting birds present immediately prior to the commencement of works.
- 5.3 If the presence of nesting birds is confirmed, a 5-metre buffer will be implemented, and no works will be permitted within this buffer. Works will be able to proceed once the young birds have fledged the nest of their own accord.

Enhancement Measures for the Proposed Development

- 5.4 In accordance with the Natural Planning Policy Framework (NPPF, 2024), development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to incorporate biodiversity improvements in and around developments should be encouraged, especially where this can secure measurable net gains for biodiversity.
- 5.5 The Environment Act 2021 includes the requirement for developments to provide 10% biodiversity net gain, to be evidenced with the use of the statutory metric. Details regarding this will be provided in the Biodiversity Net Gain Assessment report.
- 5.6 The development will need to provide net gains in line with local planning policy. Recommended enhancements include:

- Any planting of trees and shrubs for any supplementary planting scheme should incorporate native species which benefit a range of wildlife.
- The inclusion of wildflower grassland areas within the landscape proposals would provide additional habitat for local invertebrate populations and also provide foraging for bats and birds.
- Due to the limited extent of works to the buildings required it is considered that there are limited opportunities to incorporate bat or bird boxes into the building in suitable locations. Therefore it is recommended that a bat or bird box is installed on a suitable tree within the client's ownership.

5.7 In addition to the enhancements required in relation to the proposed development the client is committed to managing their land for the benefit of wildlife. Current enhancements they are delivering on their land, outside the application boundary include:

- Creation of a lake
- Extensive native planting along the boundaries of the site improving connectivity to the wider landscape
- Managing grassland appropriately for the benefit of flora and fauna.

6.0 References and Bibliography

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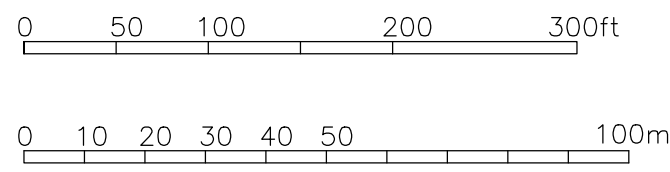
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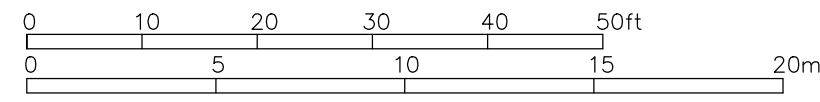
Appendices

Appendix A: Site Location

SITE LOCATION PLAN
SCALE 1:1250



- Application boundary
Other land under the Applicant's ownership



BLOCK PLAN
SCALE 1:200

- Application area
Vehicle parking and turning area

P1	22.05.26	Issued for Planning
REV	DATE	AMENDMENT
JOHNSTON CAVE ASSOCIATES ARCHITECTS JCA		
Oxford: Henwood Studio Wootton Boars Hill Oxford OX1 5JX		London: 75 Cowcross Street London EC1M 6EL
jca@johnstoncave.co.uk		www.johnstoncave.com 44 (0) 1865 865165

GRANGE FARM DAIRY COTTAGE WORKS SITE LOCATION AND BLOCK PLANS			
PLANNING	ISSUE	JOB	2683
DAR	DRAWN	20-60	
1:1250 & 200	SCALE		
12.05.26	DATE	REV	P1

