

Levetts Farm

Preliminary Ecological Appraisal

Prepared on behalf of Phil Redman

June 2026

**Levetts Farm
Ecology 8904
Version 02**

Prepared by:	Maya Crate	V.01	May 2026
Authorised by:	Alex Hannam MCIEEM	V.01	May 2026
Prepared by:	Maya Crate	V.02	June 2026
Authorised by:	Alex Hannam MCIEEM	V.02	June 2026

Pro Vision Ecology
The Lodge
Highcroft Road
Winchester
SO22 5GU

COPYRIGHT: The contents of this document must not be copied or reproduced in whole or in part without the prior written consent of Pro Vision Ecology.

Contents

	Page
1.0 EXECUTIVE SUMMARY.....	1
2.0 INTRODUCTION	2
PROJECT BACKGROUND.....	2
BRIEF.....	2
RELEVANT LEGISLATION AND PLANNING POLICY.....	2
3.0 METHODOLOGIES	4
DESK STUDY	4
ECOLOGICAL ASSESSMENT	4
4.0 RESULTS AND ANALYSIS	8
DESIGNATED SITES	8
ECOLOGICAL ASSESSMENT	8
HABITATS	8
PROTECTED AND/OR NOTABLE SPECIES	13
5.0 ENHANCEMENTS.....	16
6.0 REFERENCES AND BIBLIOGRAPHY.....	17

Appendices

Appendix A:	Site Location
Appendix B:	Proposed plans
Appendix C:	Habitat Map
Appendix D:	Enhancement Plan
Appendix E:	Relevant Legislation

1.0 Executive Summary

- 1.1 A planning application has been submitted with proposals including demolition of agricultural building and erection of replacement barn with associated access track, landscaping and works (PL/2026/00388). Pro Vision were commissioned in July 2025 to carry out a Preliminary Ecological Appraisal of the site to inform the development proposals.
- 1.2 The ecological appraisal comprised a desk study of existing ecological data in relation to the site, and an assessment of the sites habitats and suitability to support protected species within the application site.
- 1.3 The site comprises modified grassland in a poor condition a hedgerow, bare ground associated with a spoil heap and one agricultural building. A small section of ephemeral vegetation is also present around the existing agricultural building in the form of common nettle.
- 1.4 The agricultural building on site has been assessed as holding **negligible suitability** to support roosting bats due to a lack of suitable roosting features internally and the single skin nature of the building means that it is likely to experience extreme temperature variations making the building less suitable for roosting bats.
- 1.5 During the walkover survey, no evidence of barn owl was found therefore it is considered this building is not utilised by this species. Whilst the hedgerow and scrub provide suitable foraging and nesting opportunities for common bird species; proposals will not result in the loss of any suitable habitat. Therefore, no impacts to nesting birds are anticipated.
- 1.6 The development will provide ecological enhancements in line with national and local planning policy to secure net gains on the site. Further details are provided in **Section 5.0**.

2.0 Introduction

Project Background

- 2.1 Pro Vision Ecology were commissioned in July 2025 to carry out a Preliminary Ecological Assessment (PEA) of the site at Levetts Farm, Clench Common, Marlborough. For the site location refer to **Appendix A**.
- 2.2 This report describes the current ecological baseline of the site based on the findings of the ecological assessment and provides information for further survey requirements and potential mitigation on the site.

