

## Baseline Habitat Condition Assessment (BHCA)

**Survey site:**

Land adjacent to 289-311 Pepper Place, Warminster, Wiltshire, BA12 0DG

**Client:**

National Infrastructure Consultancy (NIC) Ltd.

**Survey date:**

Thursday 14<sup>th</sup> May 2026

**Project:**

This report is prepared to inform a planning application with Wiltshire Council. The proposal is described as:

*A new sewerage pumping station. Compound surfaced in concrete, with steel palisade boundary fence. Grading of the surrounding ground to suit the new pumping station level.*

The BHCA survey is written to inform the baseline for a Biodiversity Net Gain (BNG) report, and is based on UKHabs habitat methodology in accordance with **PEA Methodology and Legislation - 2024**.

| The site survey was undertaken by Kiera Horman (Hons) Graduate Ecologist, an accredited agent on the Natural England survey licences for bats [2025-85589-CL18-BAT] (level 1). |                  |              |                 |             |      |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|--------------|-----------------|-------------|------|
| Date of survey                                                                                                                                                                 | Temperature (°C) | Humidity (%) | Cloud Cover (%) | Wind (km/h) | Rain |
| 14/05/2026                                                                                                                                                                     | 12               | 73           | 50              | 13          | None |

|                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Ecological Survey Factor</b>                                                                                                                                                              | <b>Detailed using desk study and site survey (carried out under good weather conditions). Any specific limitations noted within relevant section. This table may include further work you will need to commission (if any) to obtain planning permission or comply with legislation for other consent. All clients are expected to read and understand this section, or to contact the lead surveyor for advice.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>Conclusion, Impact or Recommendations</b>                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>Habitats and plants (see habitat map in appendix 1, location plan in appendix 2, proposed plans in appendix 3, photos in appendix 4 and habitat condition assessments in Appendix 5).</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>Botanical species are described with reference to the DAFOR scale (D = Dominant; A = Abundant, F = Frequent, O = Occasional, R = Rare).</b>                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <i>Summary of Survey Findings</i><br><br><i>(UKHab codes used)</i> <ul style="list-style-type: none"><li>- <b>u1b6</b></li><li>- <b>g4 (108, 847, 32)</b></li></ul>                          | <p>The survey site is centred on National Grid Reference ST 88849 45639 and covers an area of approximately 0.069ha.</p> <p>The site comprises predominantly managed modified grassland, with one small silver birch sapling and a small section of introduced shrubs present. The surrounding landscape has a suburban character, with the site immediately bordered by residential dwellings and associated linear infrastructure such as roads, before extending into the wider rural landscape comprising agricultural fields, grassland, and small woodland copses, as shown on aerial imagery. The habitats present on site lacked any identifiable features considered suitable for protected species such as bats, badgers, reptiles, amphibians, birds, and small mammals.</p> <p><b>Habitat classification and condition assessment</b></p> <p><b><u>u1b6</u> – Other developed land</b></p> <p>A small section of developed land is present along the southern site boundary in the form of the pavement and a bin store.</p> |