SCALES CORRECT WHEN PLOTTED AT A1

Appendix B: Site Proposals

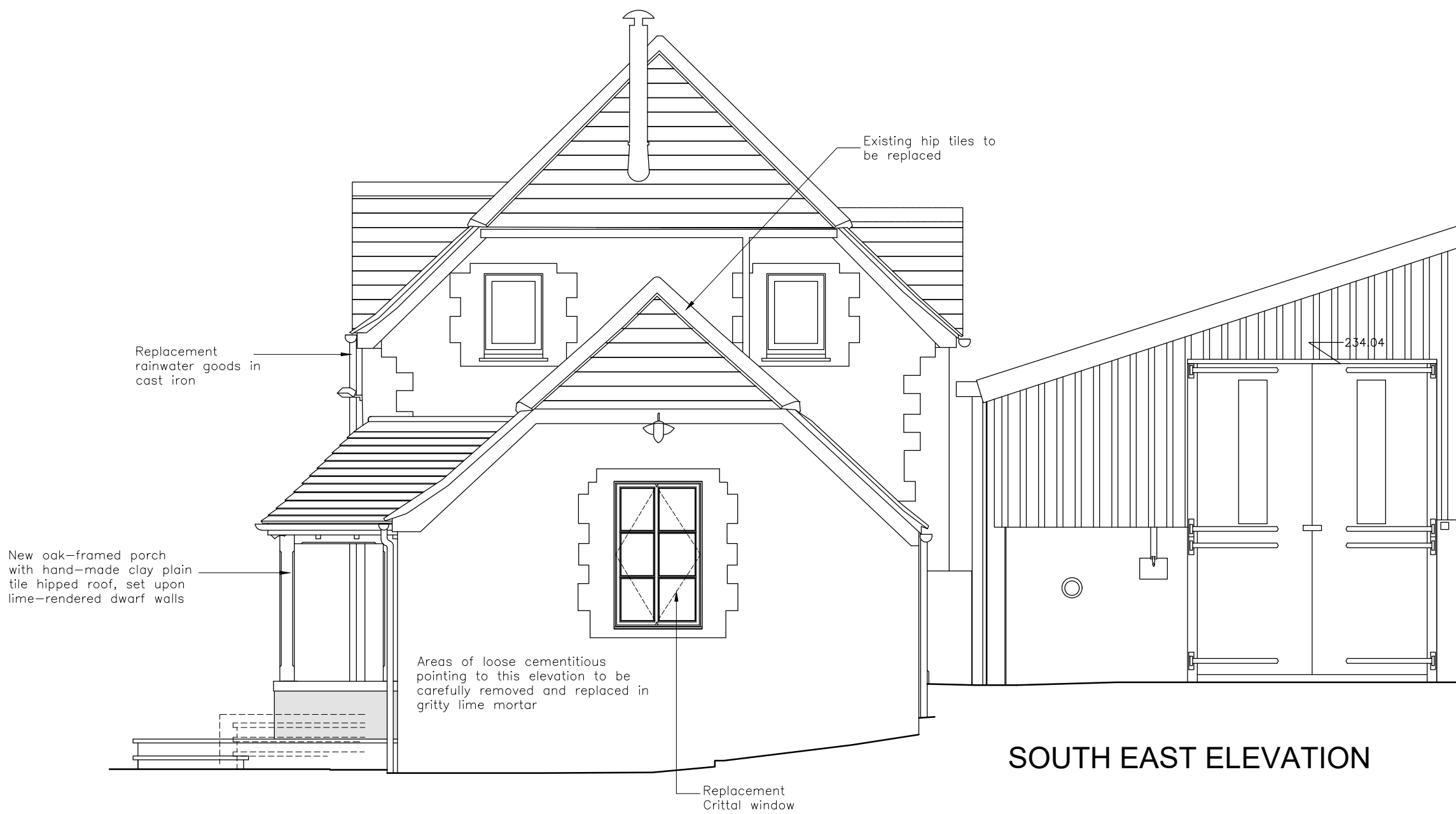


SOUTH WEST ELEVATION

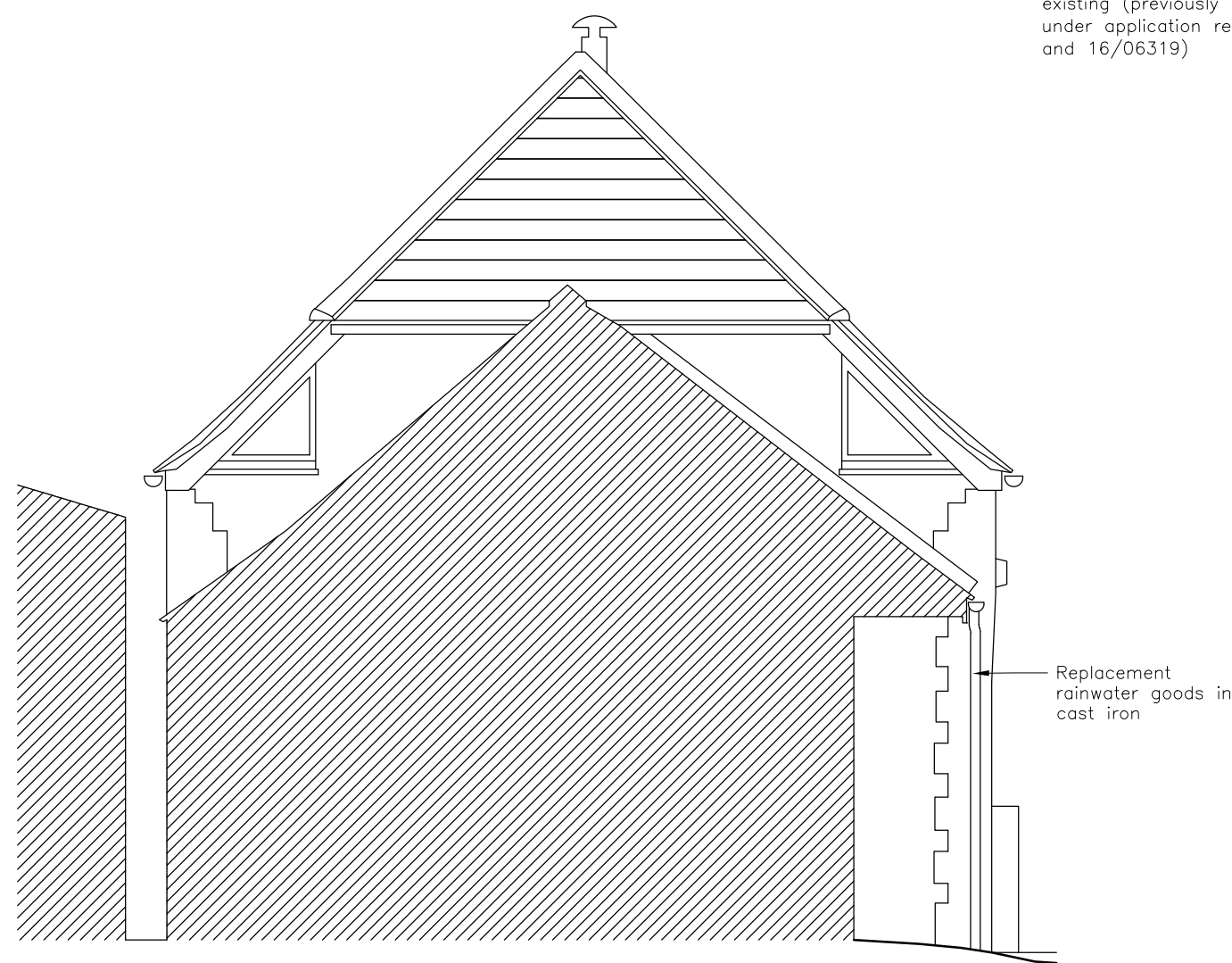
New window opening with brick quoins and arch, to feature hardwood framed window to match existing (previously consented to under application refs. 15/04764 and 16/06319)