Brief

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

Relevant Legislation and Planning Policy

- 2.4 The key legislative provisions of relevance to this report with respect to the development proposals and their potential effects on ecological features are listed below:
- The Conservation of Habitats and Species Regulations 2017
 - The Wildlife and Countryside Act 1981 (as amended)
 - The Natural Environment and Rural Communities (NERC) Act 2006
 - The Protection of Badgers Act 1992
 - Environment Act (2021)
- 2.5 The UK Biodiversity Action Plan (BAP) was the Government's response to the 1992 Convention on Biodiversity (The Rio Convention), with the aim of halting the loss of biodiversity in the UK. The new UK post-2010 Biodiversity Framework replaced the previous BAP and is the government's response to the new strategic plan on the United Nations Convention on Biological Diversity (CBD). Although the UK post-2010 Biodiversity Framework supersedes the UK BAP, the UK BAP lists of priority species and habitats still remain an important reference source for identifying habitats and species of principal importance within the UK. Within England, Section 41 of the NERC Act (2006) lists species and habitats of principal importance for the conservation of biodiversity.
- 2.6 The Government has set out its policies for the protection and enhancement of biodiversity through the planning system in the National Planning Policy Framework Section 15 (NPPF, 2024).
- 2.7 The Environment Act 2021 includes the requirement for developments to provide 10% biodiversity net gain, to be evidenced with the use of the statutory metric. Developments are exempt if they are self-build comprising less than nine dwellings on an area less than 0.5 hectares, householder applications or developments below the threshold of impacts to habitats.

- 2.9 Levetts Farm falls under the planning authority Wiltshire Council. The Wiltshire Core Strategy – Wiltshire Local Development Framework (Adopted January 2015)) Development Plan Document (adopted 2012) includes Core Policy 50 related to Biodiversity and Geodiversity, which states:

Protection

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

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

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

Biodiversity enhancement

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

Local sites

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

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

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

3.0 Methodologies

Desk Study

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

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

Organisation / Source	Information Sought
MAGIC	Locations of and citations for all national statutory wildlife sites, including SSSI, within two kilometres and all international sites including SAC, SPA or Ramsar sites within five kilometres of the site. Records of European Protected Species Licences and class licence returns within two kilometres.
Ordnance Survey Maps	Large scale habitat information and identification of off-site habitats which may require consideration (such as ponds) within 500m.

Ecological Assessment

Habitats

- 3.2 A site visit was carried out on the 13th August 2025 by ecologist Maya Crate in clear, still and dry conditions with an ambient temperature of 15°C. The survey employed techniques based on the UK Habitat Classification System.
- 3.3 The collection of botanical information focused on the dominant and/or key indicator species for each habitat, to allow allocation of habitats to hierarchy levels 3 and/or 4 and where relevant to identify any priority habitats which are present on site.

Protected species

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

Badgers (Meles meles)

3.5 The site and where possible 30 metres outside the site boundary was assessed for its suitability to support badgers. A direct search was undertaken for evidence of badgers. Evidence includes;

- Active or disused setts;
- Diggings;
- Latrines / dung pits;
- Foraging ('snuffle holes');
- Footprints; and
- Badger hairs.

Bats

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

Table 2: Assessment of buildings to support roosting bats

Potential	Criteria
Negligible	Negligible features on site likely to be used by bats
Low	Potential features present which may support low numbers of bats irregularly but no suitable features for regular use by large numbers of bats.
Medium	A building with one or more potential roost features that may be used by bats due to their size, shelter, protection, condition and habitats present. Unlikely to support a roost of high conservation value.
High	A building with one or more potential roost sites that are suitable for use by a large number of bats on a regular basis.

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

Table 3: Assessment of foraging/commuting habitat.

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

Birds

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

Great Crested Newts (Triturus cristatus)

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

Hazel dormouse (Muscardinus avellanarius)

- 3.10 An assessment of the suitability of the habitat to support hazel dormouse was undertaken in accordance with The dormouse Conservation Handbook (Bullion *et al*, 2025). Any small mammal feeding signs were checked and assessed, including:
- Examination of hazel nuts; and
 - Evidence of nest building.

Invasive species

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

Invertebrates

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

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

Reptiles

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

4.0 Results and Analysis

Designated sites

Statutory Designated Sites

- 4.1 The data search returned one record of an International Statutory Designated Sites within five kilometres of the site. This is the River Avon Special Area of Conservation (SAC). The River Avon is a large lowland river system designated for its water courses of plain to montane levels with the Ranunculion fluitantis and Callitriche-Batrachion vegetation. Annex II species present include Desmoulin's Whorl snail (*Vertigo moulinsiana*), sea lamprey (*Petromyzon marinus*), brook lamprey (*Lampetra planeri*), Atlantic salmon (*Salmo salar*) and bullhead (*Cottus gobio*). This designated site is located approximately 4 kilometres to the south of the proposed development.
- 4.2 No national Statutory Designated Sites are located within two kilometres of the site.
- 4.3 Due to the intervening distance from the designated site and nature of the development no impacts are anticipated.

Ecological Assessment

Introduction

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

Habitats

Surrounding Habitat

- 4.5 The site is located in the village of Clench Common approximately four kilometres from Marlborough. Rural residential properties are located south of the proposed development site, with a small number also present to the north west. The wider area predominantly comprised agricultural land interspersed with areas of woodland, with a large area of woodland located approximately 650 metres west of the site.

Modified grassland

- 4.6 The site comprises a large expanse of modified grassland which contained a spoil heap within the central aspect (**Figure 1**). Due to construction happening around the site boundary, the grassland had high levels of physical damage and bare earth patches present throughout. The grassland was also seen to be of a short sward nature measuring approximately 5 centimetres around the majority of the site. The sward was higher around the existing agricultural building reaching up to 40 centimetres in some areas.
- 4.7 Species present within the grassland comprised dandelion (*Taraxacum officinale*), creeping buttercup (*Ranunculus repens*), perennial ryegrass (*Lolium perenne*), annual meadow (*Poa annua*) grass in a high abundance with occasional broadleaf dock (*Rumex obtusifolius*), springy turf moss (*Rhytidiadelphus squarrosus*), yarrow (*Achillea millefolium*), creeping thistle (*Cirsium*

arvense) and rare ribwort plantain (*Plantago lanceolata*) and white clover (*Taraxacum officinale*).



Figure 1: Highlighting modified grassland with damage and spoil heap present

Developed land; sealed surface

- 4.8 An area of developed land sealed surface was present forming the hardstanding base of the agricultural building and surrounding area, this had some encroachment from vegetative species. The agricultural building is discussed in more detail within the bat section of the report.

Artificial unvegetated; unsealed surface

- 4.9 An area of artificial unvegetated; unsealed is present north of the barn. In the form of an access track.
- 4.10 Planning consent has been granted for the erection of a Use Class C3 dwellinghouse, associated access and landscaping (PL/2025/04899) at Levetts Farm. The proposed access associated with this development will be shared with this application. Therefore, where these habitats overlap the baseline has been assessed as the proposed habitat (artificial unvegetated; unsealed surface) to avoid double counting habitat loss.

Bare ground

- 4.11 A bare ground spoil heap was present on the central aspect with some vegetation encroachment from cocksfoot, hogweed, common nettle and occasional ivy. This was due to works being carried out around the site boundary (**Figure 2**).



Figure 2: Spoil heap present due to current works

Ephemeral vegetation

- 4.12 A small area of ephemeral vegetation was present around the agricultural building located on site; this had a tall sward height of approximately 40 centimetres. The vegetation within this area was mostly common nettle which was interspersed with broadleaf dock and grassland species. This area was less damaged than other areas of the site and had been left to grow without formal management (**Figure 3**).



Figure 3: Ephemeral vegetation around barns

Bramble Scrub

- 4.13 An expanse of bramble scrub was present on the northern boundary. Species present comprised mostly bramble, interspersed with common nettle, ivy, blackthorn, hogweed, bracken and small oak saplings. This formed a border between the site and the neighbouring agricultural fields acting as an outgrown hedgerow. The bramble was identified as having gaps present throughout, but the scrub was dense in some areas (**Figure 4**).



Figure 4: Bramble scrub on the northern boundary

Hedgerow

- 4.14 A beech (*Fagus sylvatica*) hedgerow was present on the southern boundary of the site. This comprised solely of beech creating a monocultural native hedgerow. The hedgerow was approximately 2.5 metres high and 1 metre wide (**Figure 5**).