|                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|-------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                         | <p>The other developed land is not subject to a condition assessment.</p> <p><b>g4 (108, 847, 32) – Modified grassland – Frequently mown with introduced shrubs and a scattered tree</b><br/> The site consists primarily of frequently managed modified grassland which, at the time of the survey, had a relatively short and homogenous sward height, with sections having been recently mown. No scrub, invasive species, or bracken were identified across the parcel. A small section of introduced shrubs was present towards the southern site boundary, consisting of a lavender plant and a single silver birch sapling with a diameter at breast height of less than 7 cm. This sapling will not be considered within the following BNG calculations due to its small size. Despite the potential for frequent footfall, there was no evidence of damaged ground, with only a small section of bare ground surrounding the silver birch sapling. The species composition of this habitat is listed below:</p> <p><b>D:</b> Perennial ryegrass (<i>Lolium perenne</i>)<br/> <b>A:</b> Common dandelion (<i>Taraxacum officinale</i>), Daisy (<i>Bellis perennis</i>)<br/> <b>F:</b> Creeping buttercup (<i>Ranunculus repens</i>)<br/> <b>O:</b> Common ragwort (<i>Jacobaea vulgaris</i>), Small-flowered Crane's-bill (<i>Geranium pusillum</i>)<br/> <b>R:</b> Common field-speedwell (<i>Veronica persica</i>), Lavender sp. (<i>Lavandula sp.</i>), Silver birch (<i>Betula pendula</i>)</p> <p>The modified grassland achieves a condition assessment of <b>poor</b>. It passed 5/7 criteria, however due to failing criterion A it was assessed as poor (see full habitat condition assessment details in Appendix 5).</p> |
| <i>Foreseen Impacts</i> | <p>The habitats on site are widespread and not notable. The proposed development will result in the loss of approximately ~0.021ha of modified grassland as well as the silver birch sapling.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <i>Recommendations</i>  | <p>As more than 25m<sup>2</sup> of habitat is being removed for the development (building demolition and dwelling construction), the proposals are not a householder application or a self-build scheme, a biodiversity net gain (BNG) will be required as the proposals do not fall under any of the exemption cases. The BNG metric will use this report to inform the baseline.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |

## Appendix 1: Habitat map



## Appendix 2: Location map





Appendix 4: Photos

| Photo                                                                              | Description                                                    |
|------------------------------------------------------------------------------------|----------------------------------------------------------------|
|   | <p>Photo 1: Other developed land to the south of the site.</p> |
|  | <p>Photo 2: Other developed land to the south of the site.</p> |



Photo 3: Modified grassland taken from the northern corner of the site.



Photo 4: Modified grassland taken from the southern corner of the site.



Photo 5: Small section of introduced shrubs with a silver birch sapling.

## Appendix 5: Habitat Condition Assessments

**Modified Grassland**; assessed using 'Grasslands Low Distinctiveness' habitat type condition sheet:

| Condition Assessment Criteria:                                                      |                                                                                                                                                                                                                                                         | Condition passed (Yes or No) | Notes/Justification                                                                           |
|-------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|-----------------------------------------------------------------------------------------------|
| A                                                                                   | There must be 6-8 vascular plant species per m <sup>2</sup> , including at least 2 forbs.<br><b>Note – this criterion is essential for achieving moderate condition.</b>                                                                                | N                            | Fewer than 6 vascular plant species per m <sup>2</sup> .                                      |
| 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                            | Regularly mown, uniform short sward height present.                                           |
| C                                                                                   | Some scattered scrub (including bramble) may be present, but scrub accounts for less than 20% of total grassland area. Note - patches of shrubs with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.          | Y                            | No scattered scrub present (less than 20% coverage).                                          |
| 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                            | No physical damage present.                                                                   |
| E                                                                                   | Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens).                                                                                                                                 | Y                            | Some bare ground is present surrounding the birch sapling, however, this does not exceed 10%. |
| F                                                                                   | Cover of bracken less than 20%.                                                                                                                                                                                                                         | Y                            | No bracken observed (less than 20% coverage).                                                 |
| G                                                                                   | There is an absence of invasive non-native species (as listed on Schedule 9 of WCA, 1981).                                                                                                                                                              | Y                            | Absence of invasive species.                                                                  |
| Essential criterion achieved (Y/N)                                                  |                                                                                                                                                                                                                                                         |                              | N                                                                                             |
| Number of criteria passed                                                           |                                                                                                                                                                                                                                                         |                              | 5                                                                                             |
| Condition Assessment Result                                                         |                                                                                                                                                                                                                                                         | Condition Assessment Score   | Score Achieved ✓                                                                              |
| Passes 6 or 7 of 7 criteria including passing essential criterion A                 |                                                                                                                                                                                                                                                         | Good (3)                     |                                                                                               |
| Passes 4 or 5 of 7 criteria including passing essential criterion A                 |                                                                                                                                                                                                                                                         | Moderate (2)                 |                                                                                               |
| Passes 0, 1, 2 or 3 of 7 criteria; OR 4, 5 or 6 of criteria but failing criterion A |                                                                                                                                                                                                                                                         | Poor (1)                     | ✓                                                                                             |

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