Existing cementitious render removed and re-applied in lime

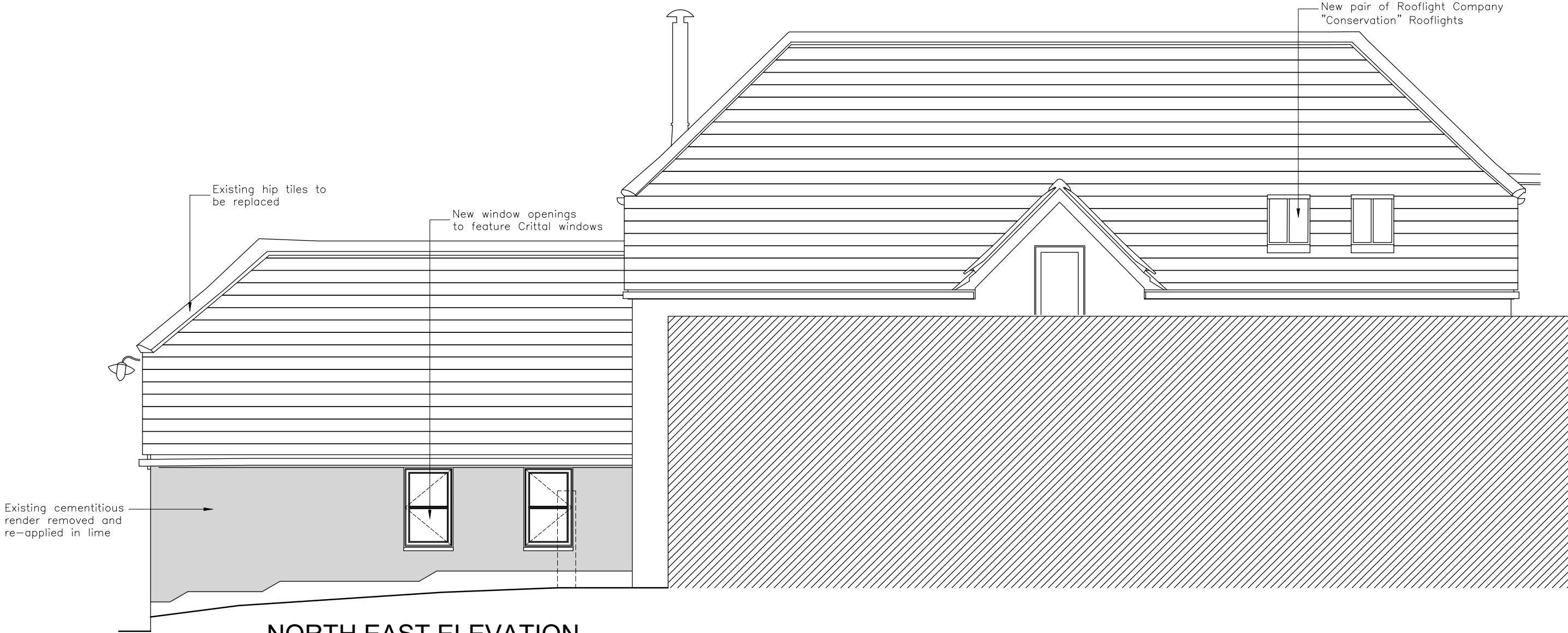
New rainwater pipe and drainage following addition of porch



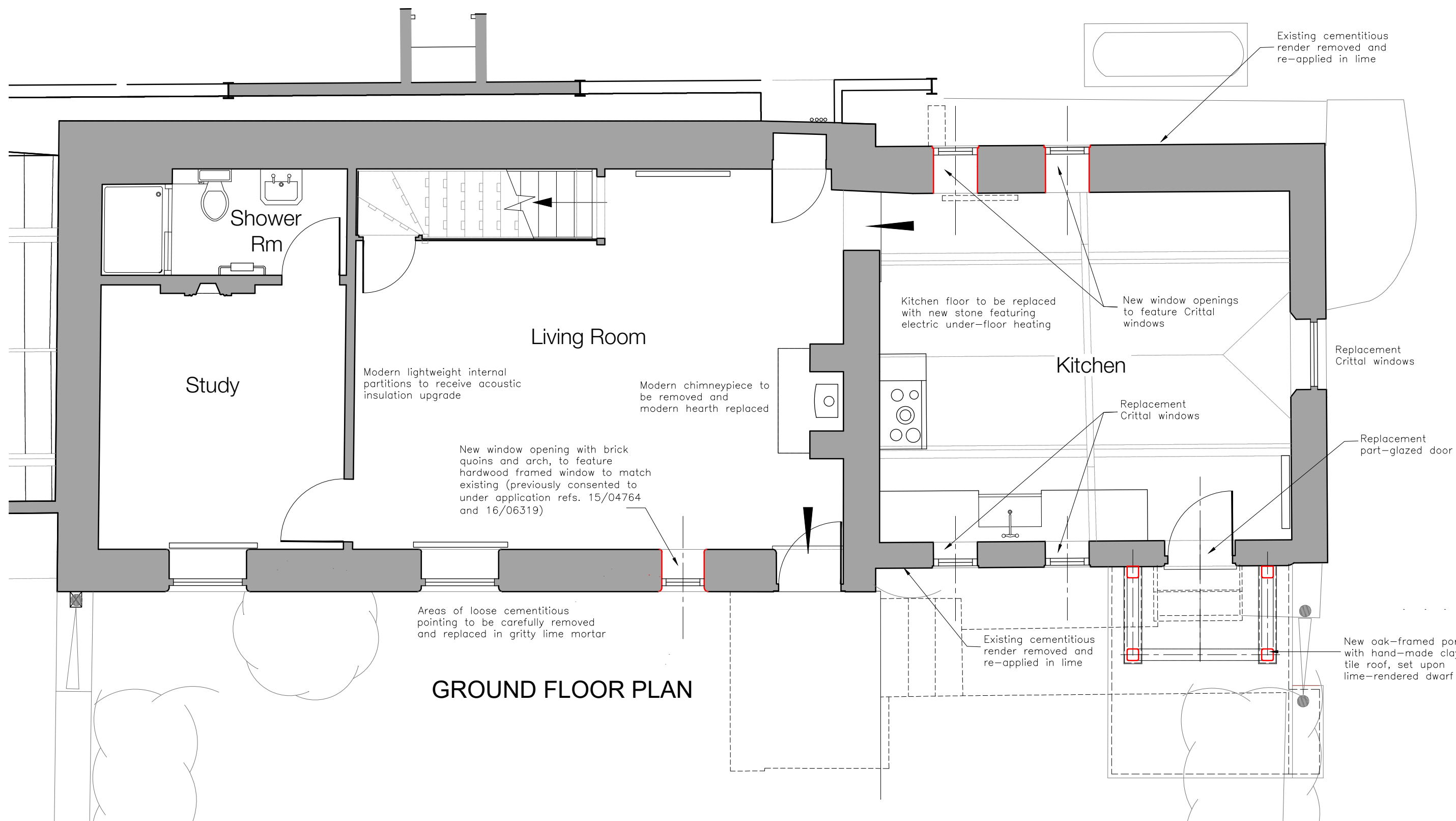
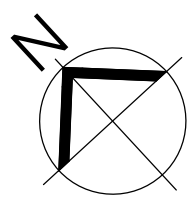
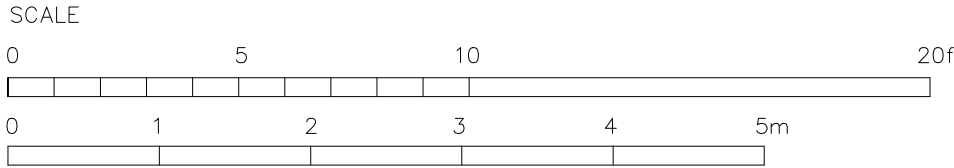
SOUTH EAST ELEVATION



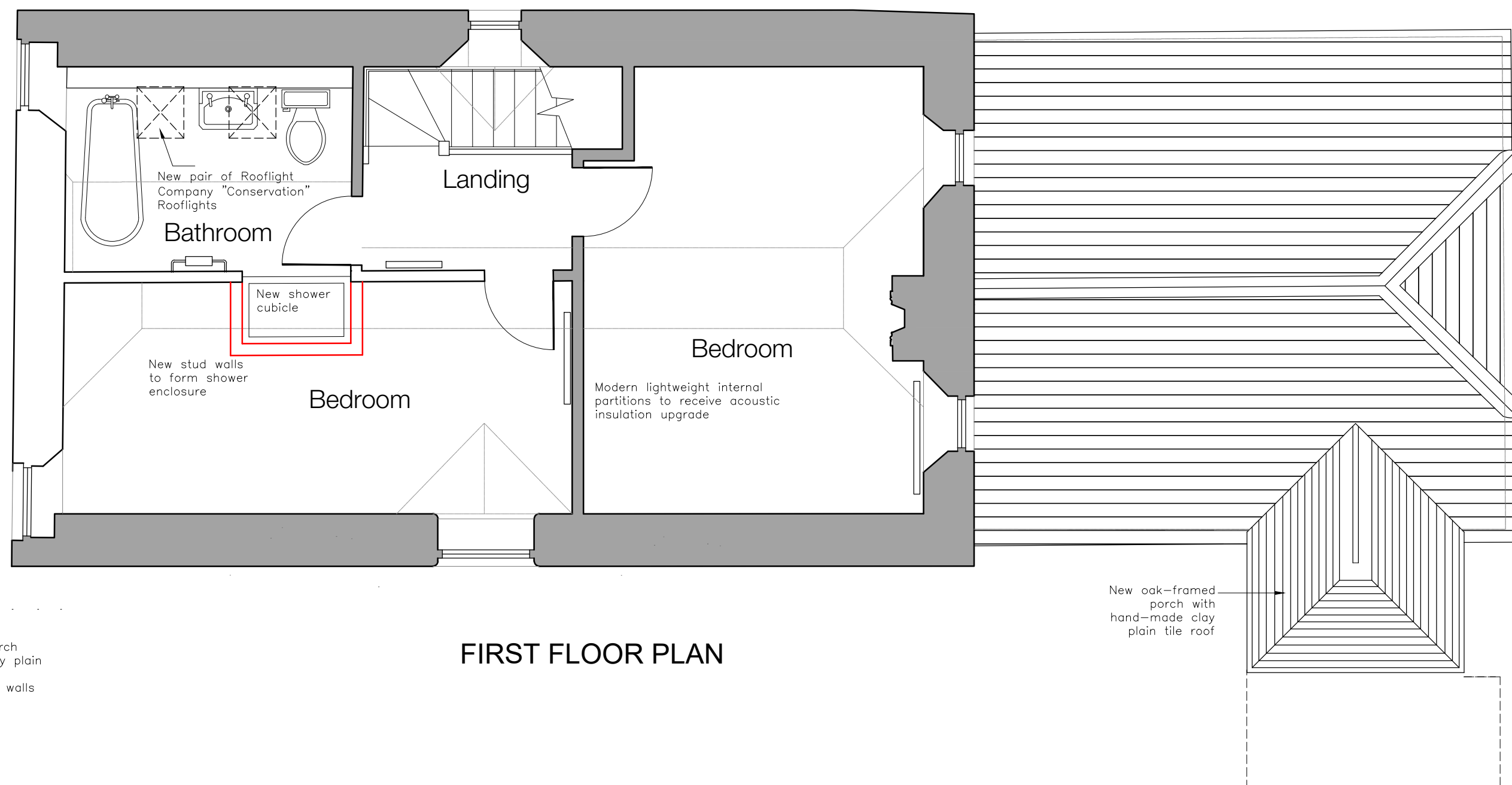
NORTH WEST ELEVATION



NORTH EAST ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN

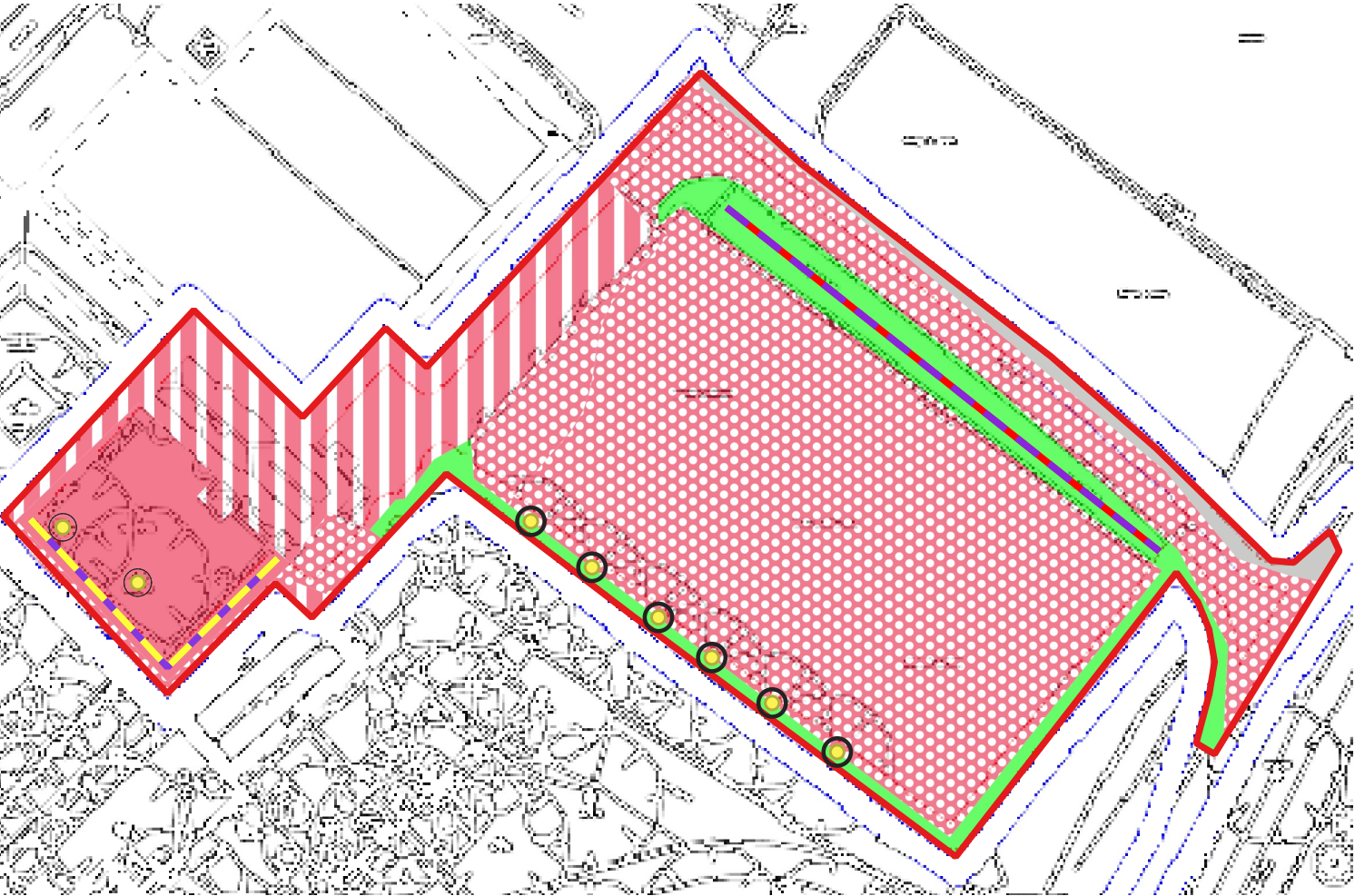
P1	22.05.26	Issued for Planning
REV	DATE	AMENDMENT
JOHNSTON CAVE ASSOCIATES ARCHITECTS JCA		
Oxford: Henwood Studio, Wootton Boars Hill, Oxford OX1 5JX		London: 75 Cowcross Street, London EC1M 6EL
jca@johnstoncave.co.uk		www.johnstoncave.com
		44 (0) 1865 865165
GRANGE FARM PROPOSED ALTERATIONS TO DAIRY COTTAGE PLANS AS PROPOSED		
PLANNING	ISSUE	JOB
DAR	DRAWN	2683
1:50	SCALE	30-60
12.05.26	DATE	REV
		P1

SCALES CORRECT WHEN PLOTTED AT A1

Appendix C: Habitat Survey Map

The plan shown here is for the purpose of supporting a planning application only. Only scale from this drawing for the purposes of determining a planning application. Do not scale from this drawing for construction purposes.

The proposal presented here is subject to review by specialist consultants, and is to be read in conjunction with all relevant specialist's drawings and information where available. Any discrepancies between this and any other consultant's drawings and information should be reported to Pro Vision immediately.



Legend

- Red Line Boundary
- Existing Large Rural Tree
- Existing Small Rural Tree
- Non-native and Ornamental Hedgerow
- Native Hedgerow
- Artificial Unvegetated, Unsealed Surface
- Developed Land; Sealed Surface
- Modified Grassland
- Vegetated Garden
- Tall Forbs



ISSUE	DATE	DESCRIPTION	DRAWN	CHECKED
v1	27.05.26	Map created	AH	LSJ

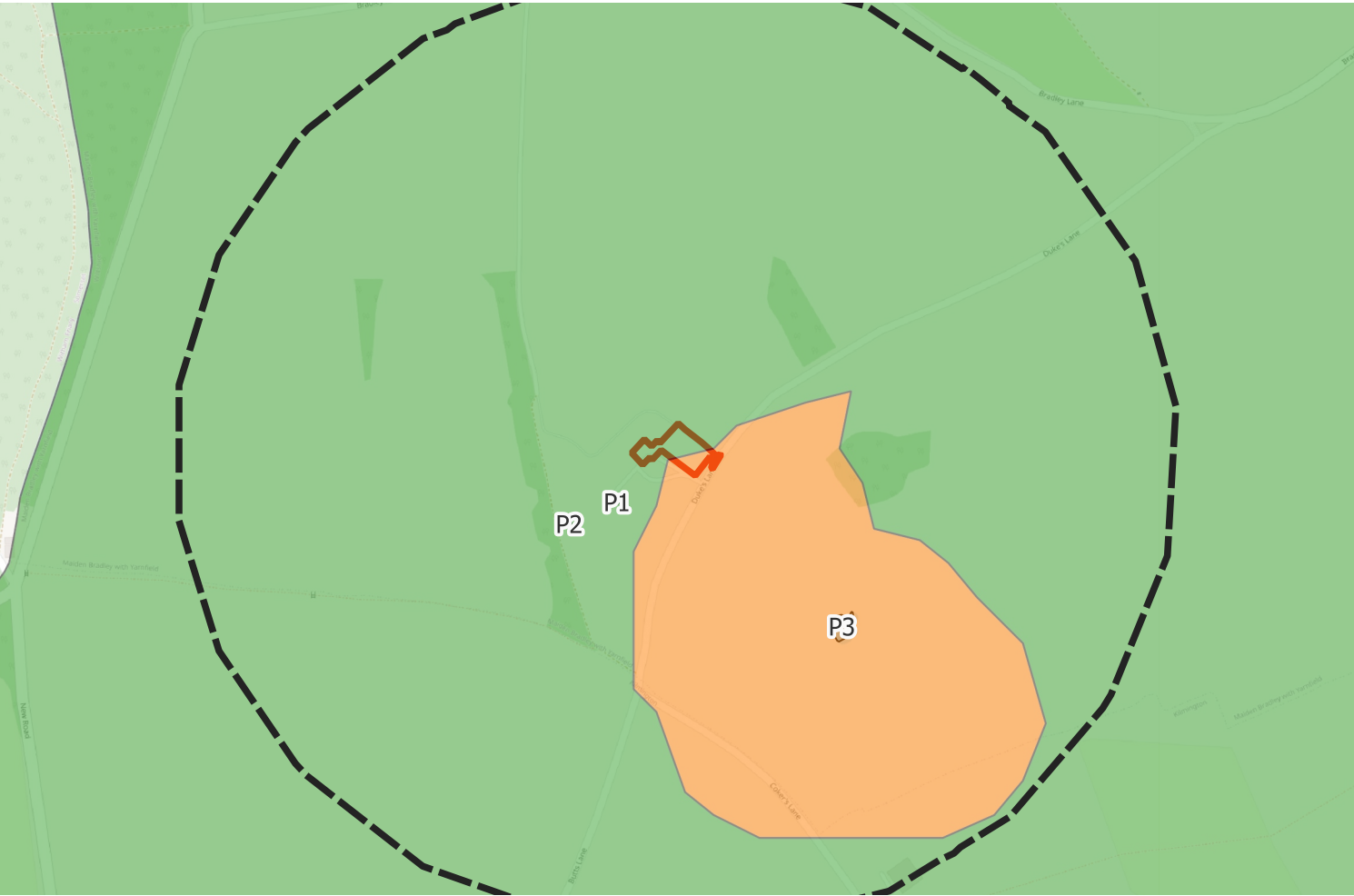
CLIENT:	Mr Ben & Mrs Elisabeth Stanway		
PROJECT:	Grange Farm - Dairy Cottage		
DRAWING:	Baseline Habitats	1:500	
NUMBER:	9127-DC-E0-01	A4	
ISSUE:	v1	27.05.26	



Appendix D: Waterbody Location Plan

The plan shown here is for the purpose of supporting a planning application only. Only scale from this drawing for the purposes of determining a planning application. Do not scale from this drawing for construction purposes.

The proposal presented here is subject to review by specialist consultants, and is to be read in conjunction with all relevant specialist's drawings and information where available. Any discrepancies between this and any other consultant's drawings and information should be reported to Pro Vision immediately.



ISSUE	DATE	DESCRIPTION	DRAWN	CHECKED
v1	27.05.26	Map created	AH	LSJ

CLIENT:	Mr Ben & Mrs Elisabeth Stanway		
PROJECT:	Grange Farm - Dairy Cottage		
DRAWING:	Waterbody Location Plan	1:7500	
NUMBER:	9127-DC-E0-02	A4	
ISSUE:	v1	27.05.26	

Legend

- Red Line Boundary
- 500m search radius
- Ponds

GCN Risk Zones Swindon and Wiltshire

- Amber Zone
- Green Zone



Appendix E: Enhancement Plan

The plan shown here is for the purpose of supporting a planning application only. Only scale from this drawing for the purposes of determining a planning application. Do not scale from this drawing for construction purposes.

The proposal presented here is subject to review by specialist consultants, and is to be read in conjunction with all relevant specialist's drawings and information where available. Any discrepancies between this and any other consultant's drawings and information should be reported to Pro Vision immediately.



ISSUE	DATE	DESCRIPTION	DRAWN	CHECKED
v1	27.05.26	Map created	AH	LSJ

CLIENT:	Mr Ben & Mrs Elisabeth Stanway		
PROJECT:	Grange Farm - Dairy Cottage		
DRAWING:	Enhancement Plan		1:500
NUMBER:	9127-DC-E0-03		A4
ISSUE:	v1		27.05.26

Legend

- Red Line Boundary
- Retained Large Rural Tree
- Retained Small Rural Tree
- Non-native and ornamental hedgerow
- Native hedgerow
- Artificial unvegetated, unsealed surface
- Developed land; sealed surface
- Modified grassland
- Vegetated garden
- Tall forbs
- Bat or bird box

Appendix F: Relevant Legislation

THE CONSERVATION OF HABITATS AND SPECIES 2017

The Conservation of Habitats and Species Regulations 2017 (the Habitats Regulations) transpose Habitats Directive into UK legislation. The Habitats Regulations provide for the designation and protection of European Sites and European Protected Species. European Sites include Special Areas of Conservation (SACs) and Special Protection Areas (SPAs), which form part of the Natura 2000 network of protected areas across Europe.

European Protected Species (EPS) are those listed under Schedule 2 of the Habitats Regulations and include dormouse, great crested newt, otter and all species of bat. The regulations prohibit the deliberate capture, killing or disturbance of any EPS; it is also an offence to damage or destroy a breeding site or resting place of any of these species. In order to carry out a lawful operation (e.g. development work which has full planning permission) that may result in an offence under the Habitats Regulations, it is necessary to obtain a licence from Natural England. EPS Licences will only be granted after Natural England has been satisfied that there are no satisfactory alternative and that there will not be any adverse impacts on the favourable conservation status of the species.

WILDLIFE AND COUNTRYSIDE ACT 1981

The Wildlife and Countryside Act 1981 is the principal piece of legislative protection of wildlife in Great Britain. Various amendments have occurred since the original enactment. The Wildlife and Countryside Act contains both habitat and species protection. Certain bird, animal and plant species are afforded protection under Schedules 1, 5 and 8 of the Act. Measures for the protection of the countryside, National Parks, Sites of Special Scientific Interest (SSSIs) are also included within the Act.

THE NATURAL ENVIRONMENT AND RURAL COMMUNITIES ACT 2006

The Natural Environment and Rural Communities (NERC) Act 2006 improved wildlife protection by amending the WCA. The main function of the NERC Act was to raise the profile of biodiversity amongst public authorities. Section 40 (S40 of the Act places a 'Biodiversity Duty' on all public bodies to have regard to the conservation of biodiversity when carrying out their normal functions.

THE PROTECTION OF BADGERS ACT 1992

The Protection of Badgers Act 1992 consolidates previous legislation (including the Badgers Acts 1973 and 1991 Badgers (Further Protection) Act 1991). It makes it a serious offence to:

- kill, injure or take a badger;
- attempt to kill, injure or take a badger; or
- to damage or interfere with a sett.

The 1992 Act defines a badger sett as "any structure or place which displays signs indicating current use by a badger".

ENVIRONMENT ACT 2021

The Environment Act 2021 received royal assent in November 2021 and introduces new environmental protection regimes. This includes the creation of the Office for Environmental Protection who will oversee the framework. The Act includes several measures which impact on the planning application process to provide measures to ensure developments result in a net gain in biodiversity. The Act includes the mandatory requirement of 10% net gain for new developments, unless listed within the exemptions, which includes householder applications, self-build and developments below the threshold of impacts. Biodiversity net gain must be evidenced with the use of the statutory metric and associated documents.