Figure 5: Beech hedgerow on the southern boundary

Individual trees

- 4.15 There were three felled trees (**Figure 6**) within the site boundary. The felled trees were located in close proximity to the existing agricultural building to the west of the spoil heap



Figures 6: Felled trees within the site boundary

Protected and/or notable species

Badgers

- 4.16 The hedgerow, grassland and ephemeral vegetation provide suitable habitat for foraging and commuting badgers. No signs of badger were observed within the site or in neighbouring parcels during the survey. No mammal tracks were identified within the site boundary at the time of the habitat walkover.
- 4.17 Badgers are likely within the wider landscape; however, no evidence of badgers was recorded on site. They are therefore considered likely absent.

Bats

- 4.18 The Defra run website, MAGIC, was searched for a list of granted European Protected Species Licences (EPSL's). No EPSLs were recorded within two kilometres of the development site. However, Levetts house directly south of the site boundary is a known brown long-eared (*Plecotus auritus*) maternity roost and common pipistrelle (*Pipistrellus pipistrellus*) day roost (Phillips Ecology, 2024).

Buildings

- 4.19 An old agricultural building which was left derelict is present on site (**Figure 7 and 8**).
- 4.20 The building was a single storey open sided barn constructed from a timber and metal frame with corrugated metal sheet walls alongside a corrugated metal roof. The building had high levels of light ingress due to gaps in the roof and in the metal sheeting which bordered up previous windows. There were no suitable roosting features internally and the single skin nature of the building means that it is likely to experience extreme temperature variations making the building less suitable for roosting bats.



Figure 5 and 6: Images of the barn

- 4.21 No evidence of bats was recorded. The barn was considered to have negligible potential to support roosting bats as whilst access and egress opportunities where available no obvious potential roost features were identified.

Foraging and Commuting

- 4.22 The hedgerow and scrub on site provide some suitable foraging and commuting habitat. The grassland is considered sub-optimal for foraging and commuting bats due to the short sward height providing limited suitability for invertebrate prey.
- 4.23 The proposed development will result in a minor loss of sub-optimal foraging habitat however there will be no loss of linear connectivity through habitat removal.

Birds

- 4.24 No evidence of barn owl (*Tyto alba*) was recorded within the agricultural building.
- 4.25 The hedgerow and scrub around the agricultural building provide suitable habitats for nesting birds. The modified grassland edges have no suitability for ground nesting birds due to being well managed and kept to a short sward. Proposals will not result in the loss of any suitable habitat. Therefore, no impacts to nesting birds are anticipated.

Great crested newts

- 4.26 The Defra run website, MAGIC, was searched for a list of granted EPSL's and found no granted licences and no great crested newt class licence returns within two kilometres of the site.
- 4.27 Natural England's Great Crested Newt Risk Zone mapping was consulted, which identified the site as being located within an amber risk zone which indicates these areas could form main population centres for great crested newts and comprise important connecting habitat that aids natural dispersal.
- 4.28 There are no water bodies located within the site boundary. The majority of the modified grassland area on site is considered to have limited suitability due to the short sward height and managed nature. However, the ephemeral vegetation and scrub present could provide commuting and foraging opportunities. The hedgerow on the boundary provides suitable habitat for great crested newts as it provides commuting opportunities and shelter. The suitable habitat will be retained within the proposed development.
- 4.29 Two waterbodies are located within 250 metres of the site boundary. Pond 1 is located approximately 120 metres southwest of the site boundary in Furze Coppice and Pond 2 is located approximately 140 metres southwest of the proposed development. A rapid risk assessment of the site was undertaken (**Table 4**).

Table 4: Rapid Risk Assessment

Component	Likely effect (select one for each component; select the most harmful option if more than one is likely; lists are in order of harm, top to bottom)	Notional offence probability score
Great crested newt breeding pond(s)	No effect	0
Land within 100m of any breeding pond(s)	No effect	0
Land 100-250m from any breeding	0.1 - 0.5 ha lost or damaged	0.1
Land >250m from any breeding pond(s)	No effect	0
Individual great crested newts	No effect	0
		Maximum: 0.1
Rapid risk assessment result:	GREEN: OFFENCE HIGHLY UNLIKELY	

- 4.30 The rapid risk assessment indicates that it is highly unlikely great crested newts will be impacted by the proposed development due to the distance from the ponds and due to the extent of the site habitat and removal required.
- 4.31 Furthermore, the suitable habitat will be retained within the development. It is therefore considered highly unlikely great crested newts will be impacted by the proposed development and no further action is required.

Hazel Dormouse

- 4.32 No records of granted EPSLs were found within two kilometres of the site.
- 4.33 The hedgerow is considered unsuitable for hazel dormouse due to its gappy and monocultural nature meaning it lacks a suitable species mix to provide food and nesting opportunities. Furthermore, there is no connection to habitats of suitable quality within the wider landscape further reducing the likelihood of hazel dormouse being present on site.
- 4.34 The gravel driveway and the modified grassland provide no suitable habitat for hazel dormouse. The scrub provides limited foraging nesting opportunities however, this habitat is also isolated from other suitable habitat in the area.
- 4.35 Furthermore, the hedgerows and scrub are due to be retained within the proposed development. Therefore, it is considered highly unlikely hazel dormouse will be impacted and no further action is required.

Invertebrates

- 4.36 No habitats of note were identified on site that could support assemblages of rare invertebrates were recorded on the site. Therefore, no further action is required.

Reptiles

- 4.37 The modified grassland was considered to have limited potential for reptiles due to the short sward and well managed nature of the field. The ephemeral vegetation provides some suitable habitat, however most of the vegetation was well shaded from the building reducing the likelihood of reptiles. There was also a large amount of bare ground interspersed among the vegetation limiting cover. This area of habitat was small and isolated meaning it was not of suitable character to support populations of reptiles.
- 4.38 Due to the minor extent of the suitable habitat on site and lack of connectivity and works being undertaken adjacent to the site, reptiles are likely to be absent from the boundary.

5.0 Enhancements

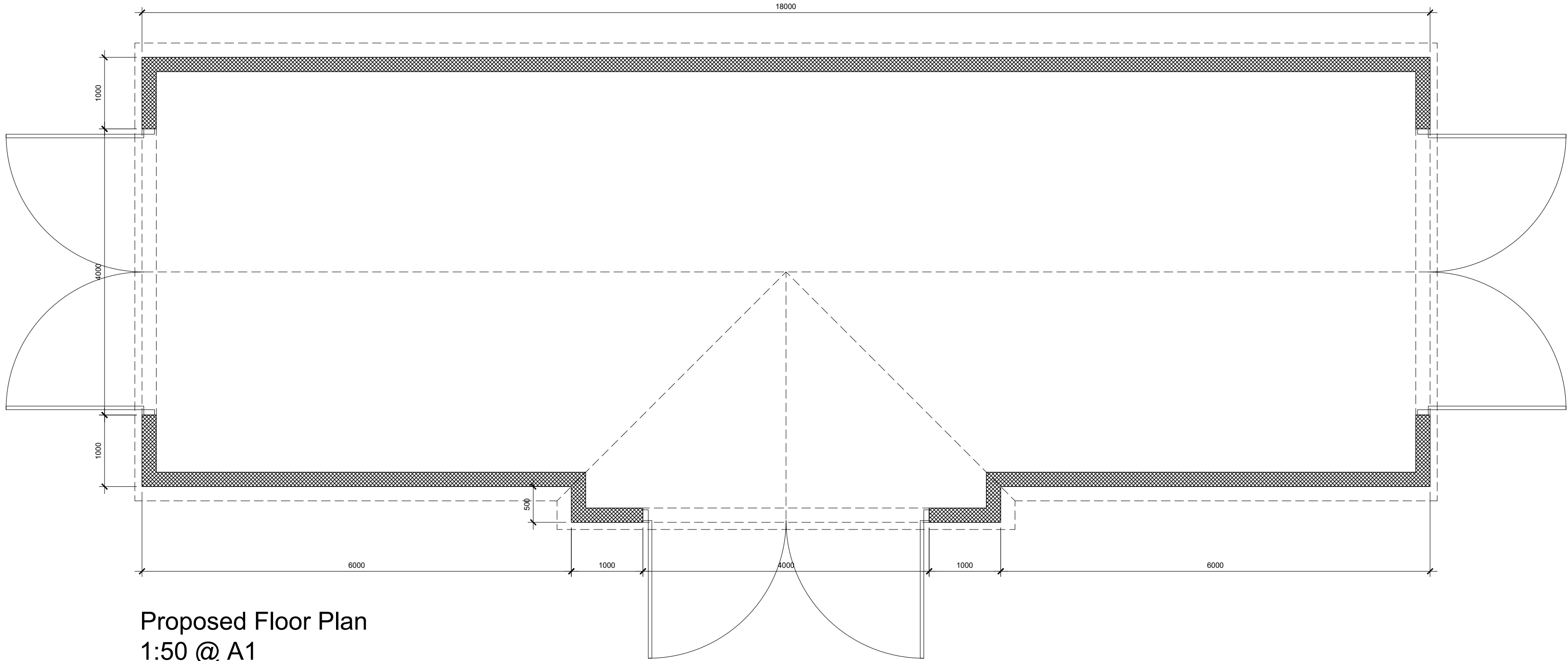
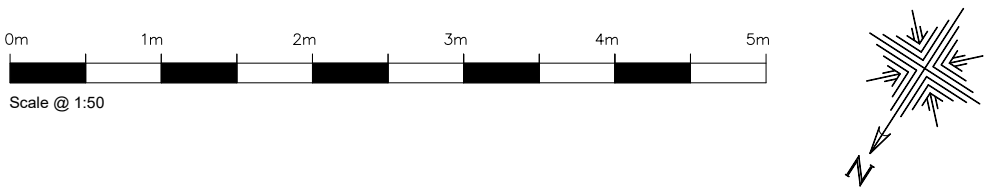
- 5.1 In accordance with the Natural Planning Policy Framework (NPPF, 2024), development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to incorporate biodiversity improvements in and around developments should be encouraged, especially where this can secure measurable net gains for biodiversity.
- 5.2 The Environment Act 2021 includes the requirement for developments to provide 10% biodiversity net gain, to be evidenced with the use of the statutory metric. Details regarding this will be provided in the Biodiversity Net Gain Assessment report (Pro Vision 2025).
- 5.3 The development will need to provide net gains in line with local planning policy. The following enhancements will be included within the development:
- Any planting of trees and shrubs for any supplementary planting scheme should incorporate native species which benefit a range of wildlife.
 - Due to the nature of the proposed building construction, it will not be possible to install integrated bat or bird boxes. Therefore a bat or bird box will be installed on a retained tree within the development.
 - Due to evidence of barn owls being recorded in the adjacent barn in relation to PL/2025/04899 a Barn owl box will be installed within land under the client's ownership. There are no suitable trees within the application boundary to install a barn owl box on and installation of a box on the gable ends of the proposed barns will not be suitable as these will either face towards a road or tree obscuring the view of foraging habitat. Installation on the northern and southern elevation is considered unsuitable as there will not be of a sufficient height. Therefore, it is proposed the barn owl box is installed on a mature tree north east of the site, but within the client's ownership facing onto either the paddock or arable land to the north.

6.0 References and Bibliography

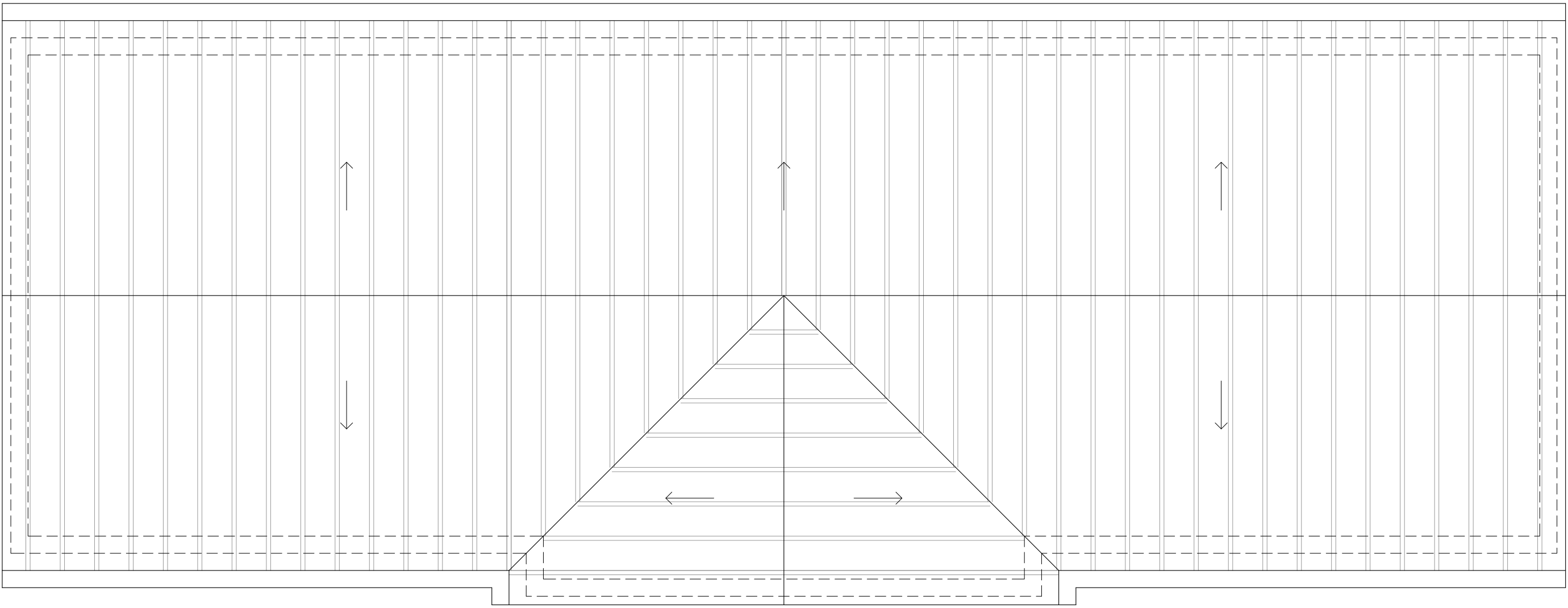
- Bullion, S., Wolton, R. & White, I. (2025) Hazel Dormouse Conservation Handbook – Third edition. The Mammal Society.
- CIEEM (2017). *Guidelines for Preliminary Ecological Appraisal*, 2nd Edition. Chartered Institute of Ecology and Environmental Management, Winchester.
- CIEEM (2024). *Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater, Coastal and Marine*, Version 1.3. Chartered Institute of Ecology and Environmental Management, Winchester.
- CIEEM (2020). *Guidelines for Accessing, Using and Sharing Biodiversity Data in the UK*, 2nd Edition. Chartered Institute of Ecology and Environmental Management. Winchester.
- Collins, J (Ed) (2023). *Bat Surveys for Professional Ecologists: Good Practice Guidelines*, 4th Edition. Bat Conservation Trust, London.
- ILP (2023). *Guidance Note 8/23 Bats and Artificial Lighting at Night*.
- National Planning Policy Framework (2024). *National Planning Policy Framework*. Ministry of Housing, Communities and Local Government, London.
- Natural England (2022) *GCN Risk Zones (Swindon and Wiltshire)*
- ODPM (2005). *Government Circular 06/2005: Biodiversity and Geological Conservation – Statutory Obligations and Their Impact within the Planning System*. London; Office of the Deputy Prime Minister.
- