

PRELIMINARY ECOLOGICAL APPRAISAL & BNG FEASIBILITY ASSESSMENT

Hesdin Estate

June 2026

For and on behalf of
Hesdin Estate Limited



Document:	Preliminary Ecological Appraisal & Biodiversity Net Gain Feasibility Assessment
Prepared For:	Hesdin Estate
Prepared By:	Beamsley Ecology Ltd
Document Reference	BE0084.R.01.2
Author:	Daniel Ross BSc (Hons) ACIEEM, Director
Version	Version 2
Date:	16/06/2026

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Disclaimer

This report has been prepared by Beamsley Ecology Ltd, with all reasonable skill, care and diligence within the terms of the Contract with the client, incorporation of our General Terms and Conditions of Business and taking account of the resources devoted to us by agreement with the client.

We disclaim any responsibility to the client and others in respect of any matters outside the scope of the above.

This document does not constitute legal advice.

0.0 EXECUTIVE SUMMARY

- 0.1 This Preliminary Ecological Appraisal was carried out on behalf of Hesdin Estate Limited to identify ecological constraints and opportunities relating to proposals to enhance the existing holiday accommodation complex.
- 0.2 There is negligible risk of adverse effects on statutory or non-statutory ecological designations due to the scale, nature and location of the Proposals.
- 0.3 The Site is dominated by species-poor modified grassland, which is not considered a significant constraint to development (aside from its measurable value under the Biodiversity Net Gain metric).
- 0.4 Wet woodland, hedgerow and mature trees represent the most ecologically valuable habitat on Site and should be protected and enhanced through the development.
- 0.5 The Site is not likely to be of significant importance for any protected or notable species, although some precautionary recommendations are made with regards to amphibians, reptiles, and nesting birds during construction.
- 0.6 A Biodiversity Net Gain (BNG) assessment has been undertaken, based on landscape proposals. The assessment demonstrates that a minimum of 10% BNG can be achieved through a strategy of habitat retention, enhancement and creation.
- 0.7 The Proposals present significant opportunities to enhance biodiversity, including:
- strengthening and diversification of grassland and hedgerow habitats
 - improving connectivity to wildlife across the Site
 - introducing new planting and features providing nesting, roosting and shelter opportunities for wildlife
 - the potential introduction of additional ecological enhancements such as pond creation
- 0.8 Overall, the Proposals represent an opportunity to deliver significant habitat and species-specific benefits.

1.0 INTRODUCTION

- 1.1 Beamsley Ecology Ltd was commissioned by Hesdin Estate Limited (the 'Client') to produce a Preliminary Ecological Appraisal (PEA) report and Biodiversity Net Gain (BNG) Feasibility Assessment relating to land at Hesdin Estate, Chapmanslade, Westbury BA13 4GF (hereafter referred to as the 'Site').
- 1.2 The Site is approximately 5.73 hectares (ha) in total area, centred on Ordnance Survey Grid Reference ST 83697 47936. The Site comprises existing holiday properties, access, car parking and grassland.
- 1.3 The Site location and survey extent is shown in **Figure 1**.

Proposals

- 1.4 The report is produced for submission alongside a planning submission to Wiltshire Council relating to the proposed enhancement of the existing holiday accommodation complex, and addition of recreational and operational facilities (the 'Proposals').

Aims & Objectives

Preliminary Ecological Appraisal

- 1.5 The report provides an initial assessment of the ecological baseline for a proposed development site and establishes whether the Site is likely to be constrained by ecology, and whether more information is needed to establish an ecological baseline and determine the potential impacts arising from development.
- 1.6 The subsequent Preliminary Ecological Appraisal Report (PEAR) is intended to give guidance to a developer and assist with the early stages of project planning and design. Where a site is not complex or constrained, and no additional ecological input is necessary, the PEAR may be sufficient and suitable to support a planning application.

Biodiversity Net Gain

- 1.7 This report provides an assessment of the baseline value of the Site in Biodiversity Units (BUs) and makes recommendations for how the project can achieve 10% BNG as mandated by the Environment Act (2021).
- 1.8 The report aims to -
 - Provide the baseline biodiversity value for the Site.
 - Calculate the anticipated Biodiversity Net Gain score based on the proposed layout and landscaping and determine the feasibility of the Project achieving 10% BNG.

2.0 METHODOLOGY

- 2.1 Details of the methodologies relevant to this assessment can be found in **Appendix 2**.

3.0 LIMITATIONS & ASSUMPTIONS

- 3.1 The areas and conditions of post-development habitats are based solely on provisional landscape proposals, with the expectation that full details of habitat management and monitoring provisions will be provided as a pre-commencement planning condition. The Biodiversity Net Gain (BNG) units and scores outlined here may change if adjustments are made to the redline planning application boundary, the proposed development layout and massing, or the extent and character of retained, created, and enhanced post-development habitats. Even minor changes to these elements could significantly affect the overall BNG outcome.
- 3.2 The Site boundary was not provided in a format suitable for use within GIS software, and the boundary was manually georeferenced by Beamsley Ecology using identifiable features from the topographical survey and location plan. While care was taken to ensure accuracy, Beamsley Ecology accepts no responsibility for any discrepancies in site area, location, or baseline habitat data arising from potential minor inaccuracies in the georeferencing process.
- 3.3 The Biodiversity Net Gain (BNG) assessment has been prepared using professional judgement, current guidance, and available site information to classify habitats and assess their condition. Habitat types and condition assessments, and boundaries both at baseline and post-development, are inherently subject to interpretation and may vary between practitioners. The outcomes of this assessment, including the calculated biodiversity unit values, are based on these professional judgments. Beamsley Ecology Ltd accepts no liability for any changes to the BNG calculations or resulting biodiversity outcomes that may arise from the Local Planning Authority (LPA), or any other competent authority disagreeing with the habitat classifications or condition assessments provided herein.
- 3.4 The extent and condition of the culverted section of the watercourse within and adjacent to the Site is not currently mapped in full detail, and therefore only the open section of ditch has been considered within the baseline and post-development BNG calculations. The watercourse biodiversity unit assessment is based solely on the enhancement of the retained ditch as part of the proposed landscape strategy. If further survey confirms a longer extent of culverted or open channel, the BNG assessment will be updated accordingly to reflect accurate watercourse length and condition.
- 3.5 Building works associated with previously consented planning applications are ongoing on Site which has resulted in the disturbance of former grassland. At the point of a full application an assessment will be made as to what work has been carried out under existing consents, and therefore would not be classified as degradation for the purposes of the BNG assessment.
- 3.6 This report does not specify the complete methodology for BNG assessment; relevant guidance documents should be consulted as needed.
- 3.7 All figures and conclusions should be considered provisional until formally accepted by the relevant authority.

4.0 RESULTS

Desk Study

Site Context

- 4.1 The Site is located to the east of the Village of Chapmanslade, surrounded in the immediate vicinity by farmland to the west, south and east, and an unnamed road followed by woodland to the north.
- 4.2 The wider landscape comprises of mixed farmland, interspersed with significant areas of woodland, and a network of streams and waterbodies.

Potential Wildlife Corridors

- 4.3 The Site is not considered to form part of or contribute to any landscape scale habitat corridors, due to it being enclosed by intensive farmland and roads. A network of linear features through the wider landscape including hedgerow and watercourses provide some connective function to the Site from the south, and across the local landscape.

Statutory Designations

- 4.4 A search has been made to identify any nationally designated sites within 2km, or internationally designated sites within a 5km radius.

Table 1: *Nationally Designated Sites within 2km & Internationally Designated Sites within 5km*

Site Name	Designation	Distance from Site	Summary Interest
Salisbury Plain	Special Area of Conservation (SAC), Special Protection Area (SPA), Site of Special Scientific Interest (SSSI)	4.12km east	Salisbury plain SPA contains the largest expanse of unimproved chalk downland in northwest Europe comprising a mosaic of eight main National Vegetation Classification community types that represent 41% of Britain's area of chalk downland. The site also includes small blocks of woodland and scrub and an area of agricultural land on its periphery. The majority of the site has been used for military training since early this century and is therefore has not being subject to intensive farming. The site qualifies under article 4.1 Of EC Directive 79/409 on the Conservation of Wild Birds by regularly supporting nationally important populations of two Annex I species. It supports 10% of the British breeding population of stone curlew and 1% of Britain's wintering hen Harrier. Other Annexe I species which occur in small numbers include Merlin and short eared owl which winter on site, and Montagu's Harrier which has attempted to breed on at least one occasion. The site also qualifies under article 4.2 of the directive by supporting nationally important breeding populations of two regularly occurring migratory species. Approximately 20% of the British population of quail and 1% of the British population of hobby breed on the SPA.

- 4.5 The above designations are considered sufficiently separated from the Site for impacts from development of

the scale and nature proposed to be ruled out.

SSSI Impact Risk Zones (IRZs)

- 4.6 The Site lies within the IRZ for multiple Sites of Special Scientific Interest (SSSIs) however the Local Planning Authority (LPA) is not required to consult with Natural England in relation to potential impacts of development of the scale and nature proposed.
- 4.7 The proposed development is unlikely to have a harmful effect on any terrestrial Sites of Special Scientific Interest (SSSIs) and the Special Areas of Conservation (SACs), Special Protection Areas (SPAs) or Ramsar sites that they underpin.

Non-statutory Designations

- 4.8 Information on non-statutory designated site has been requested from Wiltshire & Swindon Biological Records Centre (WSBRC). Multiple Local Wildlife Sites are found within 2km of the Site, however all of these are sufficiently separated from the Site for potential impacts from development of the scale and nature of that proposed to be considered unlikely.

Granted EPSM Licences

- 4.9 There are no European Protected Species Mitigation (EPSM) licences shown within 1km of the Site.

Mapped Ancient Woodland

- 4.10 No ancient woodland is mapped within 15m of the Site.

Waterbodies

- 4.11 A single waterbody is found on mapping within 250m of the Site. This is an in-line pond 224m to the south associated with an unnamed watercourse and woodland.

Extended Phase 1 Habitat Survey

- 4.12 The survey was carried out on the 23rd of September 2025¹ and followed the principles of Extended Phase 1 Habitat Survey methodology (JNCC, 2010). Habitats are classified according to the UK Habitat Classification System (UKHab Ltd, 2023), with secondary codes used where appropriate.
- 4.13 The survey was carried out by Daniel Ross BSc (Hons) ACIEEM on behalf of Beamsley Ecology Ltd. Daniel has over 12 years of experience carrying out habitat survey and assessment.
- 4.14 Sufficient time was afforded for the surveyor to carry out the survey. The survey was not constrained by poor weather.

Habitats

- 4.15 The following habitat types, described in more detail below, were identified on and directly adjacent to the Site during the 'Extended' Phase 1 Habitat Survey:

¹ This Report has been prepared during October 2025 following a visit to the Site in September 2025, and our findings are based on the conditions of the Site that were reasonably visible and accessible at that date. We accept no liability for any areas that were not reasonably visible or accessible, nor for any subsequent alteration, variation, or deviation from the Site conditions which affect the conclusions set out in this report.

- Developed Land; Sealed Surface
- Unvegetated, Unsealed Surface
- Modified Grassland
- Wet Woodland
- Sparsely Vegetated Land
- Ruderal / Ephemeral Vegetation
- Hedgerows
- Ditches
- Individual Trees

4.16 The habitat descriptions provided below should be read in conjunction with **Figure 2** and the photographs presented in **Appendix 4**.

Developed Land; Sealed Surface, u1b

4.17 Access roads, paths and existing buildings.

Artificial Unvegetated, Unsealed Surface u1c

4.18 Gravel access roads and car parking.

Modified Grassland, g4

4.19 The majority of the Site comprises of species poor grassland. This varies in management between intensively mown areas to the northwest, a closely mown 'runway' (TN 3 on Figure 2), and less intensively managed areas at the south and east of the Site. The grasslands all occupy area which were previously used for crops, and this is the resulting nutrient loads within the grasslands are evidenced in the species composition of the sward.

4.20 A grassy sward is prevalent with frequent false oat grass *Arrhenatherum elatius* and Yorkshire fog *Holcus lanatus* and occasional cocksfoot *Dactylus glomerata*. Forbs are limited in abundance and diversity with species indicative of nutrient enrichment including frequent dandelion *Taraxacum officinale*, creeping thistle *Cirsium arvense*, broad leaved dock *Rumex obtusifolius* and common ragwort *Jacobaea vulgaris*, and occasional white clover *Trifolium repens*. Other species include occasional ribwort plantain *Plantago lanceolata* and creeping buttercup *Ranunculus repens*, and rare doves-foot cranesbill. Perennial rye *Lolium perenne* was locally dominant in some recently seeded areas, with Scentless mayweed *Tripleurospermum inodorum* also locally common in areas subject to recent disturbance.

4.21 In more intensively managed amenity areas, the species composition varied with abundant perennial rye and occasional cocksfoot and Yorkshire fog. Forbs were limited to dandelion, ribwort plantain, yarrow, creeping buttercup and scentless mayweed.

4.22 The runway area is intensively managed and dominated by perennial rye with very few forbs found at low density and diversity.

- 4.23 Areas to the west of the Site are fenced and used for animal including pigs and alpacas (see T4 on Figure 2). These areas were not accessible, but the sward was similar to that of adjacent grasslands, save for additional disturbance from livestock, including pigs.

Wet Woodland, w1d

- 4.24 To the south of the Site is a former pond which previously accepted agricultural run-off from adjacent fields. This pond is now dry, likely due to a change in hydrology of the Site following the diversion of the flow past this feature into an adjacent ditch to the south. The area supports mature willow *Salix sp.* trees with a heavily shaded ground layer supporting only occasional nettle *Urtica dioica*. Rare field maple *Acer campestre* is also found.

Sparsely Vegetated Land u1f

- 4.25 To the eastern boundary is a bund which supports tall competitive herbs colonising previously bare ground including abundant creeping thistle, frequent nettle and false oat grass, occasional broad leaved dock and bramble *Rubus fruticosus* agg, and rare red campion *Silene dioica*, hazel *Corylus avellana* and hawthorn *Crataegus monogyna*

Ruderal / Ephemeral Vegetation u 81

- 4.26 Ruderal / ephemeral species arising on cleared ground. Species include spear thistle, great willowherb, willowherb *Epilobium sp.*, broad leaved dock, great plantain *Plantago major*, dandelion, prickly sow thistle *Sonchus asper*, spear thistle *Sonchus asper*, common poppy *Papaver rhoeas*, nettle, Yorkshire fog, Canadian fleabane *Erigeron canadensis*, and common ragwort.

Hedgerows, h2a, h2b

- 4.27 Four hedgerows are found on Site, as described in the table below.

Table 2: Hedgerow Summary

Name	Hedge type	Description	Species
H1	Non-native and Ornamental Hedgerow	Boundary hedgerow dominated by non-native species.	Leyland cypress <i>Cupressus x leylandii</i> dominated hedge, with occasional hawthorn. Ground layer comprising of coarse grasses cocksfoot and false oat and forbs indicative of nutrient enrichment including nettle, broad leaved dock and common hogweed <i>Heracleum sphondylium</i> .
H2	Native Hedgerow	Species poor boundary hedgerow, adjacent to road and closely mown grassland	Frequent hawthorn <i>Crataegus monogyna</i> and ash <i>Fraxinus excelsior</i> , and occasional sycamore <i>Acer pseudoplatanus</i> .
H3	Native Hedgerow	Hawthorn hedgerow dividing two grazed areas of grassland.	Hawthorn, bramble.
H4	Non-native and Ornamental Hedgerow	Gappy leylandii hedge adjacent to gravel car parking.	Leyland cypress

Ditch

- 4.28 Boundary ditch receiving run-off from the existing complex and adjacent grassland / farmland, which is culverted through the Site to the north. The ditch support only shallow water for part of its length, and no aquatic or distinct marginal vegetation was present. Vegetation is dominated by competitive herbs including nettle, great willowherb *Epilobium hirsutum*, broad leaved dock and fat hen *Chenopodium album* and scattered hazel.

Individual trees

- 4.29 Trees are scattered around the periphery of the Site and within the existing complex of buildings, including beech *Fagus sylvatica*, and horse chestnut *aesculus hippocastanum*.

Faunal Appraisal

Amphibians

- 4.30 The habitats which dominate the Site, namely managed grasslands, are of relatively low value to amphibians and are not well connected to any potential breeding within 250m of the Site.
- 4.31 A single waterbody is found within 250m of the Site, located over arable land 224m to the south. This waterbody is found in line with a mapped watercourse and surrounded by a narrow band of woodland. This feature may have the potential support amphibian species including great crested newt.

Bats

- 4.32 The Site is dominated by species poor grassland which are of low value to commuting or foraging bats. The Site lacks any significant linear boundary features which would be likely to be of significant value to commuting or foraging bats.
- 4.33 Mature trees, including those associated with the wet woodland may have the potential to support roosting bats.

Birds

- 4.34 The habitats on Site are not considered likely to be of significant value to any protected or otherwise notable species or assemblages.
- 4.35 Trees, hedgerow and woodland have the potential to support nesting birds.
- 4.36 An owl nest box has been erected on an existing tree adjacent the existing complex of buildings.

Badgers

- 4.37 No evidence of badger activity was found on, or adjacent to the Site boundary.
- 4.38 The supports some potential for the establishment of badger setts, although existing disturbance and management may disincentivise badger from using the Site.

Water Vole & Otter

- 4.39 No evidence of water vole was found within the ditch, and the feature supports insufficient water levels for this

species. Being culverted to the north and only continuing as far as the field boundary of the Site the ditch has no potential to be of value to commuting water vole or otter.

Reptiles

- 4.40 Habitat on Site are of limited value to this group, and the Site is not considered well connected to any higher value habitat in the wider area.
- 4.41 The Site has some potential to support basking or commuting / foraging reptiles which may be present in the wider area.

Hedgehog

- 4.42 The Site may support incidental activity of hedgehog given it's proximity to woodland in the local area. however, given the paucity of hedgerow, scrub and woodland, and lack of strong connections to higher value habitats in the local area, the Site is unlikely to be of significant importance to this species.

Invasive Non-Native Species (INNS)

- 4.43 No species listed on Schedule 9 of the Wildlife & Countryside Act (1981 as amended) were found on Site².

5.0 BIODIVERSITY NET GAIN

- 5.1 The assessment of the Biodiversity Net Gain (BNG) score for the Site has been established based on the baseline habitats as presented above and in **Figure 2**.
- 5.2 Currently the post development value of the site is assessed indicatively based on the provisional Landscape Masterplan³.
- 5.3 An assessment is made for area, linear and watercourse BUs.
- 5.4 The BNG score for the Site is presented in the Statutory Metric, provided as a separate document (BE0084.XLS.01.2).

6.0 DISCUSSION & RECOMMENDATIONS

Designations

- 6.1 Given the distance from statutorily protected sites and scale of the development, the proposals are unlikely to have an adverse effect on any designated sites.

Habitats

- 6.2 The Site is dominated by species poor grassland which is not considered a significant constraint to development (notwithstanding the value attributed to it through BNG).
- 6.3 Mature trees should be retained and protected through development.

² Whilst the survey included a search for invasive plant species listed under Schedule 9 of the Wildlife and Countryside Act 1981 (as amended), it was not exhaustive and only covered species that were visible and identifiable at the time of the survey. Should the Client wish to confirm the absence of invasive species, dedicated and detailed survey should be carried out.

³ Greenhalgh Landscape Architecture, Landscape Masterplan, ref: 354_GLA_00_00_DR_L_1002_P2

- 6.4 Wet woodland is a Habitat of Principal Importance (HoPI) and should be retained and protected through development.
- 6.5 The Proposals represents an opportunity to deliver significant habitat creation and enhancement.

Biodiversity Net Gain

- 6.6 The project will be required to demonstrate delivery of a minimum 10% net gain in biodiversity under the Environment Act (2021).
- 6.7 A summary of the provisional BNG score for the Site can be found in the table below.

Table 3: *Biodiversity Net Gain Results Summary*

	On-site		
	Baseline Value	Post-development Value	Predicted On-Site BNG
Area Habitats	24.05	37.04	12.99 BUs (54.02%)
Linear Features	0.31	0.58	0.27 (86.26%)
Watercourses	0.35	0.82	0.47 (132.27%)

Biodiversity Gain Plan

- 6.8 A 'Biodiversity Gain Plan' will be required to be submitted which demonstrates how the development will achieve 10% BNG, supported by a Habitat Management & Monitoring Plan (HMMP) and updated biodiversity net gain assessment.
- 6.9 The HMMP will detail the methodology for the management and monitoring of proposed habitats. The Biodiversity Gain Plan will be submitted and approved by the LPA prior to the commencement of development to discharge the statutory BNG condition applied to any granted permission.

Protected and Notable Fauna

Amphibians

- 6.10 A single waterbody is located approximately 224 m south of the Site, with a narrow band of woodland potentially providing limited amphibian habitat.
- 6.11 Whilst this pond may offer some suitability for great crested newts (GCN), connectivity to the Site is restricted, with intervening arable land and an absence of significant linear features. The Site itself is dominated by species-poor, frequently disturbed grassland providing only sub-optimal terrestrial habitat for GCN.
- 6.12 As such, the likelihood of GCN presence within the development footprint is low, and the proposed works are not considered likely to result in any significant risk of harming GCN or adversely affecting their local conservation status.
- 6.13 However, in recognition that amphibians may occasionally be present within sub-optimal habitat, development works could follow a Precautionary Working Method Statement (PWMS) by which development can proceed to minimise the risk of impacts great crested newt. This can be delivered as a condition of planning.

- 6.14 The Proposals also offer the potential for significant ecological enhancement for amphibians. The establishment of structurally diverse grassland, scrub planting, and improved connectivity to retained wet woodland will provide better refuge, foraging habitat and shelter than presently exists. Habitat management to reduce disturbance and increase vegetation diversity will further improve habitat value for GCN and other amphibian species.

Bats

- 6.15 The Site currently provides limited foraging and commuting habitat for bats, being largely comprised of species-poor grassland with few linear landscape features.
- 6.16 No detailed suitability assessment of trees for bat roosting potential was undertaken at this preliminary stage. However, a number of mature trees, particularly those associated with the wet woodland area, may support features of potential value to roosting bats.
- 6.17 At present, it is anticipated that all trees will be retained as part of the Proposals, and therefore no impacts on potential roosting features are expected. Should future design refinement identify the need for any tree removal or significant surgery, this would need to be informed by a specific Bat Roost Assessment (BRA) undertaken by a suitably qualified ecologist to determine the presence and level of roosting suitability. Any required further surveys would be planned in accordance with current Bat Conservation Trust Guidelines.
- 6.18 While baseline value is low, the development offers substantial opportunity for bat enhancement through:
- Creation of more structurally diverse planting to improve insect abundance and foraging opportunities
 - Enhancement of the wet woodland edge and establishment of aquatic and damp habitats supporting invertebrate prey
 - Installation of bat boxes and integrated roost features within retained trees and new buildings
 - Avoidance and sensitive design of lighting to maintain dark corridors
- 6.19 Collectively, these measures would significantly increase the Site's value to bats post-development.

Reptiles

- 6.20 The habitats currently present on Site - primarily species-poor, frequently mown grassland - offer only limited suitability for common reptile species such as slow worm, common lizard, or grass snake.
- 6.21 The Site is also not well connected to higher value habitats in the wider landscape, further reducing the likelihood of regular reptile presence.
- 6.22 While the overall risk is low, occasional use of the Site by widespread reptiles cannot be entirely ruled out, particularly along less intensively managed grassland edges and the interface with hedgerows and woodland. The production and implementation of a Precautionary Working Method Statement (PWMS) would act to minimise the risk of impacting in reptiles. This will ensure that any reptiles present can move away from working areas safely and will include:
- Directional strimming/cut-and-remove approach to encourage fauna dispersal

- Habitat manipulation staged to allow gradual movement into retained areas
- Toolbox talk to contractors on reptile recognition and best-practice
- Ceasing works and seeking ecological advice if a reptile is encountered

6.23 In addition, the development presents significant opportunities to increase the value of the Site to this group through development. Proposed habitat creation, including more structurally diverse grassland, scrub and woodland edge, will provide foraging, basking, and sheltering features that are currently absent. Enhancement measures that can directly benefit reptiles include:

- Creation of Compost / log piles, brash and hibernacula
- Improved connectivity between grassland and wet woodland edge
- Reduced mowing and more varied vegetation structure to boost invertebrate prey

6.24 The Site currently supports some limited potential for foraging and commuting hedgehog.

6.25 However, due to the intensively managed and disturbed nature of the grassland across much of the Site, suitability is relatively low, and the species is unlikely to be present in significant numbers or to be reliant on habitats that would be affected by the Proposals.

6.26 The development therefore poses no meaningful constraint in respect of hedgehog, and the risk of impacts arising from the Proposals is considered negligible.

6.27 Importantly, the landscaping strategy offers the opportunity for clear and measurable improvements for hedgehog and other small mammals. Enhancements that can be delivered through the scheme include:

- Creation of structurally diverse grassland and scrub providing improved shelter and foraging
- Strengthening of boundary vegetation and connectivity across the Site
- Provision of log piles, brash refuges and undisturbed corners within the enhanced green infrastructure

6.28 Collectively, these measures would represent a significant enhancement for this species.

Birds

6.29 The Site currently provides limited nesting and foraging opportunities for common bird species, primarily within scattered trees, hedgerows and the wet woodland.

6.30 The wider grassland areas are intensively managed and therefore offer relatively low resource value for breeding birds. As such, the Proposals are not expected to adversely affect any notable bird assemblages.

6.31 To avoid any risk of disturbance to nesting birds, vegetation removal should be undertaken outside the peak nesting season (March–September inclusive) or following confirmation by a suitably qualified ecologist that no active nests are present immediately prior to works.

6.32 The Proposals offer a significant opportunity to increase the Site's value to birds through habitat creation and

enhancement. Measures that would directly support a wider diversity and abundance of bird species include:

- Strengthening and extension of hedgerows to improve nesting, cover and landscape connectivity.
- Creation of more structurally diverse grassland and scrub margins to boost invertebrate prey and seed resources.
- Enhancement of wet woodland and associated vegetation structure to provide improved nesting niches
Installation of bird boxes targeting cavity-nesting and declining species such as house sparrow and starling.

Opportunities

6.33 Additional potential ecological opportunities at the Site include:

- Creation of new hedgerow on Site boundaries.
- Creation of new ponds
- Opening of culverted ditches

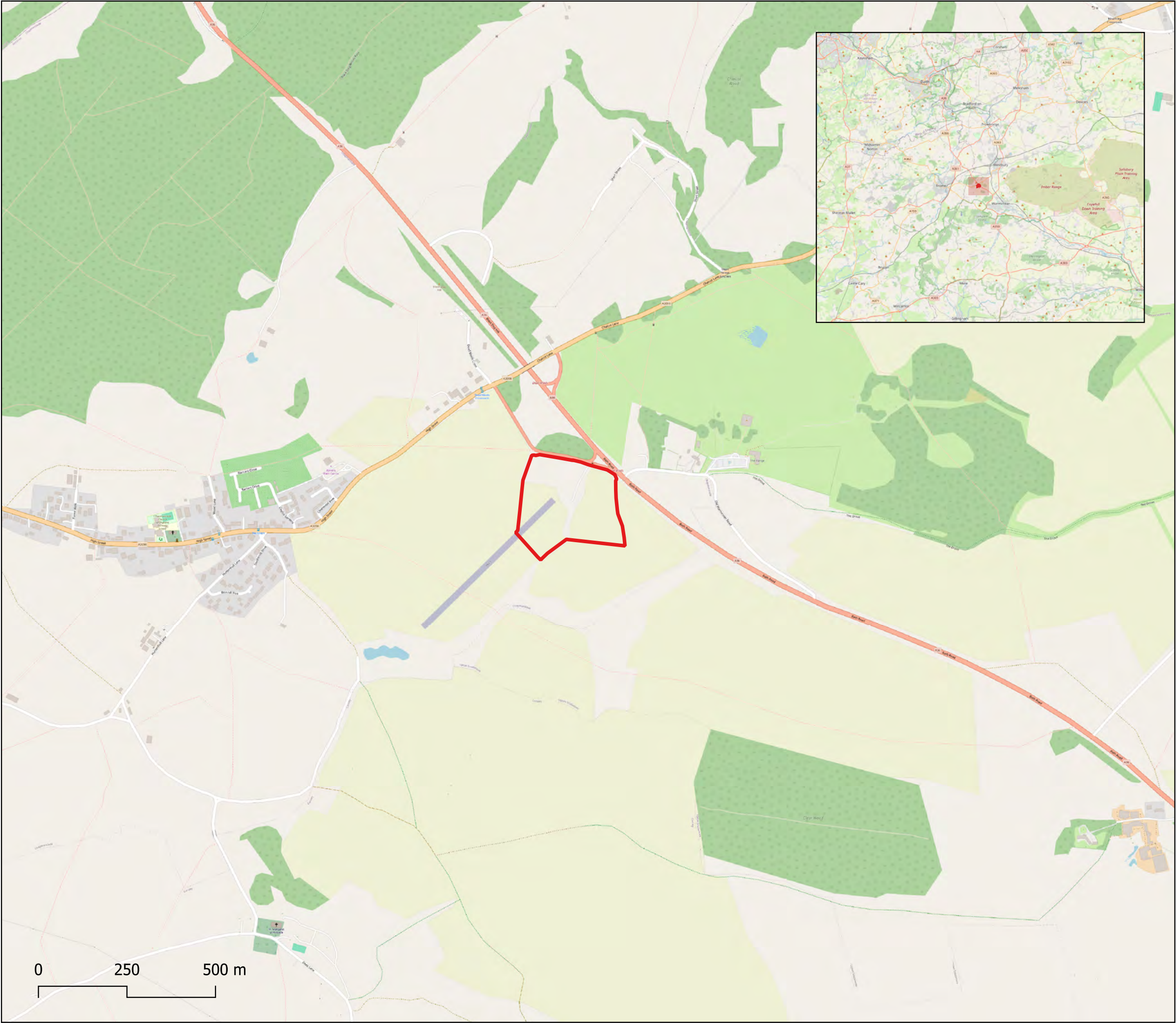
6.34 A Biodiversity Enhancement and Management Plan (BEMP) or similar should be produced to detail how the Ecological value of the Site will be maximised. This can be delivered through a condition of planning.

FIGURES

Figure 1: *Site Location*

Figure 2: *Baseline Habitat Features*

Figure 3: *Post Development Habitat Features*



 Red Line Boundary
BASE MAPS
OpenStreetMap



CLIENT
Hesdin Estate Limited

PROJECT
Hesdin Estate

DRAWING TITLE
Figure 1: Site Location

Date	29.10.2025	Ref: BE0084_D_01_01.1	Drawn By DR
Job No:	BE0084	Rev: 01	Checked By DR



- Site Boundary
- INDIVIDUAL TREES
 - Existing Large Rural Tree
- HEDGEROWS
 - Non-native and ornamental hedgerow
 - Native hedgerow
- WATERCOURSES
 - Ditches
- HABITATS
 - Developed land; sealed surface
 - Modified grassland
 - Ruderal/Ephemeral
 - Wet woodland
 - Tall forbs
- BASE MAPS
 - Aerials



CLIENT			Hesdin Estate Limited		
PROJECT			Hesdin Estate		
DRAWING TITLE			Figure 2: Baseline Habitat Features		
Date	30.10.2025	Ref:	BE0084_D_02_01.1	Drawn By	DR
Job No:	BE0084	Rev:	01	Checked By	DR



- Site Boundary
- INDIVIDUAL TREES
 - Proposed Small Urban Tree
 - Proposed Small Rural Tree
 - Retained Large Rural Tree
- HABITATS
 - Developed land; sealed surface
 - Introduced shrub
 - Mixed scrub
 - Modified grassland
 - Other neutral grassland
 - Ponds (non-priority habitat)
 - Sustainable drainage system
 - Wet woodland
 - Tall forbs
- HEDGEROWS
 - Non-native and ornamental hedgerow
 - Native hedgerow
- WATERCOURSES
 - Ditches
- BASE MAPS
 - Aerials



CLIENT
Hesdin Estate Limited

PROJECT
Hesdin Estate

DRAWING TITLE
Figure 2: Post Development Habitat Features

Date	16.06.2026	Ref:	BE0084_D_03_01.2	Drawn By	DR
Job No:	BE0084	Rev:	02	Checked By	DR

APPENDICES

APPENDIX 1 LANDSCAPE MASTERPLAN

APPENDIX 2 METHODOLOGY

Ecological Data Search

- A2.1 The aim of the ecological data search is to collate existing ecological records for the Site and adjacent areas. Obtaining existing records is an important part of the evaluation process, as it provides additional information that may not be apparent during a site survey.
- A2.2 Records of important statutory and non-statutory sites designated for their nature conservation value within 10km of the Site were also searched for on the Multi-Agency Geographic Information for the Countryside (MAGIC)⁴.
- A2.3 In addition, Habitats of Principle Importance (HoPI) and Species of Principle Importance (SoPI) listed under Section 41 (S41) of the NERC Act, as well as Habitat Action Plans (HAPs) and Species Action Plans (SAPs) were consulted.

'Extended' Phase 1 Habitat Survey

- A2.4 Phase 1 habitat survey methodology (JNCC, 2010). This involves walking the site, mapping and describing different habitats (for example: woodland, grassland, scrub). The survey method was "Extended" in that evidence of fauna and faunal habitat was also recorded (for example droppings, tracks or specialist habitat such as ponds for breeding amphibians). This modified approach to the Phase 1 survey is in accordance with the approach recommended by the Guidelines for Baseline Ecological Assessment (IEA, 1995) and Guidelines for Preliminary Ecological Appraisal (CIEEM 2017).

Faunal Appraisal

- A2.5 This section first looks at the types of habitats found on Site or within the sphere of influence of potential development, then considers whether these could support protected, scarce, or NERC Act 2006 Section 41 species (referred to collectively as 'notable species').
- A2.6 We discuss further only notable species or groups which could be a potential constraint due to the presence of suitable habitat and their presence (or potential presence) in the wider area. We screen out and do not present accounts of notable species or groups which do not meet these criteria – in some cases it may be necessary to explain this reasoning.

Bats

- A2.7 Bat roosting potential is classified according to the following criteria set out below, taken from the Bat Conservation Trust Good Practice Guidelines (2023).

⁴ Magic.defra.gov.uk. (2014). Magic. [online] Available at: <http://magic.defra.gov.uk/> [Accessed December 2024].

Suitability	Criteria
Negligible	Negligible habitat features on site likely to be used by roosting bats.
Low	A structure with one or more potential roost sites that could be used by individual bats opportunistically. However, these potential roost sites do not provide enough space, shelter, protection, appropriate conditions, and/or suitable surrounding habitat to be used on a regular basis or by a larger numbers of bats (i.e. unlikely to be suitable for maternity or hibernation). A tree of sufficient size and age to contain PRFs but with none seen from the ground or features seen with only very limited roosting potential.
Moderate	A structure or tree with one or more potential roost sites that could be used due to their size, shelter, protection, conditions, and surrounding habitat but unlikely to support a roost of high conservation status (with respect to roost type only – the assessments in this table are made irrespective of species conservation status, which is established after presence is confirmed).
High	A structure or tree with one or more potential roost sites that are obviously suitable for use by larger numbers of bats on a more regular basis and potentially for longer periods of time due to their size, shelter, protections, conditions and surrounding habitats.

Evaluation

A2.8 In evaluating the Site, the ecologist will take into account a number of factors in combination, such as:

- the baseline presented above,
- the site's position in the local landscape,
- its current management and
- its size, rarity or threats to its integrity.

A2.9 There are a number of tools available to aid this consideration, including established frameworks such as Ratcliffe Criteria or concepts such as Favourable Conservation Status. Also of help is reference to Biodiversity Action Plans in the form of the Local BAP and Section 41 of the NERC Act (2006) to determine if the site supports any Priority habitats or presents any opportunities in this respect.

A2.10 The assessment of impacts considers the generic development proposals from which potential effects include:

- Vegetation and habitat removal
- Direct effects on significant faunal groups or protected species
- Effects on adjacent habitats or species such as disturbance, pollution and severance
- Operational effects on wildlife such as noise and light disturbance

Biodiversity Net Gain Statutory Metric (BNG)

A2.11 The Biodiversity Net Gain (BNG) assessment provides a prediction of the Site's Biodiversity Net Gain score using the Natural England (NE) Statutory Metric (the 'Metric') and associated methodologies. The assessment calculates the baseline value according to habitat data collected as part of the habitat survey and compare this to the predicted post development habitat types and conditions according to the most developed landscape

design.

A2.12 The summary below outlines the key assessment criteria employed in Biodiversity Net Gain (BNG) calculations.

Habitat Survey

A2.13 The type and condition of on-site habitats was determined through habitat survey carried out on the 13th of December 2024 and followed the principles of Extended Phase 1 Habitat Survey methodology (JNCC, 2010). Habitats were classified according to the UK Habitat Classification System (UKHab Ltd, 2023), with secondary codes used where appropriate.

A2.14 The survey was carried out by Daniel Ross BSc (Hons) ACIEEM. Daniel has over 10 years of experience carrying out habitat surveys.

Biodiversity Net Gain Statutory Metric

A2.15 The Metric provides a standardised framework for assessing biodiversity impacts of development projects in England, aligning with the BNG requirements established by the Environment Act (2021).

A2.16 The metric is supported by key guidance documents⁵ outlining the methodologies for BNG assessment, including –

- Statutory Biodiversity Metric User Guide
- Statutory Biodiversity Metric: Condition Assessments

A2.17 Biodiversity is measured in Biodiversity Units (BUs) of three distinct types: Area BUs, Linear BUs and Watercourse BUs. These three BUs are not interchangeable and are assessed separately. To achieve BNG a 10% net gain is required in all BU types (where applicable).

A2.18 The summary below outlines the key assessment criteria employed in Biodiversity Net Gain (BNG) calculations.

Habitat Distinctiveness

A2.19 Distinctiveness represents the inherent biodiversity value of a habitat type based on its rarity, conservation priority, and ecological role. The metric categorises habitats into distinctiveness levels, including Very High, High, Medium, Low, and Very Low. Each category has a set score that directly impacts biodiversity calculations, particularly regarding compensatory requirements. High and very high distinctiveness habitats demand specific measures for compensation, as these are more sensitive to biodiversity losses and harder to replace with similar ecological value.

Condition Assessment

A2.20 The condition of a habitat is assessed based on how close it is to its ecological optimum, influenced by factors such as past and current management practices. Habitat condition is scored on a scale from Poor to Good, with intermediate conditions like Fairly Good and Fairly Poor also available. These scores contribute directly to the biodiversity unit calculation, reflecting the habitat's current quality and resilience. Specific methodologies apply

⁵ See <https://www.gov.uk/government/publications/statutory-biodiversity-metric-tools-and-guides> : Accessed 30/10/2024

depending on the habitat type, with unique criteria for assessing watercourse conditions.

Strategic Significance

- A2.21 Strategic significance evaluates a habitat's local or regional importance, particularly regarding its alignment with conservation priorities set out in Local Nature Recovery Strategies (LNRS) or similar planning documents. Strategic significance is classified as Low, Medium, or High. A High designation applies to habitats that are directly linked to local conservation goals or mapped as priority areas in LNRS. This factor adjusts biodiversity units, giving greater weight to habitats that serve key roles in broader ecological networks.

Habitat Size

- A2.22 The size of each habitat, measured in hectares for area-based habitats and kilometres for linear features like hedgerows and watercourses, is a core factor in determining biodiversity units. Habitat size directly contributes to the total biodiversity score of a site and influences calculations for habitat loss, creation, and enhancement. This quantitative aspect ensures that both the extent and ecological quality of habitats are accounted for in BNG assessments.

Risk Multipliers

- A2.23 Risk multipliers address various factors that could affect the successful establishment of compensatory habitats. Spatial risk adjusts biodiversity units based on the distance between the site of habitat loss and the location of compensatory habitats, with penalties applied for habitats situated further from the impacted area. Temporal risk considers the time it takes for newly created or enhanced habitats to reach their intended condition, accounting for any ecological delays in achieving the desired biodiversity outcome. These multipliers refine the BNG calculations, ensuring a realistic measure of biodiversity value over time and space.
- A2.24 By systematically applying these criteria, the statutory biodiversity metric provides a structured and quantifiable approach to calculating biodiversity gains and losses, enabling effective planning and compensatory actions across diverse development projects.

APPENDIX 3 PLANNING POLICY AND LEGISLATION

National Planning Policy

National Planning Policy Framework

A3.1 The National Planning Policy Framework (NPPF) was revised on the 12th of December 2024 and sets out the government's planning policies for England and how these are expected to be applied. Section 14 (outlined below) of the NPPF, 'Conserving and Enhancing the Natural Environment' encourages the planning system to contribute to and enhance the natural and local environment. This should be achieved by:

- "protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);
- recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;
- maintaining the character of the undeveloped coast, while improving public access to it where appropriate;
- minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures and incorporating features which support priority or threatened species such as swifts, bats and hedgehogs
- preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and
- remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate".

A3.2 The NPPF also stipulates that Local Planning Authorities (LPAs), when determining planning applications, should seek to apply the following principles:

- "if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused
- development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest".
- development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons⁷⁰ and a

suitable compensation strategy exists; and

- development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate."

National Planning Practice Guidance, 2023

- A3.3 The Government's National Planning Practice Guidance (NPPG) is intended to provide guidance to local planning authorities and developers on the implementation of the planning policies set out within the NPPF. The guidance of most relevance to ecology and biodiversity is the Natural Environment Chapter, which explains key issues in implementing policy to protect biodiversity, including local requirements.

UK Post-2010 Biodiversity Framework

- A3.4 The Environment Departments of all four governments in the UK work together through the Four Countries Biodiversity Group. Together they have agreed, and Ministers have signed, a framework of priorities for UK-level work for the Convention on Biological Diversity. Published on 17 July 2012, the 'UK Post-2010 Biodiversity Framework' covers the period from 2011 to 2020. This now supersedes the UK Biodiversity Action Plan (UK BAP). However, many of the tools developed under UK BAP remain of use, for example, background information about the lists of priority habitats and species. The lists of priority species and habitats agreed under UK BAP still form the basis of much biodiversity work in the countries.
- A3.5 Although the UK Post-2010 Biodiversity Framework does not confer any statutory legal protection, in practice many of the species listed already receive statutory legal protection under UK and / or European legislation. In addition, the majority of Priority national (English) BAP habitats and species are now those listed as Habitats of Principal Importance (HoPI) and Species of Principal Importance (SoPI) in England listed under Section 41 (S41) of the NERC Act 2006. For the purpose of this report, habitats and species listed under S41 of the NERC Act are referred to as having superseded the UK BAP. All public bodies have a legal obligation or 'biodiversity duty' under Section 40 of the NERC Act 2006 to conserve biodiversity by having particular regard to those species and habitats listed under S41.

Guidance

Biodiversity 2020: A strategy for England's wildlife and ecosystem services

- A3.6 In October 2010, over 190 countries signed an historic global agreement in Nagoya, Japan to take urgent and effective action to halt the alarming global declines in biodiversity. This agreement recognised just how important it is to look after the natural world. It established a new global vision for biodiversity, including a set of strategic goals and targets to drive action. England's response to this agreement was the publication of 'Biodiversity 2020: A strategy for England's wildlife and ecosystem services'. The mission for this strategy is:

"to halt overall biodiversity loss, support healthy well-functioning ecosystems and establish coherent ecological networks, with more and better places for nature for the benefit of wildlife and people."

BS 42020: 2013 Biodiversity: Code of Practice for Planning and Development

- A3.7 The UK commitment to halt overall loss of biodiversity by 2020 in line with the European Biodiversity Strategy

and UN Aichi targets⁶, is passed down to local authorities to implement, mainly through planning policy. To assist organizations affected by these commitments, BSI has published BS 42020 which offers a coherent methodology for biodiversity management.

A3.8 This British Standard sets out to assist those concerned with ecological issues as they arise through the planning process in matters relating to permitted development and activities involved in the management of land outside the scope of land use planning, which could have site-specific ecological implications.

A3.9 The standard has been produced with input from a number of organisations including the Chartered Institute of Ecology and Environmental Management (CIEEM) and the Association of Local Government Ecologists (ALGE) and provides:

- Guidance on how to produce clear and concise ecological information to accompany planning applications;
- Recommendations on professional ethics, conduct, competence and judgement to give confidence that proposals for biodiversity conservation, and consequent decisions/actions taken, are sound and appropriate; and
- direction on effective decision-making in biodiversity management a framework to demonstrate how biodiversity has been managed during the development process to minimize impact.

Legislation

A3.10 Specific habitats and species receive legal protection in England under various pieces of legislation, including:

- The Conservation of Habitats and Species Regulations 2017⁷;
- The Wildlife and Countryside Act (WCA) 1981 (as amended)⁸;
- The Natural Environment and Rural Communities Act 2006⁹;
- The Hedgerow Regulations 1997¹⁰;
- The Protection of Badgers Act 1992¹¹; and
- Wild Mammals (Protection) Act 1996¹².

A3.11 Further details of legislation in respect of legally protected and notable flora and fauna of relevance to the Site are provided below.

Flora

A3.12 Certain wild plants are protected under the WCA 1981 (as amended) and the Conservation of Habitats and

⁶ <https://www.cbd.int/sp/targets/>

⁷ HMSO (2017) The Conservation of Habitats and Species Regulations 2017

⁸ HMSO (1981) 'Wildlife and Countryside Act 1981 (as amended)'

⁹ ODPM (2006) 'Natural Environment and Rural Communities Act (2006)'

¹⁰ ODPM (1997) 'The Hedgerow Regulations'

¹¹ ODPM (1992) 'The Protection of Badgers Act'

¹² HMSO. (1996). Wild Mammals (Protection) Act.

Species Regulations 2017. In summary, the legislation prohibits the collecting or cutting of certain wild plants, in addition to the picking, uprooting, destroying, selling or transporting of such wild plants.

A3.13 The legislation also prohibits the uprooting of any wild plant, unless the uprooting is carried out by the owner or occupier of the land on which the plant is growing, or by someone having their permission to do so, or unless the action is authorized in writing by the appropriate local authority. It is a defence if the damage done to a protected plant is the result of an otherwise lawful action and could not reasonably have been avoided.

A3.14 A number of non-native invasive species are also listed under the WCA 1981 (as amended). Under the Act it is an offence to plant or otherwise cause the species to grow in the wild. In addition, any soil or plant material containing these species is likely to be classed as controlled waste.

Amphibians

A3.15 Common species of amphibian (smooth newt *Lissotriton vulgaris*, palmate newt *L. helveticus*, common frog *Rana temporaria* and common toad *Bufo bufo*) are partially protected by the WCA 1981. This prohibits the trade (i.e. sale, barter, exchange, transporting for sale and advertising to sell or to buy) of these species.

A3.16 Great crested newts *Triturus cristatus* are protected under the Conservation of Habitats and Species Regulations 2017 (as amended) and the WCA 1981 (as amended). In summary, taken together, it is an offence to deliberately, intentionally or recklessly:

- Kill, injure or capture a great crested newt;
- Disturb great crested newts in such a way as to be likely significant to affect:
 - the ability of any significant group of great crested newts to survive, breed, or rear / nurture their young; or
 - the local distribution of great crested newts;
- Damage or destroy any breeding or resting place used by great crested newts; or
- Obstruct access to any place used by great crested newts for shelter or protection and disturbing great crested newts while occupying such a place.

Badger

A3.17 The Protection of Badgers Act, 1992 aims to protect badgers *Meles meles* from persecution, rather than being a response to an unfavourable conservation status. As well as protecting the animal itself, the 1992 Act makes the intentional or reckless destruction, damage, or obstruction of a badger sett an offence. A sett is defined as “any structure or place which displays signs indicating current use by a badger”. In accordance with Natural England guidance, ‘current use’ is not synonymous with current occupation. In addition, the intentional elimination of sufficient foraging area to support a known social group of badgers may, in certain circumstances, be construed as an offence by constituting ‘cruel ill treatment’.

Bats

A3.18 In summary, all UK bat species are protected by the Conservation of Habitats and Species Regulations 2017

and by the WCA 1981 (as amended). Taken together it is an offence to deliberately, intentionally or recklessly:

- Kill, injure or capture a bat;
- Disturb bats in such a way as to be likely significant to affect
 - the ability of any significant group of bats to survive, breed, or rear / nurture their young; or
 - the local distribution of that species;
- Damage or destroy any breeding or resting place used by bats; or
- Obstruct access to any place used by bats for shelter or protection and disturbing bats while occupying such a place.

Birds

- A3.19 The level of protection afforded to birds under the law varies from species to species. A few game and pest species may lawfully be hunted and killed, usually under licence, whilst the rarest species are listed on Schedule 1 of the WCA 1981 and are protected by special penalties for offences.
- A3.20 All of the native bird species of Britain are additionally covered by the European Union (EU) Directive on the Conservation of Wild Birds 2009¹³ ('The Birds Directive'). The Birds Directive applies to all wild birds, their eggs, nests and habitats, and provides for the protection, management and control of all species of birds naturally occurring within each member state of the European Union. It requires the UK to take measures to ensure the preservation of sufficient diversity of habitats to maintain populations of all wild birds at ecologically and scientifically sustainable levels. The requirements of the Birds Directive are implemented in the UK primarily through the WCA 1981 (as amended) and Conservation of Habitats and Species Regulations 2017.
- A3.21 Statutory protection is given to all nesting birds in the UK under the WCA 1981 (as amended), which makes it an offence to intentionally kill, injure or take any wild bird, take, damage or destroy its nest whilst in use or being built, or take or destroy its eggs. In addition to this, for species listed on Schedule 1 of the WCA 1981 (as amended), it is an offence to intentionally or recklessly disturb birds while they are nest building, or at or near a nest with eggs or young, or to disturb the dependent young of such a bird.
- A3.22 In addition to statutory protection, the bird species of Britain are also subject to various conservation designations intended to indicate their rarity, population status and conservation priority. These do not have statutory force but may be instrumental in determining local, regional and national planning and development policy. The main categories of designation comprise the British Trust for Ornithology (BTO) 'Species Alert' lists, the Royal Society for the Protection of Birds (RSPB) 'Birds of Conservation Concern' lists and species listed under Section 41 of the NERC Act 2006 and local Biodiversity Action Plans (BAPs).
- A3.23 The BTO Conservation Alert System lists of 'Birds of Conservation Concern' include a 'Red List' for birds of high conservation concern and an 'Amber List' for birds of medium conservation concern. Red List species are those that are globally threatened and Amber List species are those with an unfavourable conservation status in Europe, according to the International Union for Conservation of Nature (IUCN) criteria¹⁴. An updated list of

¹³ Directive 2009/147/EC of the European Parliament and of the Council of 30 November 2009 on the conservation of wild birds

¹⁴ IUCN (2000): 'The revised Categories and Criteria (IUCN Red List Categories and Criteria version 3.1)'.

'Red' and 'Amber List' species was published in 2009 (Eaton et al., 2009)¹⁵.

Invertebrates

A3.24 Most invertebrate species are not legally protected. However, a total of seventy-two terrestrial and aquatic invertebrate species are protected under the WCA 1981 (as amended). Certain species of invertebrate are also protected under the Conservation of Species and Habitats Regulations 2017.

Reptiles

A3.25 All native British reptiles are protected in accordance with the WCA 1981 (as amended). There are two levels of protection afforded to reptiles through the WCA 1981 (as amended); these result from different parts of the Act applying to the different species.

A3.26 In summary, common species of reptile such as common lizard *Zootoca vivipara*, slow worm *Anguis fragilis*, grass snake *Natrix natrix* and adder *Vipera berus* are partially protected under the WCA 1981 (as amended); this prohibits the intentional killing and injuring and trade (i.e. sale, barter, exchange, transporting for sale and advertising to sell or to buy). It is not an offence under the WCA 1981 (as amended) to disturb or possess these species.

Otter

A3.27 In summary otters receive protection under both the Conservation of Habitats and Species Regulations 2017 and WCA 1981 (as amended). Taken together it is an offence to deliberately, intentionally or recklessly;

- Kill, injure or capture an otter;
- Disturb an otter in such a way as to be likely significant to affect
 - the ability of otters to survive, breed, or rear / nurture their young; or
 - the local distribution of otter;
- Damage or destroy any breeding or resting place used by otter; or
- Disturb or obstruct access to any place used by otter for shelter or protection and disturbing otter while occupying such a place.

Biodiversity Net Gain

A3.28 Under the Environment Act (2021), planning permissions granted in England, with a few exemptions, must deliver at least 10% biodiversity net gain, using the DEFRA biodiversity metric and associated methodologies to demonstrate this.

A3.29 National policy states that planning should provide biodiversity net gains where possible.

¹⁵ Eaton et al (2015): 'Birds of Conservation Concern 4: the population status of birds in the United Kingdom, Channel Islands and Isle of Man'. British Birds 108, 708–746.

APPENDIX 4 PHOTOGRAPHS



Photo 1: General view of grassland and existing holiday complex.



Photo 2: Intensively managed amenity grassland to the north west.



Photo 3: Animal enclosures.



Photo 4: Mature trees on Site boundary (northwest)



Photo 5: gravel hardstanding car parking



Photo 6: Typical hardstanding



Photo 7: Runway



Photo 8: Hedgerow 1



Photo 9: Hedgerow 2



Photo 10: Hedgerow 3



Photo 11: Hedgerow 4



Photo 12: Ditch



Photo 13: Wet woodland



Photo 14: Example mature willow in wet woodland



Photo 15: Ruderal / ephemeral vegetation

APPENDIX 5 REFERENCES

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