

ECOLOGY & BNG ASSESSMENT (BNGA)

10th June 2026

Highlands Farm, Collingbourne
Ducis, Marlborough, SN8 3EG

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1	30 th July 2025	Emily Parsons BSc (Hons) and Jonathan Cornish PGCert	Biodiversity Net Gain now applicable – updated to include BNG assessment.
2	4 th March 2025	Zoe Barrett MSc	Amendments to Statutory Biodiversity Metric

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This document has been prepared in accordance with CIEEM’s Guidelines for Ecological Report Writing (CIEEM, 2017) and Biodiversity Net Gain Report & Audit Templates (CIEEM, 2021).

This report may contain sensitive data pertaining to particularly vulnerable species. It is the responsibility of the Local Planning Authority to determine whether data and information contained within his report is made publicly available.

At the time of writing, standard methodologies have been used which are accepted by Natural England and other statutory bodies. No responsibility will be accepted where standard methodologies change and where Government, national bodies and industry subsequently modify standards.

This report has been produced using all reasonable skill and care, and a Quality Assurance (QA) review process has been conducted prior to issue of this report.

SURVEY DATA LIFESPAN AND VALIDITY OF THIS REPORT:

Unless otherwise explicitly stated, survey data contained within this report is valid for 12 months from the survey date in accordance with the Chartered Institute of Ecology and Environmental Management (CIEEM) Advice note (CIEEM, 2019) due to the presence of and/or potential for mobile species to be present within the site. However, should the condition on-site change substantially during this 12-month period, and/or if the nature/extent of the development changes, then this report may not be valid, and a reassessment of the site may be required.

This report has been prepared to identify the presence of protected species and habitats within the site, where this falls within the scope of the agreed works.

Survey data has a limited lifespan for mitigation licence applications with Natural England. Update surveys may be required e.g. in the event a bat licence is required; survey data must be sought from the then current survey season (May to August).

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

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NON-TECHNICAL SUMMARY:

- ◆ ABR Ecology Ltd were commissioned by Toby Helme and Elle Leonsis to produce an Ecology and Biodiversity Net Gain (BNG) Assessment to inform a planning application for the demolition and replacement of the existing dwelling at Highlands Farm, Collingbourne Ducis, Marlborough, SN8 3EG.

Survey background:

- ◆ An original Preliminary Ecological Appraisal (PEA) including a Daytime Bat Walkover (DBW) was conducted on 10th July 2024 by experienced botanist and class licensed ecologist Phil Smith ACIEEM and graduate ecologist Jordan Elliott-Murray.
- ◆ Bat activity surveys were undertaken upon the house on the 26th July, 29th August and 24th September 2024.
- ◆ An update PEA and DBW were undertaken on the 7th January 2026 by Field Identification Skills Certificate (FISC) Level 4 botanist and class licenced ecologist Amy Parsons ACIEEM and class licenced ecologist Zoe Barrett. A further update survey was undertaken on the 12th February 2026 by FISC Level 4 botanist and class licenced ecologist Phil Smith ACIEEM and Zoe Barrett.

Habitats:

- ◆ Habitats on-site include developed land; sealed surface (u1b5 818), artificial unvegetated, unsealed surface (u1c), introduced shrub (u 847), neutral grassland (g3c8 108), lowland mixed deciduous woodland (w1f), modified grassland (g4 103 510), rural trees (g 32), a line of trees (w 33) and species-rich native hedgerow (h2a5).
- ◆ No watercourses are present on-site or off-site.

Statutory sites:

- ◆ No impacts on statutory sites are anticipated as part of the works and therefore no further action is recommended in relation to statutory sites.

Non-statutory sites:

- ◆ No impacts on non-statutory sites are anticipated as part of the works and therefore no further action is recommended in relation to non-statutory sites.

Priority habitats

- ◆ Priority habitat 'species-rich native hedgerow' has been recorded on-site. All remaining hedgerows on-site are to be fully retained and protected throughout the development.
- ◆ Priority habitat 'deciduous woodland' was identified 12m east of the site. A Construction Environmental Management Plan (CEMP) will be required pre-commencement to ensure protection of the woodland; see Section 5.

Biodiversity Net Gain (BNG) – metric results:

- ◆ The baseline for the BNG assessment is taken to be the site visit dated 10th July 2024; a section of hedgerow and two trees have been removed from site since this date.
- ◆ The on-site baseline units on-site are calculated as 5.11 area habitat units and 2.27 hedgerow units; and it is anticipated that a combined net gain of +0.52 area habitat units and +3.83 hedgerow units will be generated post-development.
- ◆ The development is estimated to result in a percentage change of +10.28% in habitat units and +168.59% in hedgerow units. The trading rules have been met and the minimum 10% net gain in biodiversity value is anticipated to be achieved on-site. Refer to Section 4 and the accompanying metric calculation tool for full details.

Badgers:

- ◆ No evidence of badgers was recorded on site; however, the habitat on-site is considered to hold potential for badgers, see Section 5 for details.

Barn owls and other nesting birds:

- ◆ No evidence of barn owl and no likely foraging habitats were recorded on-site.
- ◆ Bird nests were recorded on the house and shed ('B1' & 'B3') and in the on-site hedgerow (BA-H2) and there is potential for nesting birds to be present within the habitats on-site. Mitigation and compensation for nesting birds is detailed in Section 5.

Bats:

Roosts in buildings

- ◆ The PRA identified evidence of bats (droppings) present within the loft void of the house ('B1'), confirmed by DNA analysis as that of brown long-eared bat. The two

wooden sheds ('B2' and 'B3') were deemed to hold '**negligible potential**' for roosting bats.

- ◆ Three bat activity surveys were conducted upon the house; a maximum count of one serotine and three common pipistrelle bats were recorded emerging from the property during any one survey.
- ◆ The house support a day roost for assumed low number of brown long-eared bat, a day roost for an individual serotine and three day roosts for individual common pipistrelle bats.
- ◆ **The works will result in the loss of the identified roosts; a bat European Protected Species (EPS) licence from Natural England is required following planning approval and prior to any works commencing to ensure works are lawful.** It is the responsibility of the applicant to arrange for application of the EPS licence.
- ◆ A bat mitigation plan is provided in Section 5. This plan involves a works method statement including supervision by a class 2 licensed bat ecologist, lighting control measures, temporary and permanent replacement bat roosts and post-monitoring.
- ◆ The applicant must note that the survey data has a limited lifespan, and the EPS licence must be informed by up-to-date surveys. Therefore, update survey(s) will likely be required following planning to inform the EPS licence. A PRA must be conducted within 3 months of the licence application and activity survey data must be obtained from the then 'current' bat survey season (May – August).

Roosts in trees

- ◆ The trees on-site were not considered to hold potential for roosting bats and therefore no further action is recommended in relation to trees.

Commuting and foraging habitats

- ◆ The site supports foraging and commuting across the site; measures for lighting reduction are detailed in Section 5 to minimise impacts of obtrusive lighting on foraging and commuting bats.

Dormice:

- ◆ There is low potential for dormice to be impacted by the proposals; a method statement for any removal of hedging within the site must be followed and the CEMP

will ensure protection of the remaining hedgerows on-site. A section of hedgerow with dormouse potential has already been removed from site and compensation will be required; details are provided in Section 5.

Great crested newts (GCN):

- ◆ Reasonable Avoidance Measures (RAMs) are included within Section 5 of this report due to the low likelihood of GCN being present on-site.

Hedgehogs:

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

Common reptiles and amphibians (herpetofauna):

- ◆ Reasonable Avoidance Measures (RAMs) are included within Section 5 of this report due to the low likelihood of herpetofauna being present on-site.

Biodiversity enhancements:

- ◆ To enhance the site for biodiversity, one bat tile, bird nesting boxes, and two bee bricks will be installed in the new dwelling; refer to Section 5 for details.

1. INTRODUCTION

- 1.1 ABR Ecology Ltd were commissioned by Toby Helme and Elle Leonsis to produce an Ecology & Biodiversity Net Gain Assessment (BNGA) for Highlands Farm, Collingbourne Ducis, Marlborough, SN8 3EG (central grid reference: SU 26491 54537) (herein referred to as ‘the site’ / ‘on-site’). This report was requested to produce an Ecology and Biodiversity Net Gain (BNG) Assessment to inform a planning application for the demolition and replacement of the existing dwelling.
- 1.2 An original Preliminary Ecological Appraisal (PEA) including a Daytime Bat Walkover (DBW) was conducted on 10th July 2024 by Field Identification Skills Certificate (FISC) Level 4 botanist and class licensed ecologist Phil Smith ACIEEM and graduate ecologist Jordan Elliott-Murray.
- 1.3 Bat activity surveys were undertaken upon the house on the 26th July, 29th August and 24th September 2024.
- 1.4 An update PEA and DBW were undertaken on the 7th January 2026 by FISC Level 4 botanist and class licenced ecologist Amy Parsons ACIEEM and class licenced ecologist Zoe Barrett. A further update was conducted on the 12th February 2026 by Phil Smith ACIEEM and Zoe Barrett.
- 1.5 An existing site plan is provided in Appendix A and a proposed site plan and elevations are provided in Appendix B.

Site context

- 1.6 The site comprises a residential property situated within the rural area of Collingbourne Ducis, Wiltshire. The property is directly surrounded by an equestrian centre, arable land and woodland. The wider surrounding landscape comprises woodland and arable land and pasture. The immediate and surrounding landscapes are considered to provide excellent habitat and connectivity for wildlife.

Aims and scope of the report

- 1.7 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.

- 1.8 This assessment also estimates the Biodiversity Net Gain (BNG) anticipated to be generated by the current proposals for the site, as measured using the Statutory Biodiversity Metric (DEFRA, 2025a); and follows guidance set out within the Biodiversity Net Gain: Good Practice Principles for Development (Baker *et al.*, 2019) and BS 8683:2021 Process for designing and implementing Biodiversity Net Gain - Specification (BSI, 2021).

Relevant planning policy and legislation

- 1.9 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 Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019
- ◆ The Wildlife and Countryside Act 1981 (as amended) – Section 1 and Schedules 1 and 5
- ◆ The Environment Act 2021 – Part 6 Schedule 14
- ◆ Town and Country Planning Act 1990 – Schedule 7A (as inserted by Schedule 14 of the Environment Act 2021)
- ◆ The National Planning Policy Framework (NPPF) 2024 – Section 15
- ◆ National Planning Practice Guidance Natural Environment - para 10-35
- ◆ The Natural Environment and Rural Communities (NERC) Act 2006 – Sections 40 and 41
- ◆ Circular 06/05: Biodiversity and Geological Conservation – Statutory Obligations and Their Impact Within the Planning System
- ◆ The Wiltshire Core Strategy 2015 (Wiltshire Council, 2015)
- ◆ Local Nature Recovery Strategy for Wiltshire and Swindon 2025 (Wiltshire Council, New Forest National Park & Swindon Borough Councils, 2025)

- 1.10 **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(s). It is also the responsibility of the applicant(s) to request a report**

amendment / reassessment of the site where the scale/nature of the proposed plans subsequently change.

2. METHODOLOGY

Desktop data search

- 2.1 Protected sites under the UK National Site Network including Special Protection Areas (SPAs) and Special Areas of Conservation (SACs), and Ramsar's were identified within 7.5 kilometre (km) of the site; and Sites of Special Scientific Interest (SSSIs), National Nature Reserves (NNRs), and Local Nature Reserves (LNRs) were identified within 2km of the site using the Multi-Agency Geographical Information for the Countryside (MAGIC) website (MAGIC, 2026).
- 2.2 A search was also conducted on MAGIC (2026) to identify the potential presence of priority habitats, European Protected Species (EPS) licences and known great crested newt breeding ponds.
- 2.3 Wiltshire & Swindon Biological Records Centre (WSBRC) (2024) were contacted to provide records of protected, vulnerable and notable species, Local Wildlife Sites (LWS) and Ecological Networks within a 2km radius of the application site.
- 2.4 This information was used to evaluate the potential of the site for protected and vulnerable species, and to determine whether there is potential for development impacts on these species, surrounding habitats and protected sites.
- 2.5 To inform the BNG assessment, a desktop study was undertaken to determine strategic significance of habitats. This comprised a review of the following:
 - ◆ Multi-Agency Geographic Information for the Countryside (MAGIC) online database (accessed February 2026) to identify any statutory nature conservation designations.
 - ◆ Data search response from WSBRC (July 2024).
 - ◆ The Wiltshire Core Strategy (Wiltshire Council, 2015).
 - ◆ Local Nature Recovery Strategy for Wiltshire and Swindon Public Consultation (Wiltshire Council, New Forest National Park & Swindon Borough Councils, 2025).

Botanical survey (UKHab)

- 2.6 A botanical survey of the site was conducted on 10th July 2024 by experienced Level 4 Field Identification Studies Council (FISC) botanist Phil Smith ACIEEM and

graduate ecologist Jordan Elliott-Murray. The survey was then updated on the 7th January 2026 by Level 4 FISC botanist Amy Parsons ACIEEM and ecologist Zoe Barrett. An additional survey of off-site land was conducted on 12th February 2024 by Phil Smith ACIEEM and Zoe Barrett.

- 2.7 Habitats on site were classified and coded in accordance with the UKHab Classification System, using the UK Habitat Classification Definitions document Version 2.0 (UKHab Ltd, 2023a) and UKHab Field Key Version 2.1 (UKHab Ltd, 2023b). Other features of ecological interest were identified using ‘target notes’. Habitats were assigned both primary and secondary (essential and additional) UKHab codes, where relevant.
- 2.8 The survey involved a detailed flora survey of habitats, and each flora species was allocated an abundance in accordance with the DAFOR scale, using local (L) as a pre-fix where a species was restricted in distribution across the habitat:

D – Dominant

A – Abundant

F – Frequent

O – Occasional

R – Rare

- 2.9 All mapping was undertaken digitally within the Coreo app and the geopackage was then imported back into QGIS.

Statutory Biodiversity Metric

Baseline and proposed habitat mapping

- 2.10 Pre and post-development habitat maps were digitised using the QGIS template associated with the Statutory Biodiversity Metric (Natural England, 2025a). The proposed site plan (as shown in Appendix B) was georeferenced, and habitats were overlain using this plan.
- 2.11 Information was entered for each parcel including habitat type, condition, strategic significance, a unique habitat parcel reference, a retention category and a spatial risk category for both on-site and offsite proposed habitats (where applicable).

Strategic significance

- 2.12 Habitats within the site were assessed to identify whether these occurred within any strategic locations for biodiversity; if a Local Nature Recovery Strategy (LNRS) was published for the Local Planning Authority, a search of the LNRS was conducted to determine if any proposed habitats within the site fall within a strategic location for a target habitat type in that particular location.

Measurements of Habitat Areas

- 2.13 Baseline and proposed habitat areas were measured as distinct habitat parcels. Baseline habitat parcels were measured using habitat mapping and aerial photography overlain in QGIS and Coreo. Post-development habitat parcels were calculated by measuring the proposed site plan (as shown in Appendix B).
- 2.14 Data from the QGIS template was then transferred to the Statutory Biodiversity Metric Calculation tool using the QGIS Import Tool associated with the Metric.

Surveyor competencies and relevant training

- 2.15 Class licensed ecologists Phil Smith ACIEEM, Amy Parsons ACIEEM and Zoe Barrett and graduate ecologist Jordan Elliott-Murray undertook the baseline surveys for the site; all ecologists have undertaken CIEEM certified training in the Biodiversity Metric 4.0 and UK Habs.
- 2.16 Phil Smith ACIEEM and Amy Parsons ACIEEM FISC Level 4 botanists certified by the Botanical Society of Britain and Ireland (BSBI).

Protected species assessment

Badgers

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

Barn owls and other nesting birds

- 2.18 A search was conducted for evidence of barn owl *Tyto alba* and other nesting birds within and around the buildings and vegetation during the site visit. Evidence of nesting birds can include the physical presence of chicks and/or adult birds, nesting

material, eggs and/or egg casings, feathers, white splashing (droppings), and pellets (for barn owls).

Bats

Daytime Bat Walkover (DBW)

- 2.19 A Daytime Bat Walkover (DBW) survey was conducted to assess the site and record any habitats suitable for roosting bats. This included an inspection of buildings and trees for bat suitability as detailed below.

Survey conditions, equipment and timings

- 2.20 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 for use	Weather conditions		
10/07/2024	11:00am	Phil Smith ACIEEM and Jordan Elliott- Murray	High-powered torch, mirrors, sealable bags, FFP3 face masks, gloves, extendable ladder, endoscope, binoculars	Temp:	Okta cloud cover:	Beaufort wind force:
				17°C	8/8	1/12
07/01/2026	10:30am	Amy Parsons ACIEEM and Zoe Barrett	High-powered torch, extendable ladder, endoscope, binoculars	Temp:	Okta cloud cover:	Beaufort wind force:
				2°C	1/8	3/12

- 2.21 The surveying ecologists have received training in Working at Heights (and in-house training in the use of ladders for PRA surveys), Manual Handling, and Emergency First Aid At Work to ensure compliance with Health and Safety legislation (The Work at Height Regulations 2005, Manual Handling Operations Regulations 1992, The Health and Safety (First-Aid) Regulations 1981).

Buildings

- 2.22 The PRA was undertaken in accordance with The Bat Conservation Trust (BCT) Good Practice Guidelines 4th ed (Collins, 2023). A systematic search was made of any internal building areas / loft spaces and exterior building areas. 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.

- 2.23 The external building assessment included an inspection of the ground/flooring, and where present, any windowsills, windowpanes, behind peeling paintwork/lifted render, brick/block work, chimneys, eaves, lead flashing, tiles and soffits etc.
- 2.24 Evidence of roosting bats in buildings can include:
- ◆ The presence of physical live/deceased bats
 - ◆ Bat droppings (distinguished from rodent droppings by their crumbly texture)
 - ◆ Fur-oil staining around entry/exit points
 - ◆ Urine splashing
 - ◆ Feeding remains, such as insect wings and casings
- 2.25 The building 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.
- 2.26 Most native bats in England are crevice-dwelling species, with bats roosting in remote areas, such as under roof tiles; behind cladding; in cavities; soffits; and behind lead flashing etc, and evidence of these species is often concealed and/or inaccessible. Therefore, where no evidence of roosting bats was recorded, an assessment on the availability of potential roosting areas and bat exit/entry points around the buildings was conducted. The buildings were then assigned a category based on a sliding scale of potential for bats, ranging from ‘none’ to ‘high’ (Collins, 2023) (Table 2 below):

Table 2: Guidelines for assessing the potential suitability of buildings for bats (Collins, 2023)

Bat roosting potential	Description
‘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 & potentially for longer periods of time due to their size, shelter, protection, conditions (temperature, humidity, height above ground level, adverse light levels, or high levels of disturbance), and surrounding habitat. The structure has the potential to support high conservation status roosts for example maternity or classic cool/stable hibernation-sites.
‘Moderate’	A structure with one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions

	(temperature, humidity, height above ground level, adverse light levels, or high levels of disturbance), and surrounding habitat but unlikely to support a roost of high conservation status (with respect to roost type only, such as maternity & hibernation and this is made irrespective of species conservation status, which is established after presence if confirmed via the PRA).
‘Low’	The building features one or more potential roosting features that could be used by bats opportunistically at any time of year. However, these potential roost sites do not provide enough space, shelter, protection, appropriate conditions (temperature, humidity, height above ground level, adverse light levels, or high levels of disturbance) and/or suitable surrounding habitat to be used on a regular basis or by a larger number of bats.
‘Negligible’	There are no obvious habitat features likely to be used by bats, however there is a small element of uncertainty as bats can use small and apparently unsuitable features on occasion. (*negligible is defined as ‘so small or unimportant as to be not worth considering, insignificant’. This category may be used where there are places that a bat could roost or forage (due to one attribute), but it is unlikely that they would (due to another attribute).
‘None’	No habitat features on-site likely to be used by any roosting bats at any time of the year (i.e. a complete absence of crevices/suitable shelter at all ground/underground levels).

Trees

- 2.27 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.
- 2.28 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

Squirrel holes	Hazard beams	Ivy
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	

2.29 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.

2.30 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.

2.31 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.

Bat activity surveys

2.32 Licensed bat ecologist Russell Hoyle ACIEEM, assistant ecologists James Gooding, Peter Allen and Georgia Linter, graduate ecologists Chloë Whittaker, Jordan Elliott-Murray and Emily Parsons and seasonal surveyors Celia Konieczna, Sam Jones and Adam Wheeler undertook the bat activity (dusk) surveys of the building on-site. Conditions for the dusk surveys are provided in the full results in Appendix H of this report.

- 2.33 The activity surveys were conducted in accordance with The BCT Good Survey Practice Guidelines (Collins, 2023) and the Interim Guidance Note: Use of night vision aids for bat emergence surveys and further comment on dawn surveys (Bat Conservation Trust, 2022).
- 2.34 The surveys involved a direct observation of the external building to identify any bats exiting from their roosts. The ecologists used automated bat detectors and a Night Vision Aid (NVA) (five Nightfox Whiskers) to identify any later emerging species and to identify bats where vision was limited (for example, roofs under the cover of tree canopies). A screenshot of the 'darkest point' of the surveys captured using the NVA is provided in Appendix H.
- 2.35 Where present, information was compiled on the species, numbers, access points, roosting locations and flight paths. Information was also obtained on general activity on site such as foraging and commuting bats crossing the property.
- 2.36 The dusk surveys commenced 15 minutes before sunset and finished between 1.5-2hrs after sunset. The survey was conducted when the temperature was 10°C with no strong winds or precipitation.
- 2.37 Following the dusk surveys, the footage from the NVAs was reviewed by an analyst using a motion detection software. Bat calls were analysed using Kaleidoscope Pro Analysis Software.

Dormice

- 2.38 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

- 2.39 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.

- 2.40 GCN are known to travel up to 500 metres (m) from their breeding sites; for this reason, an aerial assessment was made prior to the site visit to determine if any waterbodies were present on-site and around the site (offsite). Any accessible waterbodies were assessed under the Habitat Suitability Index (HSI) (Oldham et al, 2000, 2008) to determine the suitability of the waterbody to support great crested newts.

Hedgehogs

- 2.41 The habitats on site were assessed for their potential to support hedgehogs *Erinaceus europaeus* and a search was undertaken for any evidence such as hedgehog scats. Suitable habitats for hedgehog can include hedgerows, grassland, shrubbery, woodland edges and gardens.

Reptiles and common amphibians

- 2.42 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*.
- 2.43 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

- 2.44 The update UKHabs habitat survey of the red and blue line boundaries were conducted in January and February, at a suboptimal time of year for the general botany. The red line boundary was originally surveyed in July, within the optimal survey season. The grassland within the blue line boundary comprises horse paddocks that are continuously trampled and grazed year-round and consequently this is not seen as a significant constraint.
- 2.45 An aerial search for waterbodies can be constrained by the accuracy of online maps. Several websites were accessed to minimise 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.

- 2.46 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.
- 2.47 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

- 2.48 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.
- 2.49 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.
- 2.50 The GLTA can be constrained by canopy cover and by the angle of the surveyor and some Potential Roosting Features (PRFs) may not be visible from ground level. Where PRFs are present at height, these cannot be inspected from ground level. A full detailed tree inspection will be required at the full application stage to determine the PRFs and potential of trees to be impacted.

Bat activity surveys

- 2.51 Some bat species, particularly long-eared bats *Plecotus spp.* and myotis *Myotis spp.*, emerge later in the evening when light levels are low, making it difficult to identify bats which have emerged from the building. To overcome this constraint, the survey was supplemented by Night Vision Aids (NVAs) which can identify bats emerging from their roost during darkness.
- 2.52 Environmental conditions can affect bat activity, including temperature, humidity, wind speed and precipitation. The effect of weather conditions on active bats is likely to be different for different species in different situations (e.g. open versus

sheltered habitats), for example, pipistrelle (*Pipistrellus* sp.) bats are more resilient to changes in ambient temperature.

- 2.53 In the absence of bats emerging, the ecologists have used their best judgement to determine the roost type by ruling out the types of roosts which are not present. This includes assessments such as ruling out feeding roosts due to the lack of feeding evidence, determining that a maternity roost is not present due to a lack of bat evidence or ruling out hibernation roosts based upon the internal temperature/humidity.

DEFRA Statutory Biodiversity Metric

- 2.54 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.
- 2.55 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.
- 2.56 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.
- 2.57 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

- 2.58 The data within this report should not be seen as comprehensive. Data obtained from the data search (WSBRC, 2024) 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.
- 2.59 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.

- 2.60 **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.
- 2.61 **The applicant must note that the survey data has a limited lifespan for the EPS licence application. The EPS licence application must be informed by a PRA within 3 months of the licence application date, and activity survey data must be obtained from the then 'current' bat survey season (May to August) in which the licence is applied for. For example, activity surveys are conducted, and planning is approved in August and the EPS licence is applied for in July the following year, a minimum of one update dusk survey would be required in the months of May-June in the same year prior to the EPS licence application in July.**

3. RESULTS

Desktop data search

Internationally, nationally and regionally protected (statutory) sites

- 3.1 MAGIC (MAGIC, 2026) was used to identify SPAs and SACs as included under the UK National Site Network and Ramsars within 7.5km of the site; and nationally/locally protected sites (NNRs, LNRs, SSSIs) within 2km of the site. Results are presented in Table 6 below:

Table 6: Statutory designated sites around application site

Site name	Distance from site	Designation	Site description
North Wessex Downs	On-site	National 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.
Salisbury Plain	4.3km southwest	SAC	Designated for Annex I habitats <i>Juniperus communis</i> formations on heaths or calcareous grasslands and semi-natural dry grasslands and scrubland facies on calcareous substrates <i>Festuco-Brometalia</i> (* important orchid sites) and Annex II species marsh fritillary butterfly <i>Euphydryas aurinia</i> .
Salisbury Plain	4.3km southwest	SPA	During the breeding season the SPA regularly supports at least 14.5% of the stone-curlew <i>Burhinus oedicnemus</i> western European population, 20% of the British quail <i>Coturnix coturnix</i> population, 1.2% of British hobby <i>Falco subbuteo</i> population and over winter the SPA regularly supports 0.7% of the British hen harrier <i>Circus cyaneus</i> population.

Impacts on statutory sites

Salisbury Plain SPA/SAC

- 3.2 The application site is located within the 6.4km consultation area for Salisbury Plain SPA. The proposed development is for a single replacement dwelling and as plans are not for an increase in residential development it is anticipated that no impacts upon the Salisbury Plain SPA/SAC will occur.

River Avon – phosphates

- 3.3 The application site is located within the catchment area for The River Avon. The proposed development is for a single replacement dwelling and as plans are not for

an increase in residential development it is anticipated that no impacts upon The River Avon will occur.

- 3.4 No impacts on statutory sites are anticipated as part of the works and therefore no further action is recommended in relation to statutory sites.

Locally designated (non-statutory) sites

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

Table 7: Locally designated (non-statutory) sites

Site name	Distance from site	Designation	Area (ha)	Site description
Rag Copse	480m northeast	Local Wildlife Site (LWS)	36.73	A beech <i>Fagus sylvatica</i> plantation on an ancient woodland site, north of Collingbourne Forest, with mixed broadleaved shrubs and trees retained around the outside edge.
Collingbourne Wood	565m east	LWS	211.39	Part of the Collingbourne Forest ancient woodland site, the wood consists of compartments of beech <i>Fagus sylvatica</i> , pine <i>Pinus</i> sp. and fir <i>Abies</i> sp. plantations divided by tracks and rides, with mixed broadleaved shrubs and trees retained around its outer boundary.
Brokenway Copse	605m north	LWS	7.66	A small area of ancient semi-natural, managed woodland.
Hanging Copse	1.3km east	LWS	4.83	Semi-natural broadleaved woodland which is believed to be at least in part ancient. Coppice-with standards in the south while the north may be secondary woodland on old lynchets.
Gammon's Copse	1.5km east	LWS	1.65	A small stand of ancient semi-natural broadleaved woodland.
Heath Copse	1.7km northeast	LWS	4.51	Ancient semi-natural broadleaved woodland partially replanted following wind-throw.
Chantry Copse	1.8km east	LWS	7.73	Ancient semi-natural broadleaved woodland on a gently sloping, west-facing chalk site.
Cockshord, Great Wickheath,	1.8km southeast	LWS	63.39	Beech <i>Fagus sylvatica</i> and hornbeam <i>Carpinus betulus</i> plantation on an

Sawpit and Oxdown Copses				ancient woodland site with fairly narrow rides and damp in places.
Oxhanger Wood	1.8km east	LWS	4.13	A small, ancient semi natural broadleaved woodland site on a fairly steep west-facing chalk slope.
Tanner's Copse	1.8km northeast	LWS	4.02	Ash <i>Fraxinus excelsior</i> , field maple <i>Acer campestre</i> and oak <i>Quercus spp.</i> standards with hazel <i>Corylus avellana</i> coppice.
Heaven Corner/Heron's Copse	1.9km south	LWS	62.50	Ancient woodland site - part of the larger Collingbourne Forest. Largely plantation beech <i>Fagus sylvatica</i> , fir and spruce, occasional pine.

Impacts on non-statutory sites

- 3.6 No impacts on non-statutory sites are anticipated due to sufficient distance and presence of landscape buffers between the application site and the locally designated (non-statutory) sites.
- 3.7 No further mitigation is recommended in relation to locally designated (non-statutory) sites.

Priority habitats (Section 41 NERC Act 2006)

- 3.8 A number of species-rich native hedgerows were recorded on-site during the walkover survey, identified as a priority habitats. During the update walkover survey in January 2026, it was noted that areas of the hedgerows had been removed from site. The remaining hedgerow will be fully retained and subject to a hedgerow protection plan as detailed in Section 5.
- 3.9 The closest habitat of principal importance identified on an aerial search of the site is 'deciduous woodland' situated approximately 12m from the eastern boundary of the site (MAGIC, 2026). A Construction Environmental Management Plan (CEMP) will be required to ensure protection of this woodland and on-site habitats from works; details are provided in Section 5.

Ecological Networks

- 3.10 No 'Core Statutory Networks' or 'Non-core Statutory Networks' were identified on site (WSBRC, 2024).

Protected, rare and vulnerable species

3.11 WSBRC (2024) 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	Latin name	Number of records	Latest record	Nearest record to site
Bats				
Brown long-eared bat	<i>Plecotus auritus</i>	2	2011	665m southwest
Common pipistrelle	<i>Pipistrellus pipistrellus</i>	1	2011	665m southwest
Myotis sp.	<i>Myotis</i> sp.	2	2015	230m west
Noctule	<i>Nyctalus noctula</i>	2	2015	230m west
Pipistrelle sp.	<i>Pipistrellus</i> sp.	2	2015	660m southwest
Birds				
Barn owl	<i>Tyto alba</i>	2	2022	Within 2km
Brambling	<i>Fringilla montifringilla</i>	1	2021	1540m southeast
Cuckoo	<i>Cuculus canorus</i>	1	2019	1540m southeast
Curlew	<i>Numenius arquata</i>	1	2009	1730m south
Fieldfare	<i>Turdus pilaris</i>	2	2008	1560m east
Firecrest	<i>Regulus ignicapilla</i>	3	2021	1540m southeast
Grey partridge	<i>Perdix perdix</i>	1	2021	Within 2km
Hobby	<i>Falco subbuteo</i>	2	2021	1730m southeast
House sparrow	<i>Passer domesticus</i>	5	2021	1730m southeast
Peregrine	<i>Falco peregrinus</i>	1	2021	Within 2km
Quail	<i>Coturnix coturnix</i>	2	2021	Within 2km
Red kite	<i>Milvus milvus</i>	13	2021	1730m southeast
Skylark	<i>Alauda arvensis</i>	7	2021	1155m northwest
Spotted flycatcher	<i>Muscicapa striata</i>	1	2021	1730m southeast
Stone-curlew	<i>Burhinus oedicephalus</i>	1	2019	Within 2km
Yellowhammer	<i>Emberiza citrinella</i>	4	2021	1730m southeast
Flora				
Bluebell	<i>Hyacinthoides non-scripta</i>	24	2018	670m southeast
Invertebrates				
Black oil-beetle	<i>Meloe proscarabaeus</i>	2	2022	Within 2km
Blood-vein	<i>Timandra comae</i>	1	2022	1980m southwest
Brown hairstreak	<i>Thecla betulae</i>	5	2014	660m southwest
Cinnabar	<i>Tyria jacobaeae</i>	1	2004	925m northeast
Dingy skipper	<i>Erynnis tages</i>	1	2006	Within 2km
Small emerald	<i>Hemistola chrysoprasaria</i>	1	2005	Within 2km
Small heath	<i>Coenonympha pamphilus</i>	2	2006	1560m southeast
White admiral	<i>Limenitis camilla</i>	4	2018	1165m south
Other mammals				
Brown hare	<i>Lepus europaeus</i>	2	2013	1150m northwest
Eurasian badger	<i>Meles meles</i>	4	2013	1155m northwest
Hazel dormouse	<i>Muscardinus avellanarius</i>	3	2020	1845m south
West European hedgehog	<i>Erinaceus europaeus</i>	6	2020	1685m southwest

- 3.12 The above records will be used to inform the assessment of the site and to inform the enhancement potential of the site for protected species.

Botanical survey (UKHab)

Habitats recorded on-site

- 3.13 The following habitats were recorded within the site (habitat maps and species lists for each habitat are provided in Appendix E and photographs provided in Appendix D of this report) (Table 9):

Table 9: Habitats recorded on-site

Habitat	Primary UKHab code	Secondary UKHab code(s) ¹	Description
Red line boundary			
Artificial unvegetated, unsealed surface	u1c	-	A gravel access track and driveway through the site is present.
Buildings	u1b5	818	An existing residential (818) house ('B1') and two wooden sheds ('B2' and 'B3') are present on-site.
Developed land; sealed surface	u1b6	-	Areas of hard standing patio are present at the rear of the existing house.
<i>Holcus</i> neutral grassland	g3c8	108	Grassland is present throughout the site in the form of a residential garden. The grassland is frequently mown (108) and contains dominant Yorkshire fog <i>Holcus lanatus</i> .
Introduced shrub	u	847	Ornamental introduced shrub (847) is present surrounding the existing house.
Line of trees	w	33	A line of common lime trees (33) <i>Tilia x europaea</i> are present along the northern boundary of the site, adjacent to the road.
Lowland mixed deciduous woodland	w1f	-	An area of native broadleaved woodland is present at the northwestern corner of the site. This connects to woodland that extends down the western boundary of the wider site within the blue line boundary.
Modified grassland	g4	103 510	The land outside of the residential boundary to be used for biodiversity net gain comprises parcels of modified grassland in current use as paddocks. The paddocks are currently and have historically been horse grazed (103) and contain a high percentage of bare ground (510).
Rural trees	g	200	One individual rural tree (200) was recorded within the red line boundary during the 2026 walkover survey. It was noted during this survey that a number of trees had been removed prior to the site visit and therefore, two additional medium sized trees have been included in the baseline assessment for BNG.
Species-rich native hedgerow	h2a5	-	Two species-rich native hedgerows were identified on-site. Both hedgerows were noted to have been partially removed during the 2026 walkover survey. Removed sections can be seen in Appendix E (baseline map). The removed hedgerow material was laid parallel

Impacts of development on habitats

- 3.14 The proposed development will involve the retention of the lowland mixed deciduous woodland, the remaining species-rich native hedgerows, the tree line and areas of the neutral grassland.
- 3.15 To facilitate the new residential dwelling, areas of neutral grassland will be lost, both to facilitate the new dwelling and through general construction works, in addition to the loss of the introduced shrub, rural trees, artificial unvegetated, unsealed surface and developed land; sealed surface.
- 3.16 To achieve the required 10% net gain on-site, modified grassland will be lost to facilitate new neutral grassland, and 'traditional orchard' and rural tree planting will be provided.
- 3.17 The results of the metric, undertaken to calculate measurable habitat losses/gains, are provided under Section 4 of this report.

Protected species assessment

Badgers

- 3.18 No evidence to suggest badgers *Meles meles* are present on-site was noted; the nearest known badger record is located over 1km away from the site (WSBRC, 2024).
- 3.19 Despite no evidence of badger being recorded on-site, the site is located in a rural area with surrounding areas of woodland and pasture which provide highly suitable habitat for this species. Therefore, the CEMP must address the potential for badgers and a precautionary mitigation strategy will be adhered to; further details are provided in Section 5.

Barn owls and other nesting birds

- 3.20 No evidence of barn owls *Tyto alba* was present on-site; the grassland in the red line boundary is frequently mown and in the blue line land is consistently horse grazed and lacks a deep thatch layer required for prey. Therefore, this species is not considered to be impacted by the proposals and barn owls are not discussed further in this assessment.
- 3.21 Bird nests were identified at the southern eaves and under the fascias on the western elevation of the house ('B1') and a disused nest was recorded within a wooden shed

(‘B3’). A bird’s nest was also identified within the retained specie-rich native hedgerow (BA-H3). Furthermore, the hedgerows, woodland and rural trees on-site provide potential nesting opportunities for birds; therefore, a mitigation plan is detailed in Section 5 of this report to mitigate for impacts on nesting birds.

Bats

Daytime Bat Walkover (DBW)

Buildings - roosts

- 3.22 A description of the buildings surveyed for roosting bats with any identified potential bat access points and roosting areas is provided in Table 10 below (see Appendix E for building locations and Appendix D for photographs):

Table 10: Building descriptions

Building	Description	
House (B1)	- The detached house constructed from brick elevations. - An annexe is present on the eastern elevation. - Wooden cladding is present on the front and rear dormers, the dormers also have pitched clay tiled roofs. - The roof is pitched and hipped and constructed of clay roof and ridge tiles. - Two internal chimneys with lead flashing are present. - Wooden fascias and barge boards are present. - Wooden and uPVC window and door frames are present. - A porch is present on the front elevation with a hipped, clay tile roof. - A clay tiled balcony is present on the first floor southern elevation. - One enclosed rectangular void is present in the west of the building: - The void measures approximately 13.3m in length, 7m in width and 3m in height to the apex. - The loft is lined with breathable membrane. - The roof is constructed of a full truss and 2 partial floating ridge beams. - Fibreglass insulation is present, and the void is partially boarded. - Cobwebs are present. - A water tank is present.	
	Potential access points:	Potential roosting areas:
	- Gaps at the lead flashing. - Gaps at the fascias on the west elevation. - Lifted tiles across the roof.	- Crevices between roof tiles and roof membrane. - Crevices behind or beneath the wooden fascia. - Hanging from internal structures e.g. ridge beam. - Under the lead flashing.
	Evidence of bats recorded (Appendix G for map):	
	- Approximately 1 pint of long-eared bat species (<i>Plecotus</i>) droppings were recorded in a pile under the west gable. - Approximately 200-300 long-eared bat species droppings were piled in the southwest of the loft. - Approximately 300 long-eared bat species droppings were scattered throughout the loft void.	
	DNA analysis of dropping sample (as tested by Swift Ecology Ltd):	
	Confirmed as brown long-eared bats <i>Plecotus auritus</i>	
	Roost status / potential of the building for bats:	
	‘Confirmed roost’ for brown long-eared bats	

Wooden shed (B2)	A shed with wooden elevations and a pitched, bitumen felt roof is present in the east of the site.	
	Potential access points:	Potential roosting areas:
	- A broken roof is present.	- No crevices or suitable roosting provisions were noted within the sheds.
	Evidence of bats recorded:	
	- No evidence of roosting bats such as droppings, staining or feeding remains were identified.	
	DNA analysis of dropping sample (as tested by Swift Ecology Ltd):	
	- N/A	
Wooden shed (B3)	A shed with wooden elevations and a pitched, corrugated metal roof is present in the northwest of the site.	
	Potential access points:	Potential roosting areas:
	- Open doorways.	- No crevices or suitable roosting provisions were noted within the sheds.
	Evidence of bats recorded:	
	- No evidence of roosting bats such as droppings, staining or feeding remains were identified.	
	DNA analysis of dropping sample (as tested by Swift Ecology Ltd):	
	- N/A	
	Roost status / potential of the building for bats:	
	'Negligible potential' for roosting bats	

3.23 During the PRA, the house ('B1') was identified to support a **'confirmed roost'** for brown long-eared bats due to the presence of bat droppings within the loft void. Following current national guidance, a suite of three bat activity surveys were conducted on the house and the results of which are presented under 'Bat activity surveys' below.

3.24 The remaining buildings ('B2' and 'B3') were considered to hold **'negligible potential'** for roosting bats, and no further action is recommended in relation to roosting bats and these buildings.

Trees - roosts

3.25 The trees on-site were assessed for their potential to support roosting bats; all trees were considered to hold negligible potential for roosting bats due to a lack of Potential Roost Features (PRFs) and/or due to their smaller size. Therefore, no further action is recommended in relation to roosting bats and trees.

Bat activity surveys

3.26 A suite of three bat activity surveys were undertaken in July/August/September 2024 upon the house ('B1') in line with The BCT Good Survey Practice Guidelines (Collins, 2023). Full results of the surveys are supplied in Appendix H with surveyor and bat

roost locations in Appendix I; a summary of the results are provided in Table 11 below:

Table 11: Summary of results from the dusk surveys

Survey date	Emergences/re-entries	General bat activity
26/07/2024	- A total of two common pipistrelle bats were recorded exiting from the apex of the eastern gable at 21:04 and 21:14. - One common pipistrelle was recorded exiting from the northwest gable ridge at 21:21. - One common pipistrelle was recorded exiting from the main ridge of the house at 21:21.	- The following species were recorded generally commuting and foraging across the site during the survey: - Common pipistrelle - Noctule - Long-eared bat sp. - Barbastelle <i>Barbastella barbastellus</i>
29/08/2024	No bats were recorded entering or exiting the house during the survey.	- The following species were recorded generally commuting and foraging across the site during the survey: - Common pipistrelle - Serotine <i>Eptesicus serotinus</i> - Myotis bat sp. - Long-eared bat sp.
24/09/2024	A serotine bat was recorded exiting from the eastern gable apex at 19:22.	- The following species were recorded generally commuting and foraging across the site during the survey: - Common pipistrelle - Serotine - Long-eared bat

Discussion and bat impact assessment

- 3.27 Five bat roosts were identified within the property, the roosts have been classified in accordance with the CIEEM Bat Mitigation Guidelines (Reason, P.F and Wray, S, 2023) as shown in Table 12 below and roost locations are provided in Appendix I:

Table 12: Impact assessment of the works on the onsite bat roosts

Roost no	Species	Roost type	Location of access point/roost	Importance of roost	Impact
Roost 1	Brown long-eared bat	Day roost (assumed)	Droppings in the loft / access point unknown.	Site	Destruction/loss
Roost 2	Common pipistrelle	Day roost	The apex of the eastern gable.	Site	Destruction/loss
Roost 3	Common pipistrelle	Day roost	The northwest gable ridge.	Site	Destruction/loss
Roost 4	Common pipistrelle	Day roost	Under the main ridge of the house.	Site	Destruction/loss

Roost 5	Serotine	Day roost	Likely within the loft void / at the wall top / accessed from the apex of the eastern gable.	Site	Destruction/loss
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- 3.28 The roosts were identified as day roosts as the survey data does not indicate the presence of a maternity roost, satellite roost or feeding perch.
- 3.29 The building holds some limited hibernation potential in the form of external crevices between tiles and felt, however following the BCT Guidelines (Collins, 2023) rationale for undertaking an assessment of roosting potential for winter bats, the building does not support traditional hibernation features such as underground sites/tunnels/basements and so this site has been treated as holding low potential to support hibernating bats and no further works are required in relation to this.
- 3.30 The proposals will impact upon day roosts for brown long-eared bats, common pipistrelle and serotine. Following the ‘Minimum Expectations for Bat Mitigation, Compensation, Monitoring and Management’ document (Natural England, 2023), where more than three species and/or more than three roosts are present, or where more than small numbers of bats will be impacted; the provision of at least one feature, suitable for the species concerned (e.g., bat box/tile/brick/crevice) per roost and species to be impacted is considered appropriate.
- 3.31 Additionally for the presence of the serotine, a rarer/restricted species, like-for-like roost provision preferred however failing that, new building roost of the same qualitative value (i.e. it can be of a different size provided that it provides the same quality in terms of access, temperature, humidity etc). Bat boxes will not be suitable measures for this species.
- 3.32 **As the works will impact the identified bat roost, a bat European Protected Species (EPS) mitigation licence from Natural England will be required following planning approval and prior to any works commencing. An EPS licence is required to ensure the works are lawful and can only be obtained following approval of all consent(s).**

Artificial Lighting at Night (ALAN)

- 3.33 The development is also anticipated to result in a change to Artificial Lighting At Night (ALAN) through internal light spill and external light fixtures.
- 3.34 Illuminating a bat roost can cause disturbance and this may result in the bats abandoning the roost or even becoming entombed within it (BCT & ILP, 2023). Lighting is therefore considered an obstruction under the legislation protecting bats and their roosts. ALAN is consequently a key consideration and must be controlled to minimise impacts on bats that are roosting within the buildings on-site.
- 3.35 A number of commuting and foraging bats were also recorded across the general property, with light-sensitive species including the rare western barbastelle bat *Barbastella barbastellus*, long-eared *Plecotus sp.* and myotis *Myotis sp.* bats.
- 3.36 Bats are very sensitive to artificial lighting, which can impede their ability to successfully forage and can alter flightpaths (BCT & ILP, 2023). As bats are using the property during nocturnal hours, it is also 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.
- 3.37 A bat mitigation, compensation and lighting plan and details of the EPS bat licensing process are detailed in Section 5 of this report.

Dormice

- 3.38 The closest known record for dormice *Muscardinus avellanarius* within the local area is approximately 1.8km southeast of the site (WSBRC, 2024) and the closest European Protected Species (EPS) licence for dormice is located approximately 14.3km southeast of the site (MAGIC, 2026). The hedgerows on-site provide suitable habitat for this species; with connectivity to woodland in the east which connects to woodland with the known dormouse record.
- 3.39 During the January 2026 walkover survey, it was noted that the hedgerows had been partially removed. It is unknown if dormice were impacted by the works. To compensate for the potential disturbance to dormice/loss of dormouse habitat, three dormice nest boxes will be installed in the retained hedgerows as detailed in Section 5.

- 3.40 Should any further hedgerow removal be required to facilitate the development, a work method statement for hedgerow removal will be adhered to as detailed in Section 5. The remaining hedgerows will be protected throughout the works as will be detailed in the approved CEMP; see Section 5.

Great crested newts

- 3.41 The site was assessed for its suitability for great crested newts *Triturus cristatus* (GCN). There are no known GCN records within 1km of the site (WSBRC, 2024); and the nearest EPS licence is located approximately 5km south of the site (MAGIC, 2026).

GCN Risk Zone – District Level Licence (DLL) scheme

- 3.42 The site appears to fall within a ‘Green Risk Zone’ for GCN (Natural England, 2026); therefore, is considered to be a low probability of GCN occupying the local area and the site.

Aquatic habitats

- 3.43 No ponds are present on-site, and an aerial assessment revealed no waterbodies within 250m of the site (MAGIC, 2026).

Terrestrial habitats

- 3.44 The site holds some potential for GCN in the terrestrial habitats such as the hedgerows, tree line and lowland mixed deciduous woodland, which provide connectivity to the wider environment. However, the majority of the habitat to be impacted by the development comprises short mown grassland that lacks protective cover required by this species; therefore, GCN are unlikely to be impacted by the proposed works.
- 3.45 However, due to the presence of suitable habitats and connectivity to the wider environment Reasonable Avoidance Measures (RAMs) will be adhered to throughout works as detailed in Section 5.

Hedgehogs

- 3.46 There are suitable habitats on-site for hedgehog *Erinaceus europaeus* including grassland and hedgerows which provide suitable foraging and commuting habitats. There are six known records for hedgehogs approximately within 2km of the site (WSBRC, 2024).

- 3.47 It is considered possible that hedgehogs utilise the site; hedgehogs are a priority species due to their rural population decline (Wembridge, D. *et al*, 2022). Therefore, mitigation for hedgehogs is provided in Section 5 of this report.

Reptiles and common amphibians (herpetofauna)

- 3.48 The site features some suitable fringe habitats for reptiles including the hedgerows, tussocky grass fringes and a brash piles on-site (see Target note 1 – Appendix E). There are no records for reptiles and/or common amphibians within 2km of the site (WSBRC, 2024), however, there is suitable vegetation cover and complexity, and the site connects to surrounding habitats, allowing connectivity for the movement of reptiles.
- 3.49 During the January 2026 walkover survey, it was noted that the hedgerows had been partially removed. It is unknown if herpetofauna were impacted by the works. To compensate for the potential disturbance to herpetofauna/loss of habitat, two reptile hibernacula will be installed in the retained area of lowland mixed deciduous woodland as detailed in Section 5.
- 3.50 The majority of remaining suitable reptile habitat will be retained; however, the working area will require clearance to facilitate the works. The remaining habitats will be retained and protected from construction/demolition activities. A works method statement is detailed in Section 5 and the CEMP for the site will ensure protection of retained habitats surrounding the works area.

4. BIODIVERSITY METRIC CALCULATION RESULTS

DEFRA Biodiversity Metric calculation

- 4.1 A DEFRA Biodiversity Metric calculation (Natural England, 2025a) was undertaken to estimate the projected habitat gains / losses from the proposed development. A full copy of the Calculation Tool accompanies this report and must be read in conjunction with this report.

Baseline habitats

- 4.2 A baseline (existing) habitats plan is provided in Appendix E and photographs in Appendix D of this report. Habitat Condition Assessments are provided in Appendix F providing the habitat condition score for each habitat type and habitat parcel recorded on-site.

Relevant date for baseline of the site

- 4.3 The relevant date for the baseline of the site is taken to be the 10th July 2024 when the original PEA survey was undertaken. Since this initial site visit, two trees and lengths of species-rich native hedgerow have been cleared from site.
- 4.4 The length of species-rich native hedgerow lost equates to 72m. The lost hedgerow is clearly depicted in Appendix E (baseline map). A two-year delay in starting habitat creation has been applied to the proposed newly created species-rich native hedgerow to account for this loss.

Baseline habitats present on-site

- 4.5 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
<i>Area habitats</i>					
Modified grassland	BA-A	0.6487	Area/compensation not in local strategy/ no local strategy	Poor	1.30
<i>Holcus neutral grassland</i>	BA-B	0.3957	Area/compensation not in local strategy/ no local strategy	Moderate	3.17

Habitat type	Habitat parcel reference	Area (ha) / length (km)	Strategic significance	Habitat condition	Habitat units
Artificial unvegetated, unsealed surface	BA-C	0.0406	Area/compensation not in local strategy/ no local strategy	n/a	0.00
Developed land; sealed surface	BA-D	0.0303	Area/compensation not in local strategy/ no local strategy	n/a	0.00
Introduced shrub	BA-E	0.0116	Area/compensation not in local strategy/ no local strategy	n/a	0.02
Lowland mixed deciduous woodland	BA-F	0.0027	Area/compensation not in local strategy/ no local strategy	Moderate	0.03
Rural tree	BA-T1	0.0163	Area/compensation not in local strategy/ no local strategy	Good	0.20
	BA-T2	0.0163	Area/compensation not in local strategy/ no local strategy	Good	0.20
	BA-T3	0.0163	Area/compensation not in local strategy/ no local strategy	Good	0.20
Total units in red line boundary =					5.11 units
<i>Hedgerow habitats</i>					
Line of trees	BA-TL1	0.097	Area/compensation not in local strategy/ no local strategy	Moderate	0.39
Specie-rich native hedgerow	BA-H1/H2	0.157	Area/compensation not in local strategy/ no local strategy	Good	1.88
Total units =					2.27 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 13 below:

Table 13: Proposed habitats on-site

Habitat type	Habitat parcel reference	Area / length	Proposed habitat condition	Criteria targeted	Habitat units
<i>Area habitats</i>					
<i>Holcus</i> neutral grassland	PR-A	0.3674	Moderate	Moderate condition achieved through: Criterion A – parcel represents a good example of its habitat type Criterion B – sward height is varied Criterion C – cover of bare ground is between 1-5% Criterion E – combined cover of species indicative of suboptimal condition physical damage less than 5%	2.46
Traditional orchard	PR-B	0.15	Moderate	Moderate condition achieved through: Criterion C – less than 5% of fruit trees are smothered by scrub Criterion D – evidence of formative and or restorative pruning Criterion E – at least 95% of trees are free from damage caused by humans or animals Criterion H – there is an absence of invasive non-native plant species	0.88
Developed land; sealed surface	PR-C	0.0914	n/a	n/a	0.00
Vegetated garden	PR-D	0.2328	n/a	n/a	0.45

Habitat type	Habitat parcel reference	Area / length	Proposed habitat condition	Criteria targeted	Habitat units
Rural trees	PR-T1-T25	0.1018	Moderate	Moderate condition achieved through: Criterion A – tree is a native species Criterion B – automatically passes for being an individual tree Criterion F – more than 20% of the tree canopy area is oversailing vegetation below	0.31
Modified grassland	BA-A	0.1315	Poor	Retained in baseline condition	0.26
<i>Holcus</i> neutral grassland (retained)	BA-C	0.154	Moderate	Retained in baseline condition	1.23
Lowland mixed deciduous woodland (retained)	BA-F	0.0027	Moderate	Retained in baseline condition	0.03
Total units projected from retained habitats =					1.53 units
Total units projected from creation =					4.10 units
Total units =					5.63 units
Hedgerow habitats					
Tree line (retained)	BA-TL1	0.097	Moderate	Retained in baseline condition	0.39
Species-rich native hedgerow (retained)	BA-H1/H2	0.085	Good	Retained in baseline condition	1.02
Species-rich native hedgerow	PR-H1	0.753	Moderate	Moderate condition achieved through: Criterion A1 – height is >1.5m average along length. Criterion A2 – width is >1.5m average along length. Criterion B2 – gaps make up less than <10% of total length and no canopy gaps >5m.	4.69

Habitat type	Habitat parcel reference	Area / length	Proposed habitat condition	Criteria targeted	Habitat units
				Criterion C1 – >1m width of undisturbed ground with perennial herbaceous vegetation is present for >90% length on at least one side of the hedgerow. Criterion D1 – >90% of the hedgerow and undisturbed ground is free of invasive non-native species.	
Total units from retained habitats =					1.41 units
Total units from created =					4.69 units
Total units =					6.10 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 2025 (Wiltshire Council, New Forest National Park & Swindon Borough Councils, 2025) to determine if any proposed habitats are in a strategic area for habitat creation. An area of off-site land that is allocated for habitat creation has been identified within a strategic area to ‘create more open mixed habitats’ (calcareous soil). Habitats sought to be created within this area do not qualify as ‘open mixed habitats’ and are assigned a ‘low’ strategic significance.
- 4.10 All additional habitats to be created post-development will either be located within private residential curtilage and cannot be legally secured, or do not fall within a strategic area. Therefore, all habitats on-site 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>	0.52
	<i>Hedgerow units</i>	3.83
	<i>Watercourse units</i>	0.00
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	<i>Area habitat units</i>	10.28%
	<i>Hedgerow units</i>	168.59%
	<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 net change of +0.52 habitat units and +3.83 hedgerow units; this is equivalent to a net % change of +10.28% habitat units and +168.59% in hedgerow units post-development.
- 4.13 The estimated net gain in biodiversity units demonstrates that the application is compliant with the Environment Act 2021; the minimum 10% net gain is anticipated to be achieved on-site with the trading rules satisfied.
- 4.14 Further information is provided in Section 5 regarding the discharge of the biodiversity gain condition and the biodiversity gain plan.

Statement on the application of the BNG mitigation hierarchy

Avoidance

- 4.15 The retention of habitats has been considered from the first instance. The remaining lengths of species-rich native hedgerow, tree line and lowland mixed deciduous woodland are to be fully retained (medium and high distinctiveness habitats). Neutral grassland is to be retained in areas where it can be fenced off and protected from the development. All other areas of habitat cannot be avoided to facilitate the proposed new dwelling due to construction activities. Lengths of hedgerow and two trees were removed from site following the initial PEA survey in 2024. Furthermore, modified grassland will be lost within the off-site areas to facilitate habitat creation and increase biodiversity.

Mitigation

- 4.16 To mitigate the impacts of the construction and loss of some habitats on-site, areas of land within the applicant's wider ownership will be enhanced for nature and the

biodiversity gains secured for the required 30-year term. *Holcus* neutral grassland and 'traditional orchard' will be created to replace the existing 'modified grassland' and 'rural trees' and a new 'species-rich native hedgerow' will be created and actively managed to achieve 'moderate' condition for all habitats.

Compensation

- 4.17 No further 'compensation' is required as the 10% net gain is considered to be achievable within the site / off-site.

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 +0.52 habitat units and +3.83 hedgerow units; this is equivalent to a net change of +10.28% in habitat units and +168.59% in hedgerow units.
- 5.2 The trading rules have been met and the minimum 10% net gain is estimated to be achieved on-site.

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' on-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 on-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).
- 5.5 These documents must be supplied to the LPA to discharge the Biodiversity Gain Condition.

Construction Environmental Management Plan (CEMP)

- 5.6 The site is situated within an ecologically sensitive location, with known habitats for bats and nesting birds, and potential habitats for reptiles, dormice, badgers and hedgehogs on-site. The hedgerows on-site are native and species-rich and therefore qualify as priority habitat under Section 41 of the NERC Act 2006; the woodland to the

east and other areas of woodland surrounding the site are also priority habitats and likely to support a range of species.

5.7 A Construction Environmental Management Plan (CEMP) to ensure protection of on-site habitats and protected species must be approved by Wiltshire Council prior to works starting and will include specific, detailed measures to address the following impacts:

- ◆ **Noise/vibration:** Noise and vibration will be minimised, and this will be required to ensure that noise/vibration is kept to a minimum and for the shortest duration possible to minimize impacts on fauna including nesting birds.
- ◆ **Chemical leaching/run-off/dust spill:** Dust arising from the works will be minimized using dust suppression technology and all plant and machinery will be fitted with drip trays to prevent spillage. Machines will need be refuelled in an area of impermeable hardstanding and chemicals stored securely.
- ◆ **Vegetation clearance:** Any required vegetation clearance will address the potential presence of nesting birds/dormice/reptiles/hedgehogs as outlined below.
- ◆ **Lighting:** To avoid impacts on nocturnal species, no night-time working will be permitted, and this will negate the requirement for any temporary site lighting. Working hours will be from 08:00am to 18:00pm only.
- ◆ **Siting of site welfare facilities:** Welfare facilities will be sited away from the site boundaries, woodland and hedgerows to minimise noise/disturbance on habitats and fauna.
- ◆ **Stockpiling of materials:** Deliveries should be timed to ensure that the minimal amount of material is being stored on-site for the shortest amount of time. Any materials required to be stored on site will be kept on crates off the ground on the driveway to the front away from the woodland, hedgerows and site boundary to minimise the chance that animals such as hedgehogs and reptiles will take refuge within them.
- ◆ **Heras fencing:** 'Heras' fencing will be installed to protect the hedgerows, woodland and retained areas of neutral grassland habitats to mitigate harms associated with construction works on these areas. A minimum buffer zone of 2m between the hedgerow/woodland and the fence will need to be implemented,

increasing to allow for Root Protection Zones for trees where present. Once installed, the Heras fencing will not be removed or altered during the works without prior agreement of the project ecologist and the local planning authority.

Badgers and hedgehogs

5.8 The site has potential to support badgers and hedgehogs; therefore, the following measures will be followed to ensure badgers and hedgehogs are protected during works and to ensure habitat connectivity is maintained:

- ◆ During works, any trenches/pits will be boarded over at the end of each working day or alternatively a 130mm wide ramp/board will be installed at a 45-degree angle in each trench/pit to allow hedgehogs to escape.
- ◆ Materials must be stored on pallets raised off the ground and away from surrounding vegetation to discourage hedgehogs from taking refuge within them.
- ◆ Any new close board fencing and boundaries proposed will feature a minimum of one hedgehog highway (130mm x 130mm hole) along every boundary to ensure habitat connectivity for hedgehogs; this can comprise either a specialised hedgehog highway gravel board or if timber gravel boards are used a custom-made hole (see Appendix J).

Bats

Roosting bats:

5.9 The PRA and dusk surveys of Highlands Farm were undertaken, and the house was identified to support day roosts for brown long-eared bats *Plecotus auritus*, serotine and common pipistrelles, which are of 'site' importance.

5.10 As the proposals will result in impacts on the roosts, a works method statement must be followed under a bat European Protected Species (EPS) or Earned Recognition (ER) mitigation licence from Natural England. The licence can only be obtained following approval of all consent(s) and must be obtained in advance of any works commencing.

EPS or ER licence application

5.11 A bat EPS or ER licence from Natural England must be sought to allow works to proceed lawfully. The licence must pass three legal tests in order to be approved; the three tests are as follows:

1. The development is in the interests of public health and safety or is required for other imperative reasons of overriding public interest.
2. There must be no satisfactory alternative that will cause less harm to the species.
3. The development must not harm the long-term conservation status of the bat species.

5.12 As noted in the R (Vivienne Morge) V Hampshire County Council 2011 case, the three legal tests must be addressed at the planning stage. The tests have been assessed below:

Imperative reasons of overriding public interest

5.13 The demolition and replacement of the dwelling is required by the applicant to meet the needs of the current family. The current dwelling is in a poor state of repair and a replacement dwelling is needed to ensure that the family can live comfortably, providing sufficient living space and a property up to modern living standards.

No satisfactory alternative

5.14 The applicant does not own an alternative dwelling and wish to make the property their home for the foreseeable future. The 'do nothing' option has been discounted as the applicant requires additional living space and without such an intervention the house would otherwise fall further into disrepair, become unliveable. Extensions to the existing property were not considered viable due to the poor condition the house is currently in and would not provide the layout needed to provide the additional living space required. Replacement of the property has been judged as the most satisfactory method for ensuring the needs of the applicant are met, whilst ensuring the preservation of the onsite bat population.

Maintenance of the long-term conservation status of the bat species

5.15 The bat mitigation and compensation plan provided below details mitigation and compensation measures required to maintain the long-term conservation status of the onsite bat population.

Bat mitigation, compensation and enhancement plan

5.16 The bat mitigation, compensation and enhancement plan to be implemented under the EPS licence is provided in Table 12 overleaf; this strategy is guided by the 'Minimum

Expectations for Bat Mitigation, Compensation, Monitoring and Management document (Natural England, 2023) (see Appendix J for plan).

Table 12: Bat mitigation, compensation and enhancement strategy

Phase of works	Action	Description	Notes to applicant:
Post-planning and before any works commence to the building(s)	1. Contact project ecologist once all planning consent(s) are obtained.	Contact project ecologist to determine whether any update surveys are required for the bat European Protected Species (EPS) bat mitigation licence application to Natural England (NE).	- An update PRA (building inspection) will be required within 3 months of the licence application. The PRA can be undertaken at any time of year. - A minimum of one update dusk survey will be required if the EPS licence is applied for after April 30th the year following the dusk surveys (e.g. surveys conducted in May/June 2025 and licence is applied for in May 2026, therefore a minimum of one update dusk survey required in 2026 before licence application). The update dusk survey(s) can only be conducted between May and August. It is important to factor this into your project timescales.
	2. EPS licence is submitted to Natural England for approval.	EPS licence application submitted to Natural England for approval following any required update survey(s) by the ecologist.	- The ecologist will require time to prepare the licence application, and during busy periods this can take a number of weeks. - Following submission to NE, the EPS licence application takes a minimum of three weeks to be obtained following submission, however, the applicant should note that this can take longer depending on how busy NE are at the time of submission. Works to the building affecting the bat roost cannot commence until the EPS licence is approved.
	3. EPS licence is approved from NE; contact ecologist.	EPS licence is approved from NE. Contact ecologist to schedule works start date and supervision of works by an ecologist (see 'works method statement' under the below).	Ensure adequate time is allocated to schedule in contractors and class 2 licensed bat ecologist, as the ecologist will need to be onsite during works.

Phase of works	Action	Description	Notes to applicant:
	4. Erection of bat boxes on trees within applicant's ownership (see Appendix J for full details and figures).	- Prior to any works commencing and following approval of the EPS licence, one 'Improved Cavity Bat Box', one 'Improved Crevice Bat Box' and one 'Beaumaris Woodstone® Bat Box' of the type 'Maxi' must be erected on suitable mature trees within the applicant's ownership. - The boxes must be erected at a minimum 3.5 metres (m) from ground level on a sunny aspect. Any limbs/branches must be pruned back around the entrance(s) and below the bat box(es) to ground level to ensure the entrance to the boxes are unobstructed and allows for a clear flightpath.	Bat boxes can be purchased by the applicant from https://www.nhbs.com/improved-cavity-bat-box, https://www.nhbs.com/improved-crevice-bat-box and https://www.nhbs.com/beaumaris-woodstone-bat-box 
Works/demolition phase following approval of EPS licence – works method statement	5. Works can commence and ecologist attends site to undertake supervision of all destructive works. Works method statement to be followed by all contractors.	Works method statement: 'Toolbox talk': Prior to any works commencing onsite, the licensed bat ecologist will provide a 'toolbox talk' to all contractors regarding the bat EPS licence, legal protection of bats, the onsite bat roosts and potential for bats to be present in the works areas, the contractors' responsibilities, health and safety, and best working practice to avoid injuring any bats. Pre-works loft inspection: Prior to any works commencing, the ecologist will inspect the loft space. If any bats are present and where possible, the ecologist will capture any bats roosting internally by gloved hand or static net where appropriate. Any bats found will be transported to a bat box already erected onsite. Destructive works: Following the internal check, the ecologist will directly supervise the 'soft' dismantling of all building areas with potential for bats. Features such as roof tiles, felt, eaves, mortar,	- A class 2 licensed bat ecologist must be present onsite during <i>all</i> works affecting the bat roost(s). If the ecologist is not present during these works, this would constitute a breach of the EPS licence. - Temperature and weather restrictions apply for all works affecting the bat roost(s): - No works can take place during adverse conditions including heavy rain and/or strong winds. This is on welfare grounds to bats. - Winter works (mid-November – mid-March) can only commence following four consecutive days/nights when temperatures are consecutively at 8°C or above. In the event a bat is found during any unsupervised time, the applicant is legally

Phase of works	Action	Description	Notes to applicant:
		timbers and wall tops will be carefully dismantled by hand and hand tools only. Features will be removed carefully by contractors and inspected for bats / evidence of bats. Should a bat be present, the licensed ecologist will capture and translocate the bat to the bat box. • Injured/underweight bats: Any injured or underweight bats will be immediately taken into care (as directed by the Batworker's Manual, s. 7. 3, pp 64 – 66; 3rd ed. 2004 and in accordance with the Bat Conservation Trust's (BCT) Bat Care Guidelines: A Guide to bat care for rehabilitators 2nd ed 2016). • Continuing works: Once all features deemed suitable for bats have been carefully dismantled and inspected by the licensed ecologist, works may then continue unsupervised.	obliged to stop all works immediately and contact the project ecologist for advice. • All persons other than the class 2 licensed bat ecologist are strictly forbidden from handling or interfering with bats in any way.
	6. Permanent replacement bat roosts, bat access points and enhancement bat roosting features to be constructed (refer to Appendix J for full details and list of figures).	Replacement bat access points to be created: • Four 'bat ridge tiles' will be created with two on the northern and two on the southern roof ridge tiles (see Appendix J - Figure 2) to compensate for the loss of the pipistrelle bat roosts. • Two 'Habibat Bat Access Slate tiles' will be used to allow access into the new bat loft (see 'replacement bat loft within roof space' below); one on the northern and one on the western side of the roof providing access into the new bat loft. This is necessary to allow the brown long eared bat and serotine bats to have separate access points (see below for further details regarding the bat loft and illustrations in Appendix J - Figure 1). • Each access point will be created by leaving a 30mm x 100mm gap in the mortar bedding and any infill mortar within the ridge tile and adjacent ridge tile will be left out to create a tunnel-like structure.	• NOTE: Bituminous 1F felt or TLX bat safe (or any membrane with a snagging propensity test certificate) must be used exclusively in all bat accessible areas/roosts. Breathable felts such as 'Tyvek' are NOT permitted for use in bat roosting areas due to entanglement risk where fibres 'fluff' up over time (Waring <i>et al.</i>, 2011). • NOTE: photographic evidence of the replacement bat roosts and bat access points including close-up photos of the use of bituminous 1F felt, or TLX bat safe (or any membrane with a snagging propensity test certificate) must be supplied to the ecologist by the applicant for the bat licence return. The applicant is advised to speak to their contractors in advance of these works to ensure photographs can be taken in advance of roof completion; failure to supply this

Phase of works	Action	Description	Notes to applicant:
		- A cut of felt measuring 30mm x 100mm will be made in the felt under the second tile (ensuring this is not located directly above a rafter to ensure clear access). - The gap between the first roofing battens (nearest to the ridge) must measure at least 30mm wide to ensure bats can access the loft through the felt.	evidence will result in a breach of the EPS licence. No external light fixtures must be erected within at least 5m of the replacement bat roost access points / roosting features (see 'Artificial Lighting at Night (ALAN)' below for full strategy).
		Replacement bat loft within roof space:	

Phase of works	Action	Description	Notes to applicant:
		• A replacement bat loft will be created in the new extension (see Appendix J). • The bat loft will measure 5m in length, 4m in width and 2.4m in height. • The entire bat loft must be lined exclusively with bituminous 1F type felt only or TLX bat safe (or any membrane with a snagging propensity test certificate) (see 'Notes to applicant'). • Rough-sawn timber boards will be installed for 3m internally within the bat loft either side of the ridge beam at a 45° angle. Angled brackets can be used to fix the beams to the roof rafters. The boards will be installed to create crevices between the ridge beam and the timbers suitable for long-eared bats (see Appendix J - Figure 3). • The loft space will be insulated using fibreglass insulation on the loft floor only (no insulation to be installed on the underside of the roof). • The roof space housing the bat roost must comprise an uncluttered truss and preferably no truss to ensure bats have adequate pre-flying space. • The bat loft will feature a laminated sign at the inside of the loft hatch entrance / on a rafter adjacent to the loft hatch stating that the roof space is a dedicated bat roost, with contact details for the Bat Conservation Trust (BCT) displayed.	

Phase of works	Action	Description	Notes to applicant:
		Artificial Lighting at Night (ALAN): - In addition to bats roosting within the property, a number of commuting / foraging bats use the general property including barbastelle, long-eared and myotis 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): - No external light fixtures will be installed within 5m of the replacement bat roost access points and roosting features. - Preferably, no additional new external light fixtures will be installed. If external lighting is required, this will be installed for safety purposes only. No external luminaires will be installed where these will cast light spill onto surrounding vegetation, such as mature trees. - All luminaires will lack UV elements when manufactured. Metal halide, compact fluorescent sources will not be used. - Only LED type luminaires 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.	- The applicant is advised that illuminating a bat roost can cause disturbance and this may result in the bats deserting the roost or even becoming entombed within it. Lighting is therefore considered an obstruction under the legislation protecting bats and their roosts; lighting will also be a condition of the EPS licence. - ALAN holds potential to negatively impact foraging bats using the general property, in addition to other nocturnal wildlife. Lighting causes disturbance and impedes the ability of bats to successfully forage, with long-eared bats being among the most affected by artificial lighting. It is therefore of the utmost importance that lighting is carefully designed to ensure safety purposes only but to minimize impacts on bats.
	7. Installation of external light fixtures and internal light spill - Artificial Lighting at Night (ALAN)		

Phase of works	Action	Description	Notes to applicant:
		- 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.	

Phase of works	Action	Description	Notes to applicant:
Post-works phase – completion of works	8. Submit photographic evidence of replacement bat roosts / roosting features for bat licence return.	Upon completion of the works, the applicant must contact the ecologist with photographic evidence of all replacement bat roosting features / bat access points for submission to Natural England.	- NOTE: photographic evidence of the replacement bat roosts and bat access points including close-up photos of the use of bituminous 1F felt or TLX bat safe (or any membrane with a snagging propensity test certificate) the cuts in the felt and ridge tiles must be supplied to the ecologist by the applicant for the bat licence return. - The applicant is advised to speak to their contractors / roofers <i>in advance</i> of the works to ensure that good quality photographs of the bat access points and bat roosting features are obtained during the course of works. Failing to obtain photographs of the bat access points in the roof at the time of installation, for example, can cause issues, as it cannot then be confirmed that full access has been made for bats due to the roof (and access points) being fully tiled over. - Failure to supply this evidence will result in a breach of the EPS licence. The Local Planning Authority may also request a compliance visit post-works.
	9. One post-monitoring visit to be undertaken by the ecologist within the active bat season between 2- and 5-years following completion of the works.	Within two to five years following completion of the construction works, the ecologist will contact the applicant to arrange for a post-monitoring visit. This visit will include an inspection of the replacement bat roosts and access points and a dusk survey during the active season (May to August).	The applicant must make access available for the post-monitoring visit. Failure to allow for the visit will constitute a breach of the EPS licence, it is the responsibility of the applicant to ensure that access is available, and the applicant must contact the ecologist with any changes to contact details etc.

Dormice

- 5.17 During the update PEA survey in January 2026, it was noted that lengths of the species-rich native hedgerows had been removed. The hedgerows were identified as holding potential for dormice during the original PEA survey in 2024 and it is therefore unknown whether dormice have been impacted by the hedgerow removal.
- 5.18 To compensate for potential impacts to dormice, x 3 'Standard Dormouse Nest Boxes' (<https://www.nhbs.com/standard-dormouse-nest-box>) or similar approved will be installed in the off-site woodland to the west of the site. See Appendix J for design and location.

Hedgerow mitigation plan and method statement for dormice, nesting birds and reptiles/amphibians

- 5.19 The following strategy will address the protection of the remaining hedgerows, tree line, woodland and areas of grassland to be retained which provide the potential to support dormice, nesting birds, and reptiles within the application site.
- 5.20 The hedgerows, woodland and tussocky grassland on-site are considered to provide potential habitat for reptiles, nesting birds, hedgehogs, badgers and dormice. It is anticipated that no further hedgerow removal will be required to facilitate the development, however, should any impacts occur the following strategy will be adhered to.
- 5.21 A works method statement will be followed for site works which will be incorporated into the CEMP, as detailed below:

Works method statement for hedge/tree removal:

- ◆ Supervision of the works will be undertaken by an experienced dormouse worker alongside a 'toolbox talk' on dormouse, reptile and nesting bird ecology. The talk will inform the site contractors on when to stop at signs of hibernating dormice, what to do if a bird/reptile/amphibian/dormouse is found (which will include leaving a 5m buffer around the nest/area and receiving advice from the licensed ecologist) and measures of best practice to reduce any harm to dormice and reptiles/nesting birds within the area.
- ◆ Two hibernaculum (rubble/log piles) will be created within blue line land in the retained woodland, as shown in Appendix J, prior to wider works commencing and prior to the reptile hibernation season.

- ◆ The licensed worker will undertake a pre-works survey of the area which will include a fingertip search of any holes in trees and careful checks of the stumps looking for dormice/reptiles and nesting birds. If a dormouse is recorded at this stage, works must stop and a licence must be sought from Natural England, following any required survey work.
- ◆ To prevent harm to any dormice within the local area, vegetation will be felled to 0.5m stumps between the months of November and February (to also avoid the nesting bird season) when the low temperatures are at least 5°C. This will also ensure protection of any potential reptiles leaving the stumps in-situ.
- ◆ As dormice/reptiles will be hibernating at ground level during the winter period, the trees will be felled to 0.5m stumps to ensure the dormice and reptiles have safe hibernation sites throughout the winter. To prevent harm to hibernating dormice and reptiles/GCN this will be done by hand where possible with limbs being removed in sections and lowered to the ground rather than by machine which can kill any hibernating animals.
- ◆ The stumps will be removed in the spring, from April onwards when the temperatures are between 10°C – 18°C (until October only) by machine following a direct search of the stumps for dormice nests and reptiles by the ecologist. The dormice, if present, will then be active and will have moved from the area to suitable adjoining habitat. Any reptiles/amphibians during this period will be active and will be encouraged into the sections of hedgerow being retained.
- ◆ Any areas of longer vegetation/grassland to be removed will be strimmed to a height of 20cm followed by a cut down to 2cm and will take place in one direction towards the nearest area of retained habitat.
- ◆ If an active bird's nest is encountered, works will cease immediately, and the nest will be left undisturbed. The ecologist will instate a minimum 5m works exclusion buffer zone marked out with red/white hazard tape and a second site visit by the ecologist to check the status of the nest 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.
- ◆ Any demolition/construction works occurring to the house/sheds will preferably be undertaken in the winter months outside of the nesting bird season (ensuring

that temperature restrictions are followed for roosting bats as detailed above). Works will ideally take place between the 1st September and 28th February.

- ◆ Any demolition/construction works to the buildings will in any case be undertaken under the direct supervision of a suitably experienced ecologist due to the presence of a bat roost within the house. Pre-works checks for signs of nesting birds will be undertaken by the ecologist. If an active nest is encountered, all works will cease immediately, and the nest will be left undisturbed. The ecologist will instate a minimum 5m works exclusion buffer zone marked out with red/white hazard tape and a second site visit by the ecologist to check the status of the nest 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.
- ◆ The remaining hedgerows, treeline, grassland and woodland will be retained and protected by use of 'Heras' fencing as shown in Appendix J. This will ensure machinery does not accidentally track into hedges potentially disturbing/damaging nests. The 'Heras' fencing will allow for a minimum 2m construction buffer (to be increased where necessary in line with BS 5837:2012 Trees in relation to design, demolition and construction (British Standards Institution, 2012) to ensure Root Protection Zones) and will remain in place throughout the duration of the works. This fencing will only be removed post-construction.
- ◆ **If a bird's nest/dormouse/reptile/amphibian 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.**
- ◆ **Due to the loss of three bird's nests through the demolition of the existing dwelling ('B1') and the shed ('B3'), three 'Manthorpe Swift Bricks' will be installed in the new dwelling as compensation. See Appendix J for locations and design.**

Biodiversity enhancements

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

- ◆ X 1 'Bat Ridge Tile' for crevice-dwelling bats as shown in Figure 2 of Appendix J (additional to the bat tiles outlined in the bat mitigation plan above).
- ◆ X 2 additional 'Manthorpe Swift Brick' (<https://www.nhbs.com/manthorpe-swift-brick>) or similar approved to be installed in the western elevation of the new dwelling. The swift bricks will be installed as close to eaves level as possible.
- ◆ X 2 'Solitary Bee Bricks' (<https://www.nhbs.com/solitary-bee-bricks>) or similar approved will be installed in the southern elevation of the new dwelling.

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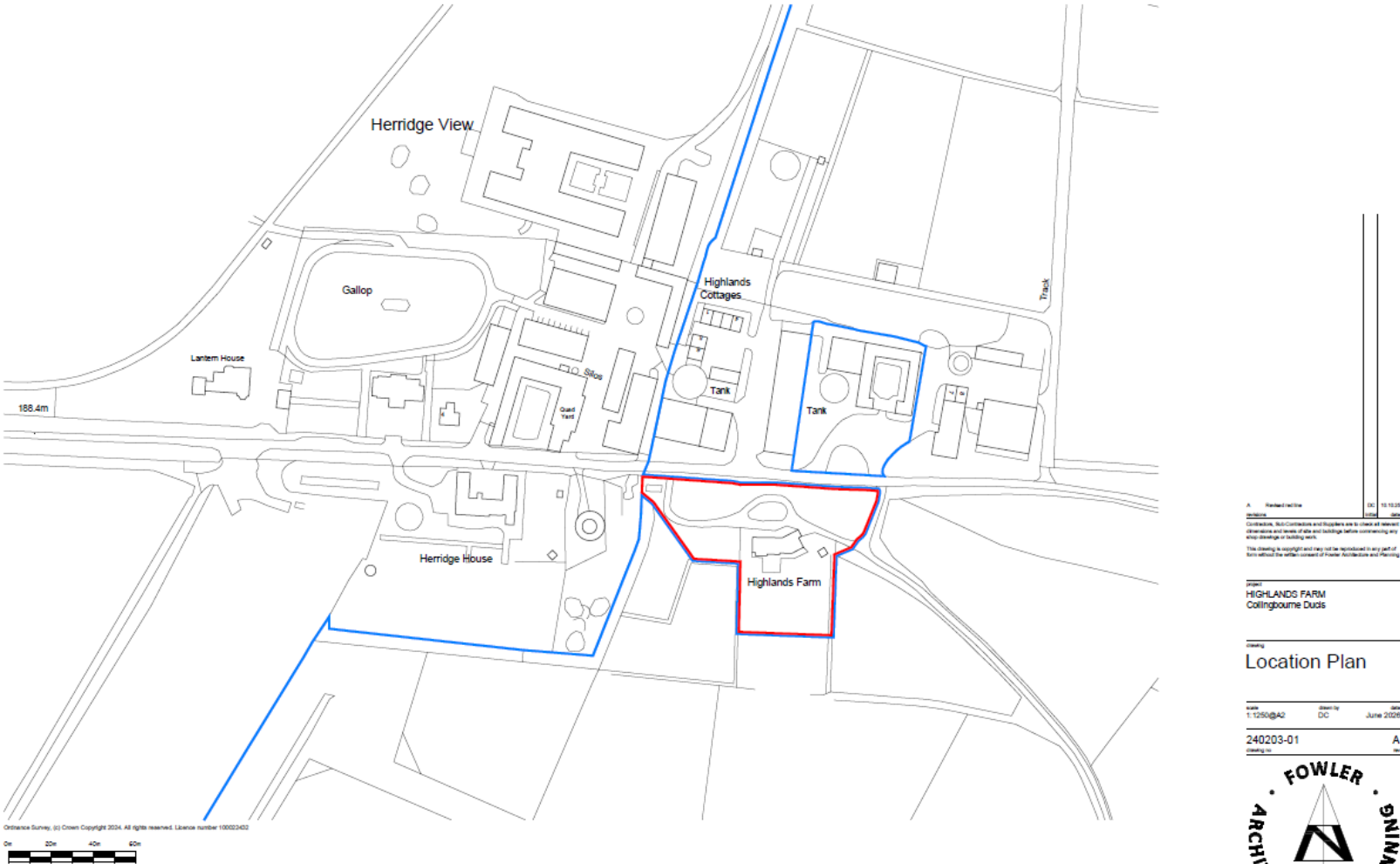
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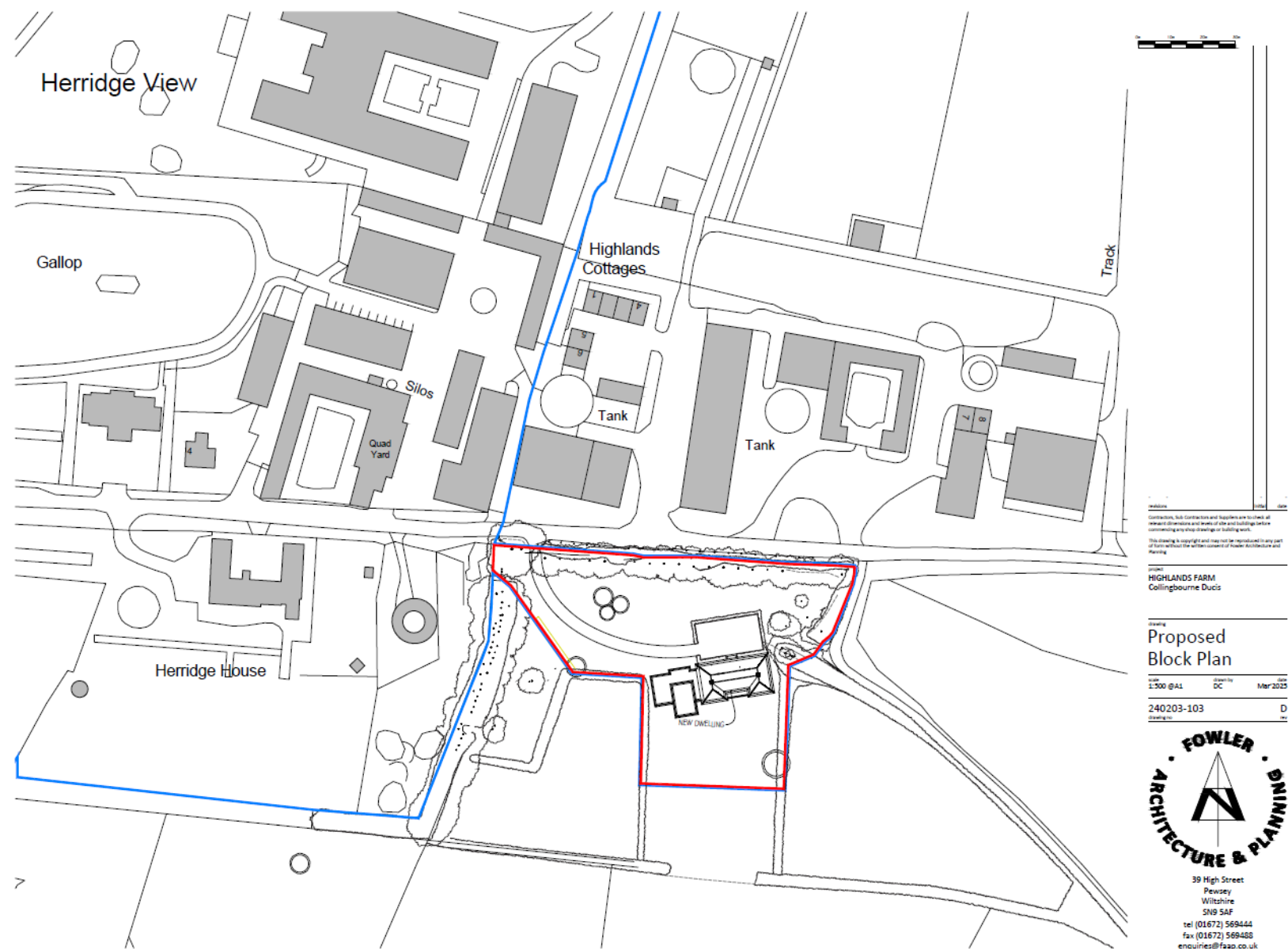
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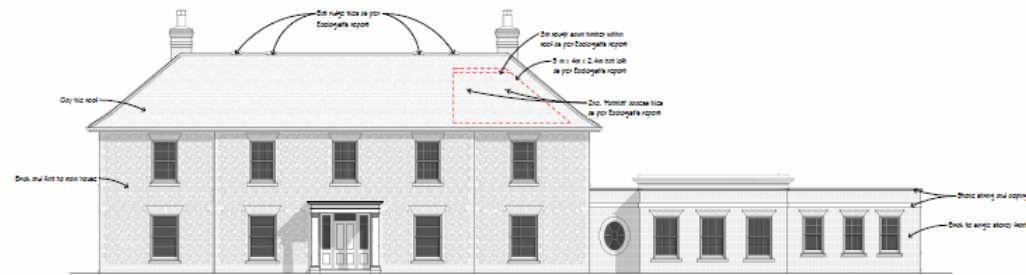
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Appendix A – Existing site plan

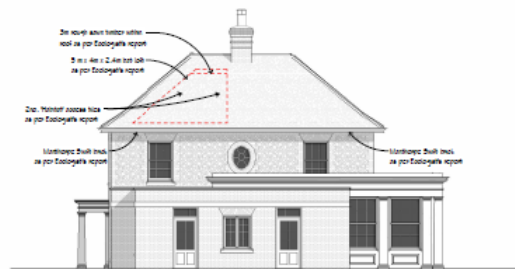


Appendix B – Proposed plans





North Elevation
1 : 100



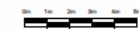
West Elevation
1 : 100



East Elevation
1 : 100



South Elevation
1 : 100



A	Reduced Footprint	15.12.25
15.12.25	15.12.25	15.12.25

Construction, 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
HIGHLANDS FARM
Collingbourne Ducis

Drawing	Proposed Elevations
Scale	1 : 100 @ A1
Drawn by	DC
Date	March 2025
240203-102	A

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Appendix C - Relevant legislation and planning policy

Legislation

Protected species

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

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

The above-named species and adders *Vipera berus*, slow worms *Anguis fragilis*, grass snakes *Natrix natrix*, common lizards *Zootoca vivipara*, common frog *Rana temporaria*, palmate newt *Lissotriton helveticus*, smooth newt *Lissotriton vulgaris*, water voles *Arvicola amphibius* and several invertebrate species are also protected under Schedule 5 of the Wildlife and Countryside Act (WCA) 1981 (as amended).

Schedule 9 of the WCA 1981 includes non-native, invasive species including (but not limited to) Himalayan balsam *Impatiens glandulifera* and signal crayfish *Pacifastacus leniusculus*. Badgers *Meles meles* are legally protected under The Protection of Badgers Act (1992).

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

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

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

Protected habitats and sites

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

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

Other nationally protected sites include Sites of Special Scientific Interest (SSSIs), National Nature Reserves (NNRs) Local Nature Reserves (LNRs) and Protected Road Verges which are designated under the WCA 1981 and strengthened by the NERC Act 2006.

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

Biodiversity Net Gain (BNG) – The Environment Act 2021

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

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

National and local planning policy

The National Planning Policy Framework (NPPF)

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

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

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

To ensure this application is compliant with Section 15 of NPPF, enhancements for biodiversity, such as the inclusion of bat roosting and/or bird nesting boxes, are required as part of the development.

Wiltshire Core Strategy

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

Core Policy 50: Biodiversity and Geodiversity

Protection

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

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

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

Biodiversity enhancement

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

Local sites

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

- i. cannot reasonably be avoided*

- ii. *are reduced as far as possible*
- iii. *are outweighed by other planning considerations in the public interest*
- iv. *where appropriate compensation measures can be secured through planning obligations or agreements.*

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

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

Appendix D – Photographs
Original PEA survey photos (2024)



Photo 1: Water tank in the loft void.



Photo 2: Inside the loft void.



Photo 3: Bat droppings scattered in the loft.

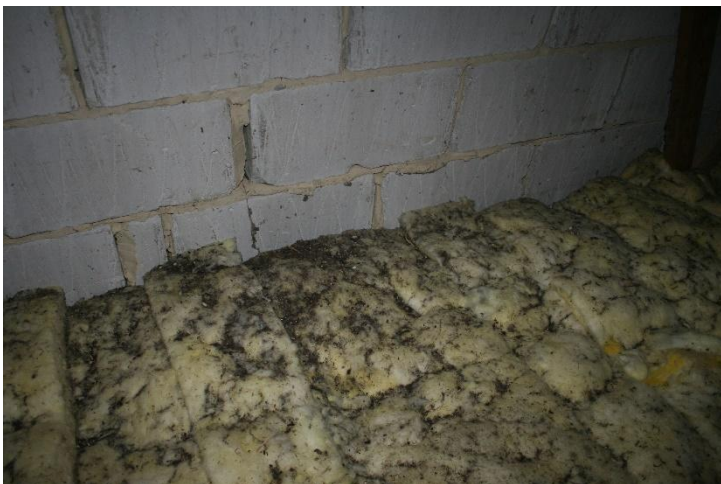


Photo 4: Bat droppings at the gable.



Photo 5: Bat droppings in the loft.



Photo 6: Northwest view of the house (B1).



Photo 7: Gaps under the fascia on the west gable (B1).



Photo 8: South elevation of the house (B1).



Photo 9: South elevation of the annexe (B1).



Photo 10: Lifted tiles on the annexe (B1).



Photo 11: North elevation of the annexe (B1).



Photo 12: Northeast view of the house (B1).



Photo 13: Neutral grassland (g3c6), driveway (u1c) and tree line in the north.



Photo 14: Introduced shrub (u1 847) and B2 in the east.



Photo 15: Inside B2.



Photo 16: Neutral grassland (g3c) in the south.



Photo 17: H1 (h2a5) in the east.



Photo 18: H2 (h2a5) in the west.

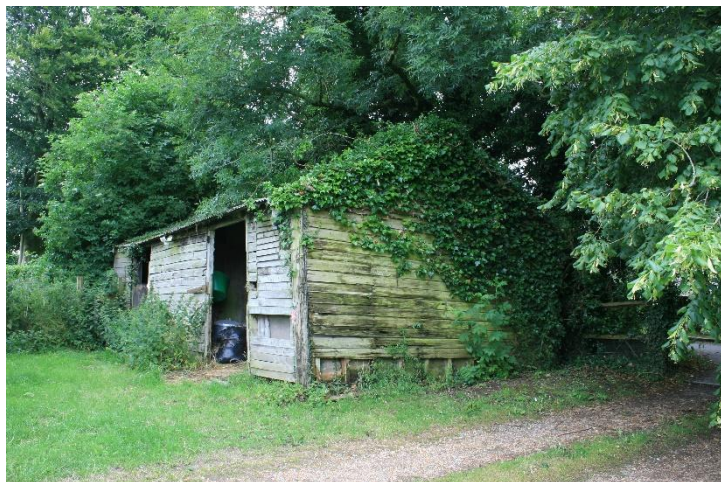


Photo 19: B3 in the northwest.



Photo 20: Inside B3.



Photo 21: Old bird's nest in B3.



Photo 22: Hawthorn, neutral grassland (g3c6) and H2 (h2a5) in the north.



Photo 23: Hawthorn, introduced shrub (u1 847) and neutral grassland (g3c6) in the west.



Photo 24: Broadleaved woodland (w1g) on the western boundary.



Photo 25: Neutral grassland (g3c6) in the east.



Photo 26: Introduced shrub (u1 847) mixing into H1 (h2a5) in the east.

Update PEA survey photos (January 2025)



Photo 27: Removed species-rich hedgerow along the eastern boundary showing stumps and brash.



Photo 28: Removed species-rich native hedgerow along the eastern boundary.



Photo 29: Neutral grassland to the south of the house ('B1').



Photo 30: Retained species-rich native hedgerow along the western boundary.



Photo 31: Bird's nest in the western boundary hedgerow.



Photo 32: Removed section of species-rich native hedgerow along the western boundary of the house ('B1').



Photo 33: Retained species-rich native hedgerow along the southwestern boundary.



Photo 34: Western elevation of the house ('B1').



Photo 35: Hawthorn tree in the garden.



Photo 36: Lowland mixed deciduous woodland at the western boundary.



Photo 37: Area of woodland to be impacted and wooden shed to be removed ('B3').



Photo 38: Native tree line along the northern boundary.



Photo 39: Native tree line along the northern boundary.



Photo 40: Northern elevation of the house ('B1').



Photo 41: Other neutral grassland to the southeast and section of removed species-rich native hedgerow.



Photo 42: Removed section of species-rich native hedgerow.

Update PEA survey photos (February 2026)



Photo 43: Location of new proposed species-rich native hedgerow along decommissioned railway track.



Photo 44: Location of new proposed species-rich native hedgerow along decommissioned railway track.



Photo 45: Location of new proposed species-rich native hedgerow along decommissioned railway track.



Photo 46: Horse paddock in location of proposed traditional orchard.



Photo 47: Horse paddock in location of proposed traditional orchard and new tree planting.



Photo 48: Example of horse trampling and bare ground in paddock.



Photo 49: Native tree line along the northern boundary.



Photo 50: Example of horse trampling and bare ground in paddock.



Photo 51: Modified grassland off-site.



Photo 52: Example of horse trampling and bare ground in paddock.

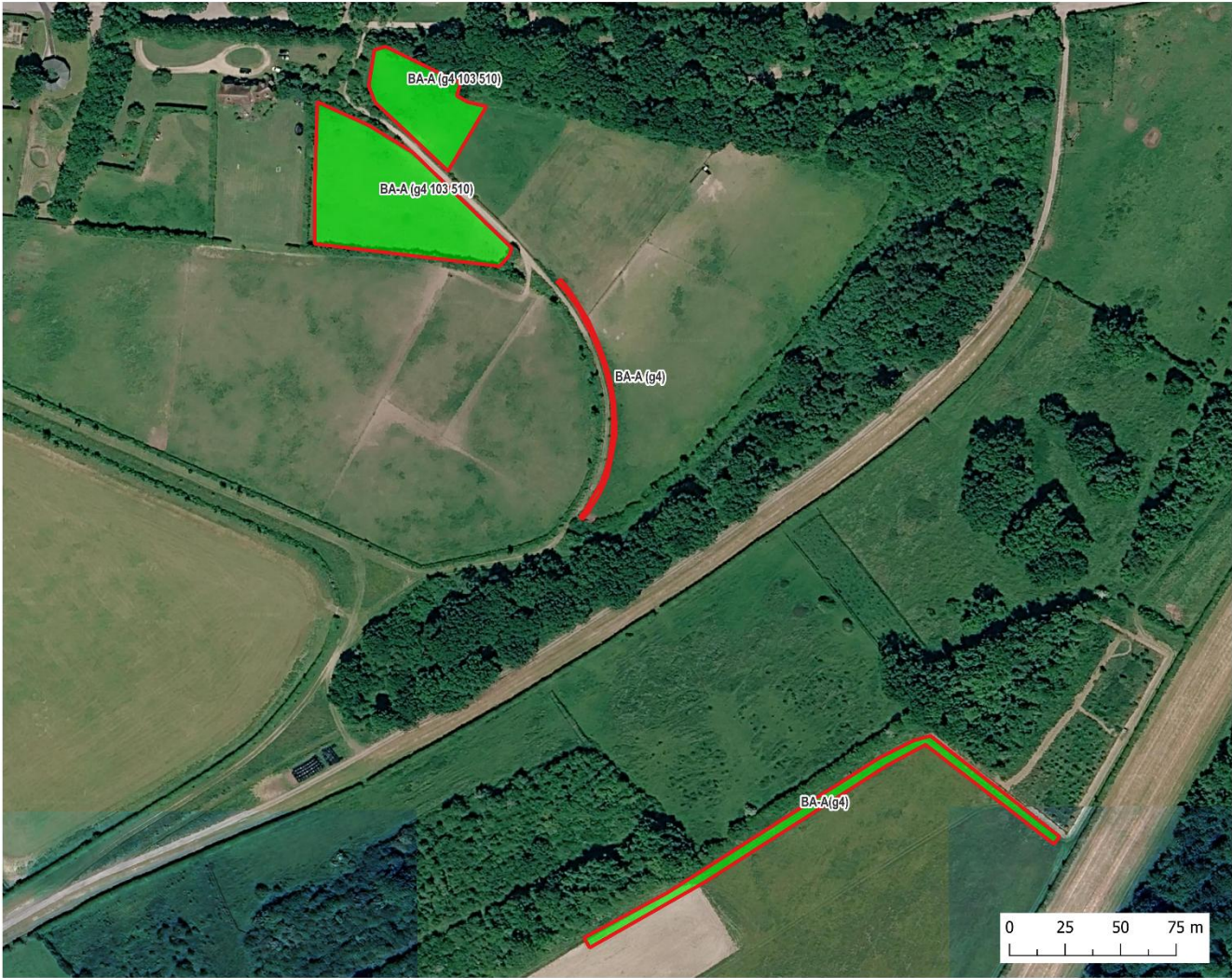
Appendix E – Pre- and post-development habitat plans & floral species lists

Baseline habitats plan – red line boundary of residential development



Baseline habitats plan- off-site red line boundary to be used for habitat creation (note: disused railway line is proposed for hedgerow only so no plan provided)

a



Legend

HABITATS

Habitats Baseline

Modified grassland (g4 103 510)

Project name:	Highlands Farm
Drawing title:	Habitats map baseline
Client:	Toby Helme & Elle Leonsis
Produced by:	ZB
Scale:	1:1700 @A3
Date produced:	09/06/2026
Drawing no:	001-09062026HF-Baseline
Revision no:	03



Species lists for habitats:

Common name	Scientific name	DAFOR scale abundance
Holcus neutral grassland (g3c6 108):		
Annual meadow-grass	<i>Poa annua</i>	Occasional
Common cat's-ear	<i>Hypochaeris radicata</i>	Frequent
Cleavers	<i>Galium aparine</i>	Rare
Cock's-foot	<i>Dactylis glomerata</i>	Occasional
Common bird's-foot trefoil	<i>Lotus corniculatus</i>	Frequent
Common centaury	<i>Centaurea erythraea</i>	Locally frequent
Common knapweed	<i>Centaurea nigra</i>	Rare
Common mouse-ear	<i>Cerastium fontanum</i>	Occasional
Common ragwort	<i>Jacobaea vulgaris</i>	Locally occasional
Cow parsley	<i>Anthriscus sylvestris</i>	Occasional
Creeping bent	<i>Agrostis stolonifera</i>	Occasional
Creeping buttercup	<i>Ranunculus repens</i>	Locally dominant
Daisy	<i>Bellis perennis</i>	Rare
Dandelion sp.	<i>Taraxacum officinale</i> agg.	Occasional
Germander speedwell	<i>Veronica chamaedrys</i>	Rare
Goat's-beard	<i>Tragopogon pratensis</i>	Rare
Greater plantain	<i>Plantago major</i>	Locally occasional
Perforate St. John's-wort	<i>Hypericum perforatum</i>	Locally occasional
Red clover	<i>Trifolium pratense</i>	Occasional
Ribwort plantain	<i>Plantago lanceolata</i>	Occasional
Rough hawkbit	<i>Leontodon hispidus</i>	Locally abundant
Self-heal	<i>Prunella vulgaris</i>	Rare
Smooth sow-thistle	<i>Sonchus oleraceus</i>	Rare
White clover	<i>Trifolium repens</i>	Abundant
White dead-nettle	<i>Lamium album</i>	Rare
Wild carrot	<i>Daucus carota</i>	Rare
Wild marjoram	<i>Origanum vulgare</i>	Rare
Wild teasel	<i>Dipsacus fullonum</i>	Rare
Yarrow	<i>Achillea millefolium</i>	Rare
Yorkshire-fog	<i>Holcus lanatus</i>	Dominant
Introduced shrub (u 847):		
American willowherb	<i>Epilobium ciliatum</i>	Occasional
Bittersweet	<i>Solanum dulcamara</i>	Rare
Bramble	<i>Rubus fruticosus</i> agg.	Frequent
Common nettle	<i>Urtica dioica</i>	Abundant
Creeping thistle	<i>Cirsium arvense</i>	Occasional
Hedge woundwort	<i>Stachys sylvatica</i>	Rare
Mint	<i>Mentha</i> spp.	Rare
Raspberry	<i>Rubus idaeus</i>	Dominant
Rosebay willowherb	<i>Chamerion angustifolium</i>	Rare
Silver birch	<i>Betula pendula</i>	Occasional
Spear thistle	<i>Cirsium vulgare</i>	Rare
Spindle	<i>Euonymus europaeus</i>	Rare
Wild marjoram	<i>Origanum vulgare</i>	Rare
Willow species	<i>Salix</i> spp.	Rare
Yorkshire-fog	<i>Holcus lanatus</i>	Frequent
Lowland mixed deciduous woodland (w1f):		
Ash	<i>Fraxinus excelsior</i>	Dominant
Elder	<i>Sambucus nigra</i>	Rare
Field maple	<i>Acer campestre</i>	Occasional
Ivy	<i>Hedera helix</i>	Locally dominant
Wild cherry	<i>Prunus avium</i>	Occasional
Species-rich native hedgerow (h2a5) (BA-H1-H2):		
Bittersweet	<i>Solanum dulcamara</i>	Occasional
Blackthorn	<i>Prunus spinosa</i>	Rare
Bramble	<i>Rubus fruticosus</i> agg.	Rare
Bryony	<i>Bryonia</i> spp.	Rare

Common cat's-ear	<i>Hypochaeris radicata</i>	Rare
Common nettle	<i>Urtica dioica</i>	Rare
Common vetch	<i>Vicia sativa</i>	Rare
Dogwood	<i>Cornus sanguinea</i>	Rare
Elder	<i>Sambucus nigra</i>	Rare
False oat-grass	<i>Arrhenatherum elatius</i>	Rare
Field maple	<i>Acer campestre</i>	Rare
Hawthorn	<i>Crataegus monogyna</i>	Dominant
Hazel	<i>Corylus avellana</i>	Rare
Hogweed	<i>Heracleum sphondylium</i>	Rare
Pedunculate oak	<i>Quercus robur</i>	Rare
Self-heal	<i>Prunella vulgaris</i>	Rare
Yorkshire-fog	<i>Holcus lanatus</i>	Rare
Species-rich native hedgerow (h2a5) (BA-H3):		
Beech	<i>Fagus sylvatica</i>	Locally dominant
Blackthorn	<i>Prunus spinosa</i>	Occasional
Common cat's-ear	<i>Hypochaeris radicata</i>	Occasional
Common nettle	<i>Urtica dioica</i>	Rare
Dogwood	<i>Cornus sanguinea</i>	Occasional
False oat-grass	<i>Arrhenatherum elatius</i>	Frequent
Field maple	<i>Acer campestre</i>	Rare
Hawthorn	<i>Crataegus monogyna</i>	Dominant
Hazel	<i>Corylus avellana</i>	Rare
Hogweed	<i>Heracleum sphondylium</i>	Rare
Self-heal	<i>Prunella vulgaris</i>	Rare
Spindle	<i>Euonymus europaeus</i>	Rare
Wayfaring tree	<i>Viburnum lantana</i>	Rare
Yorkshire-fog	<i>Holcus lanatus</i>	Rare
Modified grassland (g4 103) (BA-F)		
Bramble	<i>Rubus fruticosus</i> agg.	Locally occasional
Bristle ox-tongue	<i>Helminthotheca echioides</i>	Rare
Broad-leaved dock	<i>Rumex obtusifolius</i>	Occasional
Cleavers	<i>Galium aparine</i>	Occasional
Cock's-foot	<i>Dactylis glomerata</i>	Locally occasional
Common field-speedwell	<i>Veronica persica</i>	Locally occasional
Common mouse-ear	<i>Cerastium fontanum</i>	Occasional
Common nettle	<i>Urtica dioica</i>	Locally frequent
Common ragwort	<i>Jacobaea vulgaris</i>	Rare
Creeping thistle	<i>Cirsium arvense</i>	Locally occasional
Daisy	<i>Bellis perennis</i>	Occasional-frequent
Dove's-foot crane's-bill	<i>Geranium molle</i>	Occasional
Ground-ivy	<i>Glechoma hederacea</i>	Rare
Groundsel	<i>Senecio vulgaris</i>	Locally occasional
Hogweed	<i>Heracleum sphondylium</i>	Rare
Perennial rye-grass	<i>Lolium perenne</i>	Dominant
Ribwort plantain	<i>Plantago lanceolata</i>	Frequent
Teasel	<i>Dipsacus fullonum</i>	Locally occasional
Yarrow	<i>Achillea millefolium</i>	Locally frequent

Post-development habitats plan – red line boundary of residential development



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Post-development habitats plan – red line boundary of off-site land



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Post-development habitats plan - red line boundary of off-site land



- Legend**
- HEDGEROWS
- Hedgerows Proposed
- Species-rich native hedgerow

Project name:	Highlands Farm
Drawing title:	Proposed habitats plan - blue line
Client:	Toby Helme & Elle Leonsis
Produced by:	ZB
Scale:	1:3000
Date produced:	04/03/2026
Drawing no:	01

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Appendix F – Habitat Condition Assessments

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:	On-site	Survey date and surveyor name:	7 th January 2026 – Amy Parsons ACIEEM and Zoe Barrett
Central grid reference of habitat:	See map for locations.	Habitat parcel reference:	BA-A
Survey reference (if relating to a wider survey):	-	Limitations applicable): (if	-
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.	Y	Creeping bent and creeping buttercup with Yorkshire fog dominant – g3c6
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 to short sward height.
C	Cover of bare ground is between 1% and 5%, including localised areas, for example, rabbit warrens ² .	Y	Bare ground between 1-5%.
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	No bracken present.

E	Combined cover of species indicative of suboptimal condition³ 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 species⁴ (as listed on Schedule 9 of WCA⁵) are present, this criterion is automatically failed.	N	Creeping buttercup, ribwort plantain, white clover and cow parsley present exceeding 5%.
Additional Group (Non-acid types only)			
F	There are 10 or more vascular plant species per m² 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.	N	Average of 6 species per m ² .
Essential criterion for Good condition achieved (for non-acid grassland) (Yes or No)			No
Number of criteria passed			3
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 <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>. 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: HEDGEROW Habitat Types						
Habitat Type:						
Native hedgerow Native hedgerow - associated with bank or ditch Native hedgerow with trees Native hedgerow with trees - associated with bank or ditch Species-rich native hedgerow Species-rich native hedgerow - associated with bank or ditch Species-rich native hedgerow with trees Species-rich native hedgerow with trees - associated with bank or ditch						
UKhab – see UK Habitat Classification						
On-site or off-site / site name and location:	On-site	Survey date and surveyor name:		7 th January 2026 – Amy Parsons ACIEEM and Zoe Barrett		
		Survey reference (if relating to a wider survey):		-		
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 Handbook¹ and Favourable Conservation Status document². 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.						
Limitations (if applicable)	-	Habitat parcel reference:				
		BA-H1/H2	BA-H2			
		Grid reference:				
Hedgerow favourable condition attributes:		See map for hedge locations				
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	Y	Y		

			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).			
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	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 growth. Certain	Y	Y	

			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	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	Y	Y	

			etc. can limit available habitat niches.			
C2.	Nutrient-enriched perennial vegetation	Plant species indicative of nutrient enrichment of soils dominate <20% cover of the area of undisturbed ground.	The indicator species used are nettles <i>Urtica spp.</i> , cleavers <i>Galium aparine</i> and docks <i>Rumex spp.</i> Their presence, either singly or together, does not exceed the 20% cover threshold.	Y	Y	
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	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	Y	Y	

			of pollution, piles of manure or rubble, or inappropriate management practices (for example, excessive hedgerow cutting).			
Additional group - applicable to hedgerows with trees only:						
E1.	Tree class	There is more than one age-class (or morphology) of tree present (for example: young, mature, veteran and or ancient ⁸), and there is on average at least one mature, ancient or veteran tree present per 20 - 50m of hedgerow.	This criterion addresses if there are a range of age-classes or morphologies which allow for replacement of trees and provide opportunities for different species.	n/a	n/a	
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.	n/a	n/a	
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:	Score Achieved */ ✓			

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			
Condition categories for hedgerows with trees:					
Category:	Category requirements:	Metric score:	Score Achieved ×/✓		
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 example, fails attributes A1, A2, B1, C2 and E1 = Moderate condition).	2			
Poor	Fails a total of more than 5 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			
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 \(hedgelink.org.uk\)](http://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 \(naturalengland.org.uk\)](http://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](http://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 \(bsbi.org\)](http://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 \(brc.ac.uk\)](http://Acknowledgements | Online Atlas of the British and Irish Flora (brc.ac.uk))

Footnote 7 – GB NON-NATIVE SPECIES SECRETARIAT (GBNNS) (2022) Available on: [Home » NNS \(nonnativespecies.org\)](http://Home » NNS (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 \(publishing.service.gov.uk\)](http://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 \(www.gov.uk\)](http://Ancient woodland, ancient trees and veteran trees: advice for making planning decisions - GOV.UK (www.gov.uk))

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 Handbook ¹ . 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	Survey date and surveyor name:	7 th January 2026 – Amy Parsons ACIEEM and Zoe Barrett
Central grid reference of habitat:	See map for location.	Habitat parcel reference:	BA-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.	Y	Common lime.
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.	Y	

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	Road present at the northern side 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:		4	
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: INDIVIDUAL TREES Habitat Type			
Habitat Type:			
Individual trees – Urban trees Individual trees – Rural trees Complete a condition sheet for each tree or block of trees.			
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.			
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:	On-site	Survey date and surveyor name:	7 th January 2026 – Amy Parsons ACIEEM and Zoe Barrett
		Survey reference (if relating to a wider survey):	-
	-	Habitat parcel reference:	

Limitations applicable)	(if	BA-T1	BA-T2	BA-T3	
		Grid reference:			
Condition assessment criteria:		See map for tree locations			
		Criterion passed (Yes or No):			Notes (such as justification):
A	The tree is a native species (or at least 70% within the block are native species).	Y	Y	Y	Assumptions have been made for T2 and T3 as they were removed from site before the condition assessment could be undertaken.
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	Y	Y	Assumptions have been made for T2 and T3 as they were removed from site before the condition assessment could be undertaken.
C	The tree is mature (or more than 50% within the block are mature) ¹ .	Y	Y	Y	Assumptions have been made for T2 and T3 as they were removed from site before the condition assessment could be undertaken.
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	Y	Y	Assumptions have been made for T2 and T3 as they were removed from site before the condition assessment could be undertaken.
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	N	Y	Y	Assumptions have been made for T2 and T3 as they were removed from site before the condition assessment

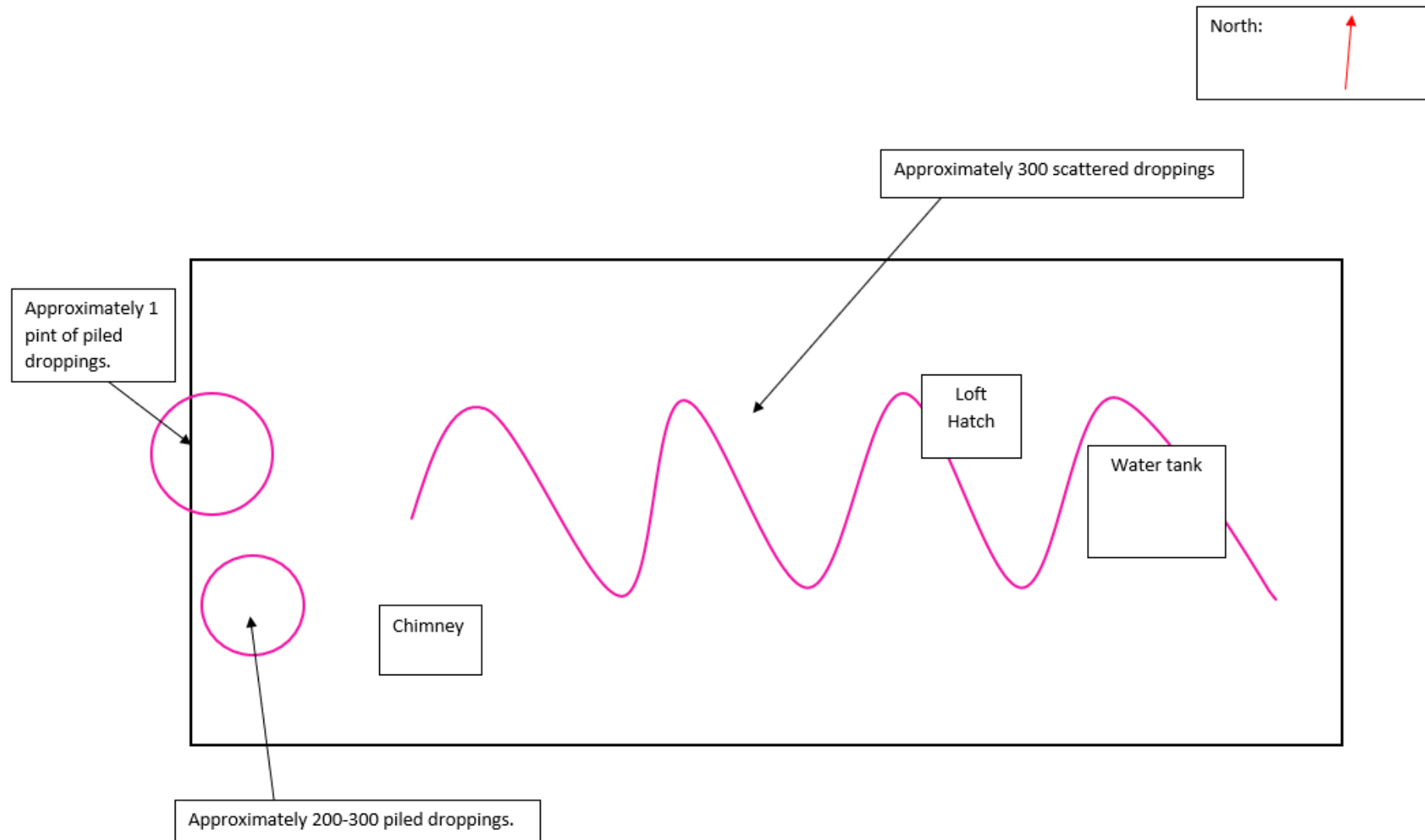
					could be undertaken.
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Y	Y	Y	Assumptions have been made for T2 and T3 as they were removed from site before the condition assessment could be undertaken.
Number of criteria passed:		5	6	6	
Category:	Category requirements:	Metric score:	Score Achieved ×/✓		
Passes 5 or 6 criteria	Good (3)	Passes 5 or 6 criteria	✓	✓	✓
Passes 3 or 4 criteria	Moderate (2)	Passes 3 or 4 criteria			
Passes 2 or fewer criteria	Poor (1)	Passes 2 or fewer criteria			
Note that 'Fairly Good and Fairly Poor' condition categories are not available for this broad habitat type.					
Suggested enhancement interventions to improve condition score:					
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: 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:	Off-site	Survey date and surveyor name:	7 th January 2026 – Amy Parsons ACIEEM and Zoe Barrett / 12 th February 2026 – Phil Smith ACIEEM and Zoe Barret
		Survey reference (if relating to a wider survey):	-
Limitations (if applicable)	-	Habitat parcel reference:	

		BA-F/BA-H		BA-G	BA-I	
		Grid reference:				
Condition Assessment Criteria		See map for grassland locations				
		Criterion passed (Yes or No)			Notes (such as justification)	
A	There are 6-8 vascular plant species per m² present, including at least 2 forbs (these may include those listed in Footnote 1). Note - this criterion is essential for achieving Moderate or Good condition. Where the vascular plant species present are characteristic of medium, high or very high distinctiveness grassland, or there are 9 or more of these characteristic species per m² (excluding those listed in Footnote 1), please review the full UKHab description to assess whether the grassland should instead be classified as a higher distinctiveness grassland. Where a grassland is classed as medium, high, or very high distinctiveness, please use the relevant condition sheet.	N	N	N	All parcels had an average of 4 species per m ² .	
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	N	N	All parcels have a uniform sward height.	
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	Y	Y	No scrub present.	
D	Physical damage is evident in less than 5% of total grassland area. Examples of physical damage include excessive poaching, damage	N	N	Y	High levels of damage in BA-F/BA-H and BA-G due to horse trampling.	

	from machinery use or storage, erosion caused by high levels of access, or any other damaging management activities.				
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens) ² .	N	N	Y	High levels of bare ground in BA-F/BA-H and BA-G due to horse trampling.
F	Cover of bracken <i>Pteridium aquilinum</i> is less than 20%.	Y	Y	Y	No bracken present.
G	There is an absence of invasive non-native plant species ³ (as listed on Schedule 9 of WCA ⁴).	Y	Y	Y	No invasive non-native species present.
Essential criterion achieved (Yes or No):		No	No	No	
Number of criteria passed:		3	3	5	
Condition Assessment Result (out of 6 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).					

Appendix G – Bat evidence map



Appendix H – Bat activity survey results

Table 13: Bat activity survey results

Bat activity (dusk) survey						
Date: 26.07.2024	Sunset: 21:02	Weather conditions: Mild	Precipitation: None	Site location: Highlands Farm - House		
Temp: Start: 16°C End: 15°C	Beaufort wind force (Bft): 0/12	Detectors used: EchoMeter Touch 2 + tablets x 4		Oktas cloud cover: 6/8	Start Time: 20:47	End Time: 22:32
Surveyor:		Surveyor position:		NVA used? (Y/N):	NVA equipment used:	
Peter Allen		Northeast		Y	Nightfox Whisker	
Chloe Whittaker		South		Y	Nightfox Whisker	
Jordan Elliot-Murray		Northwest		Y	Nightfox Whisker	
Celia Konieczna		Southeast		Y	Nightfox Whisker	
Unmanned camera		East		Y	Nightfox Whisker	
Time	Sp. if ID'd	Number of bats		Comments on behaviour/activity		
21:01	Noctule	1		Heard not seen in northeast		
21:04	Common pipistrelle	1		Emergence eastern gable apex.		
21:11	Common pipistrelle	1		Heard not seen in northeast		
21:14	Common pipistrelle	1		Emergence eastern gable apex.		
21:21	Common pipistrelle	2		One emerged from the front northwest gable ridge and the other emerged from the main ridge (circled in green).		
21:26	Common pipistrelle	3		Foraging around in the garden and along the hedge.		
21:34- 21:38	Common pipistrelle	1		Foraging in the southwest.		
21:41	Common pipistrelle	1		Commutated from the northeast to the southeast, then foraging in the back garden.		
21:46- 21:55	Common pipistrelle	1		Heard not seen in the south.		
21:47	Long-eared bat	1		Heard not seen in northeast		
21:49	Long-eared bat	1		Heard not seen in northeast and south.		
22:08	Common pipistrelle	1		Commutated from the south to the north along the west elevation.		
22:10	Noctule	1		Heard not seen from the southeast and south.		
22:11	Western barbastelle	1		Heard not seen from the southeast.		
22:11- 22:12	Common pipistrelle	1		Heard not seen in the south.		
22:12	Long-eared bat	1		Heard not seen in northeast		
22:13	Common pipistrelle	2		Foraging around the west elevation and in the front garden.		
22:22	Long-eared bat	1		Heard not seen in northeast		
22:24	Long-eared bat	1		Heard not seen in the south.		

22:25	Long-eared bat	1	Heard not seen in northeast
22:26	Western barbastelle	1	Heard not seen in northeast

Figure 1: Common pipistrelle exit point on the eastern gable (21:04 & 21:14).



Figure 2: Common pipistrelle exit point on the northwest gable ridge.



Figure 3: Common pipistrelle exit point on the main ridge.



Figure 4: Example darkest point screenshot of the northwest elevation.



Table 14: Bat activity survey results

Bat activity (dusk) survey						
Date: 29/08/2024	Sunset: 19:58	Weather conditions: Clear	Precipitation: None	Site location: Highlands Farm - house		
Temp: Start: 18°C End: 16°C	Beaufort wind force (Bft): 1/12	Detectors used: EchoMeter Touch 2 + tablets x 4		Oktas cloud cover: 1/8	Start Time: 20:47	End Time: 22:32
Surveyor:		Surveyor position:		NVA used? (Y/N):	NVA equipment used:	
Georgia Linter		Northeast		Y	Nightfox Whisker	
Sam Jones		South		Y	Nightfox Whisker	
James Gooding		Northwest		Y	Nightfox Whisker	
Emily Parsons		Southeast		Y	Nightfox Whisker	
Unmanned camera		North		Y	Nightfox Whisker	
Time	Sp. if ID'd	Number of bats		Comments on behaviour/activity		
20:18-20:29	Common pipistrelle	1		Foraging in the northwestern treeline.		
20:18	Common pipistrelle	1		Commuted west to northeast.		
20:22	Common pipistrelle	1		Commutated over the roof and foraging in the northeast.		
20:22-END	Common pipistrelle	2		Foraging in the southeast.		
20:27-20:35	Serotine	1		Foraging in the northern front garden.		
20:33	Common pipistrelle	1		Heard but not seen in the northeast.		
20:40	Serotine	1		Commutated east to west over the front lawn in the north.		
20:40-END	Common pipistrelle	1		Foraging in the southwestern rear garden with social calls.		
20:47	Common pipistrelle	1		Commutated south to north over the building.		
20:47	Common pipistrelle	1		Commutated northeast to southwest.		
20:48	Long-eared sp.	1		Heard but not seen in the southwest.		
21:15	Long-eared sp.	1		Heard but not seen in the southwest.		
21:18	Myotis sp.	1		Heard not seen in the southeast.		

Figure 5: Example darkest point screenshot of the south elevation



Table 15: Bat activity survey results

Bat activity (dusk) survey						
Date: 24/09/24	Sunset: 18:59	Weather conditions: damp, cold	Precipitation: None	Site location: Highlands Farm - house		
Temp: Start: 12°C End: 11°C	Beaufort wind force (Bft): 1/12	Detectors used: EchoMeter Touch 2 + tablets x 4		Oktas cloud cover: 7/8	Start Time: 18:44	End Time: 20:29
Surveyor:		Surveyor position:		NVA used? (Y/N):	NVA equipment used:	
Emily Parsons		Northwest		Y	Nightfox Whisker	
Russell Hoyle ACIEEM		Southwest		Y	Nightfox Whisker	
Adam Wheeler		Southeast		Y	Nightfox Whisker	
Peter Allen		Northeast		Y	Nightfox Whisker	
Unmanned		North		Y	Nightfox Whisker	
Time	Sp. if ID'd	Number of bats		Comments on behaviour/activity		
19:19	Common pipistrelle	1		Heard not seen in the northwest.		
19:22	Serotine	1		Emergence from eastern gable apex.		
19:23 – END	Common pipistrelle	2		Foraging along the southwest hedge.		
19:25	Serotine	1		Commuted west to east.		
19:26-END	Common pipistrelle	2		Foraging in the northwest.		
19:26 - END	Common pipistrelle	2-3		Foraging in the trees in the east.		
19:27	Serotine	1		Foraging in the north.		
20:02	Long-eared sp.	1		Heard not seen from the southeast.		

Figure 6: Serotine exit point at the eastern gable



Figure 7: Example darkest point screenshot of the northeast elevation



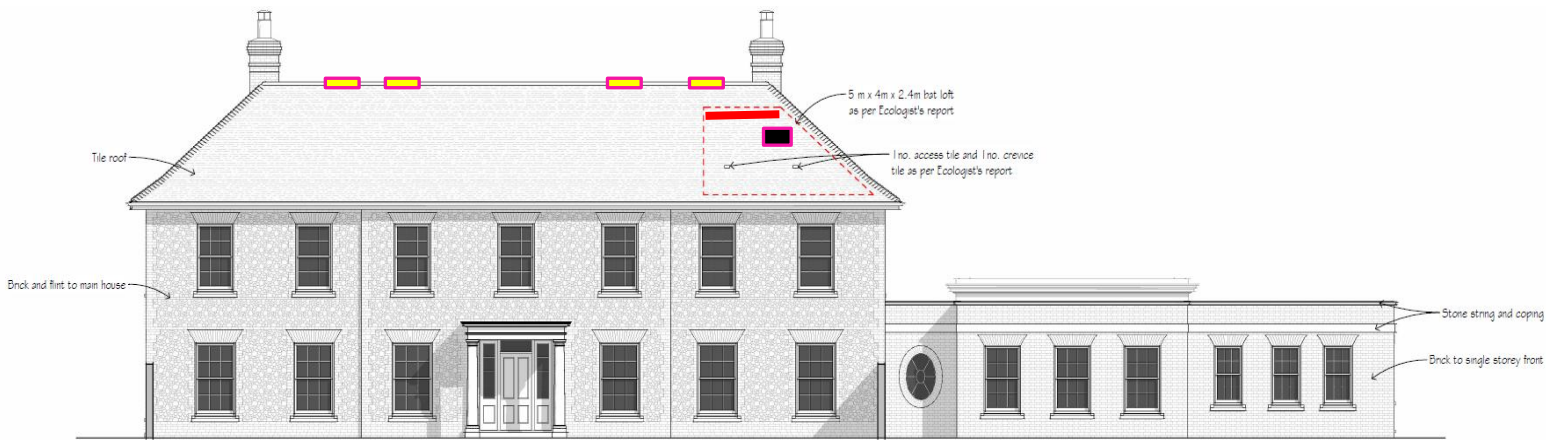
Appendix I – Bat roost and surveyor locations



*Image taken from Google Maps, 2025.

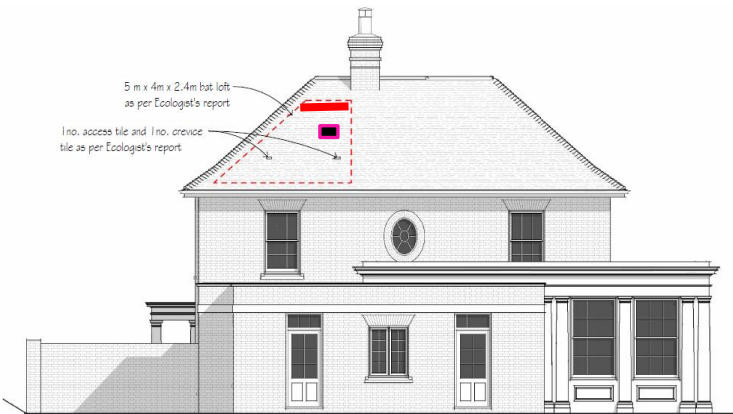
LEGEND:	
Key:	Description:
	Surveyor/camera locations.
	Serotine and brown long-eared bat day roost.
	Serotine access point.
	Common pipistrelle day roosts.

Appendix J – Bat and biodiversity mitigation and enhancement plan



North Elevation

1 : 100



West Elevation

1 : 100



South Elevation

1 : 100

LEGEND:	
Key:	Description:
	X 4 'bat ridge tiles' within new ridge. Three are to replace the loss of three roosts by common pipistrelle and one as a biodiversity enhancement.
	X 2 'Habibat bat access tiles' within new roof to provide an access point for the brown-long eared and serotine using the loft.
	X 2 'Manthorpe Swift Brick' or similar approved.
	New bat loft area to be lined exclusively with 1F bitumen felt. New loft will measure 5m in length x 4m in width x 2.4m in height which will be enclosed with a loft hatch for essential maintenance.
	3m of rough-sawn timbers will be installed either side of the ridge beam to provide suitable roosting features.
	X 2 solitary bee bricks in the southern elevation

Figure 1: Habibat Bat Access Tile



Figure 2: Bat ridge tile design for crevice dwelling bats

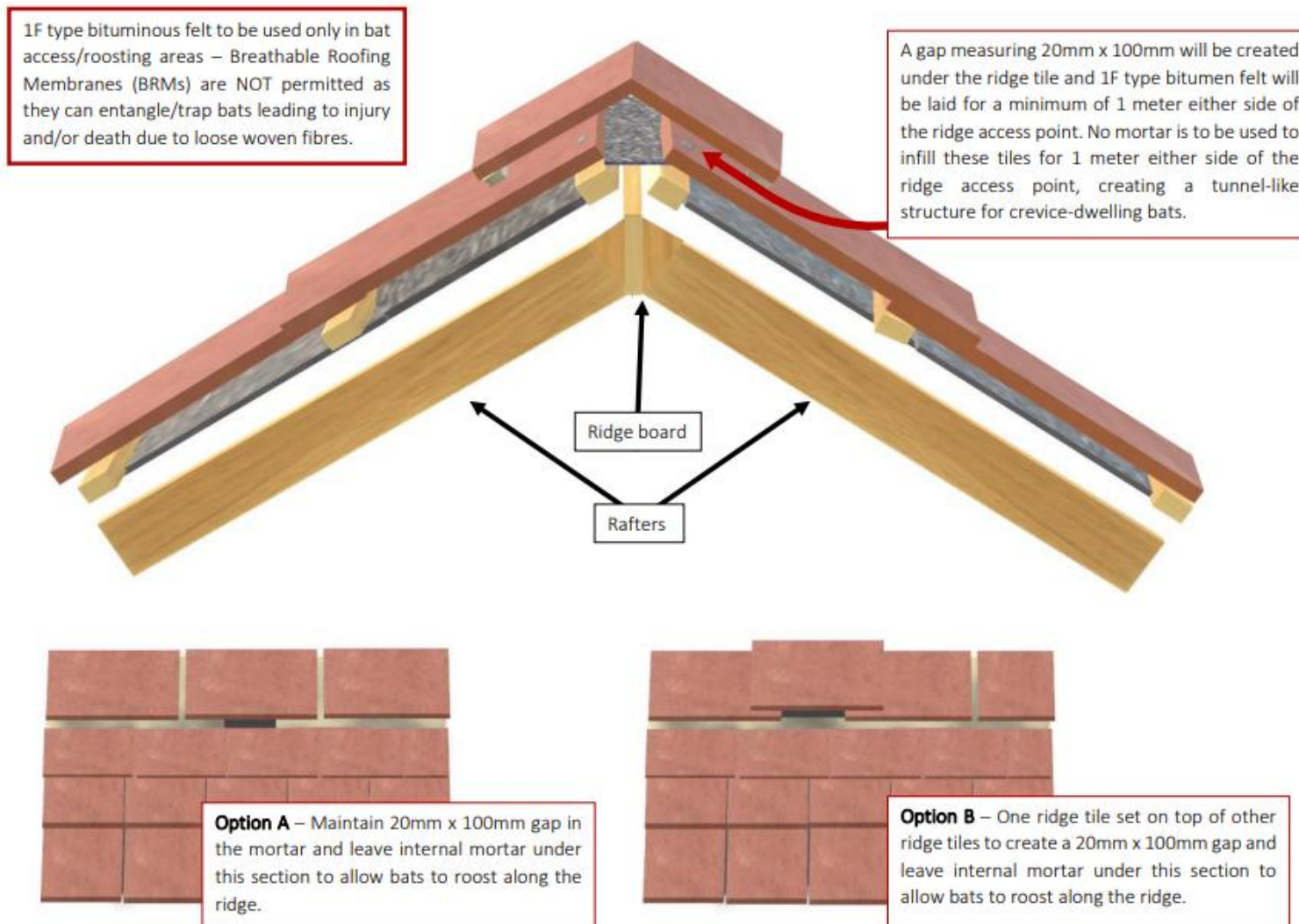
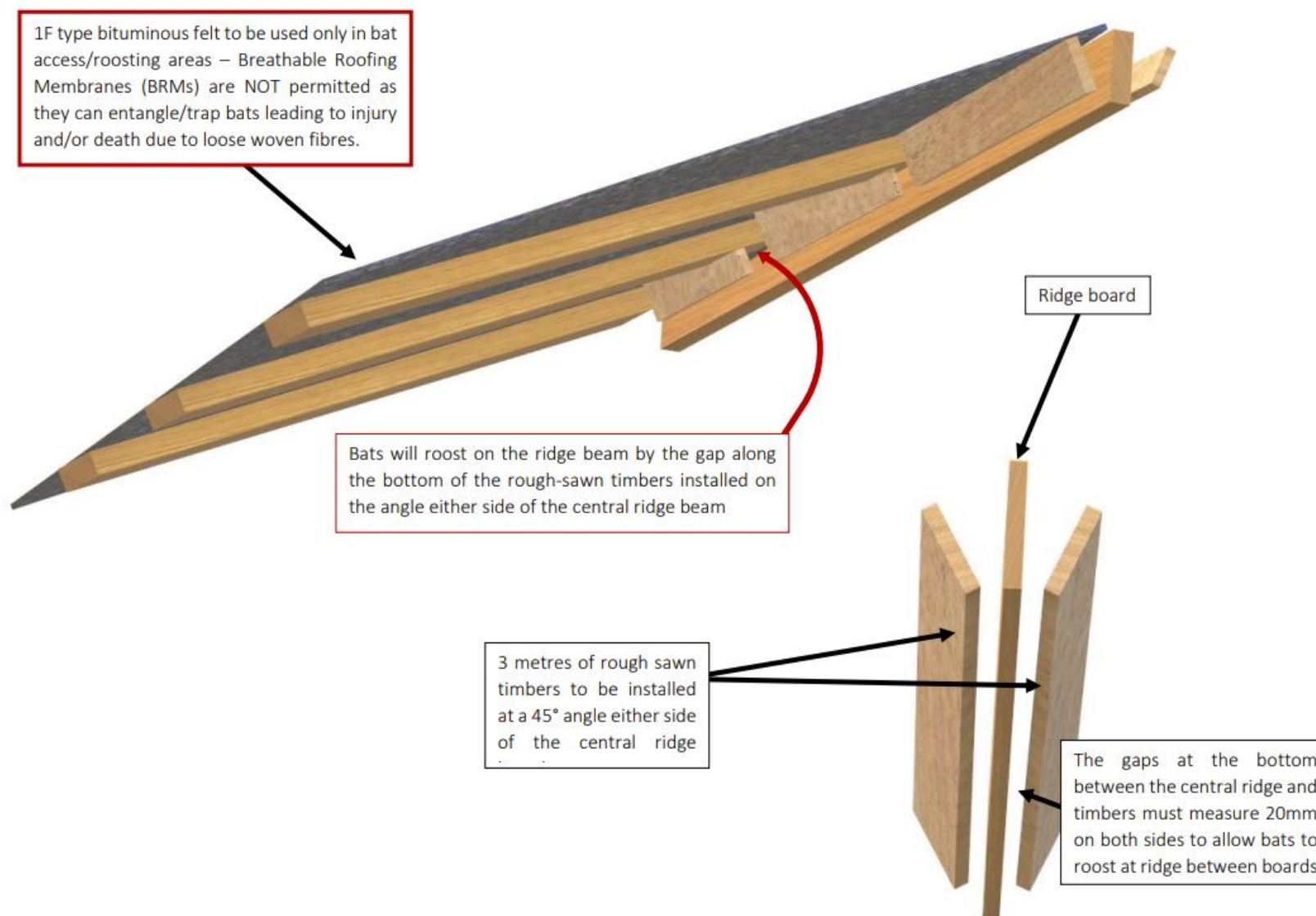
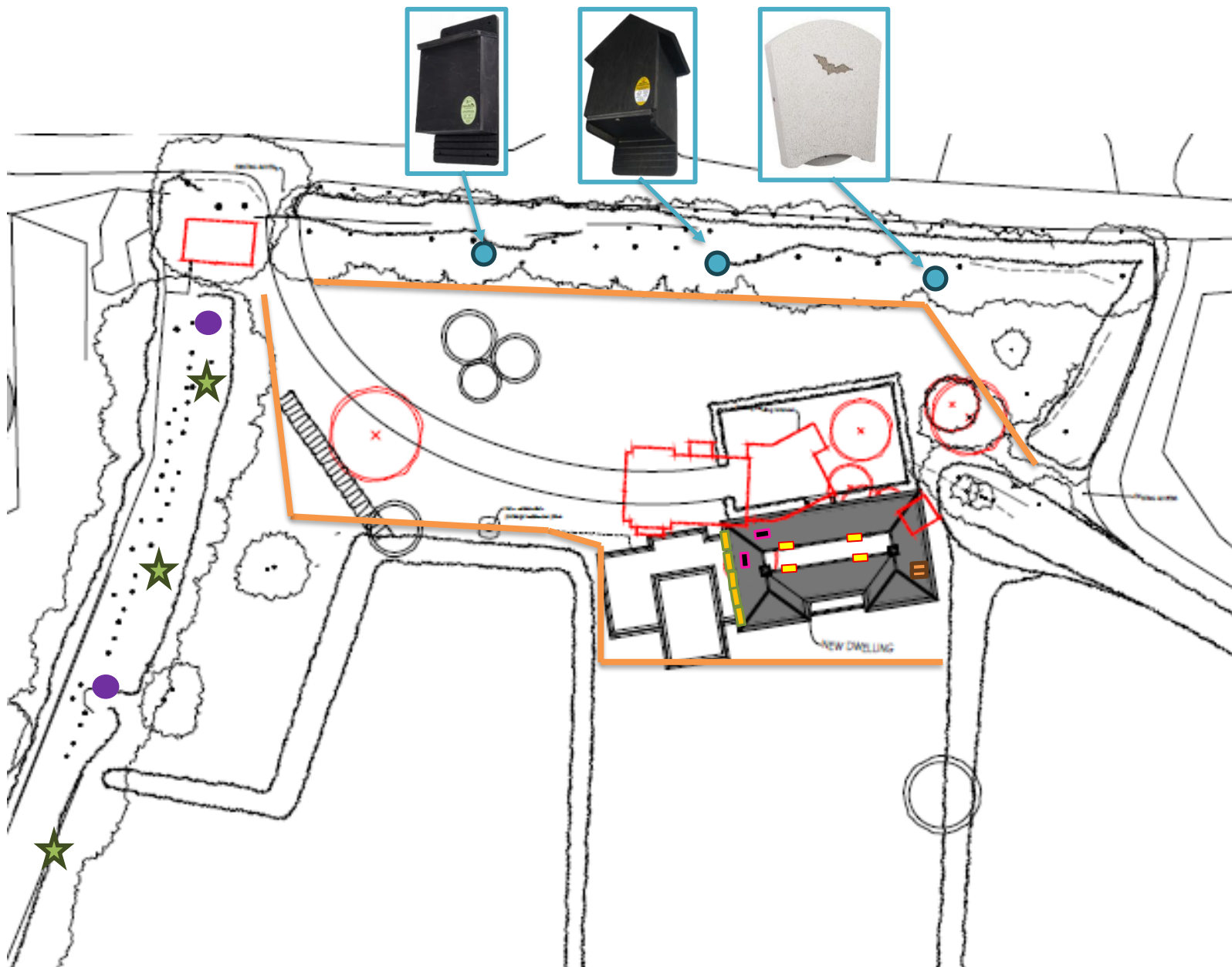


Figure 3: Ridge Enhancement for void dwelling bats

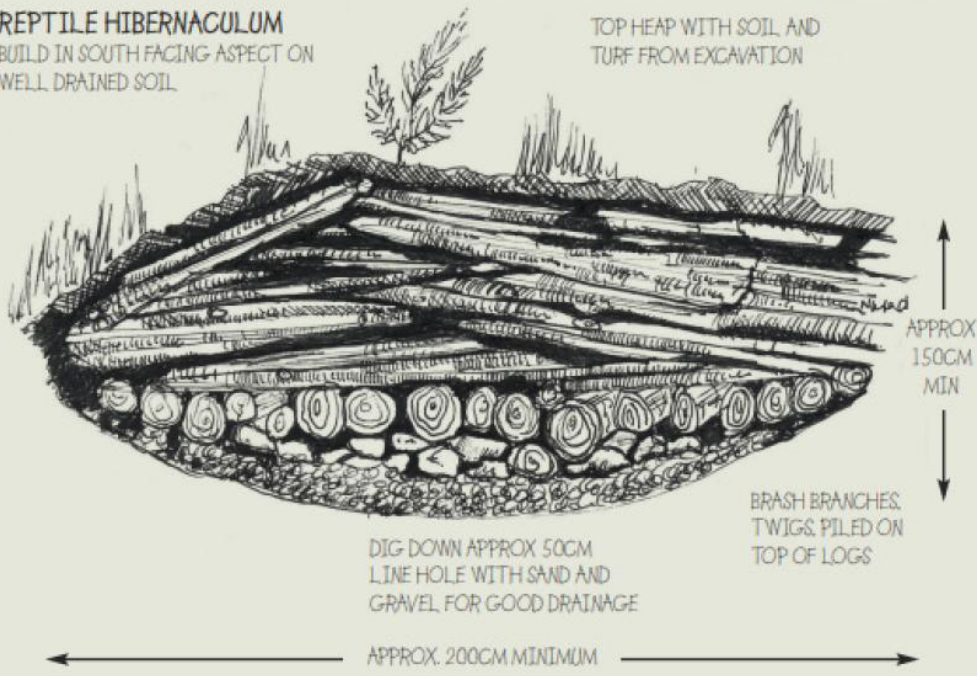




LEGEND:	
Key:	Description:
	Four ridge tile design for crevice dwelling bats
	Two habitat bat loft access tiles
	Five 'Manthorpe Swift Brick' or similar approved (see photo on next page)
	Location of 'Heras' fencing
	Two hibernacula (see diagram on next page)
	Three new dormouse nest boxes in off-site woodland
	Two solitary 'bee bricks'
	Bat boxes erected on trees within applicant's ownership pre-commencement of any works.

REPTILE HIBERNACULUM BUILD IN SOUTH FACING ASPECT ON WELL DRAINED SOIL

TOP HEAP WITH SOIL AND
TURF FROM EXCAVATION



Any new close-boarded fencing on-site will feature hedgehog gravel boards or custom-made holes within every boundary that will measure 13cm x 13cm.



Five 'Manthorpe Swift Bricks' (or similar) will be installed in the western elevation of the new house as close to the eaves as possible.



Three 'Standard Dormouse Nest Box' (or similar) will be installed in the woodland.



X 2 'solitary bee bricks' to be installed in the southern elevation of the new dwelling at eaves level as shown on the map and in the illustrations below.

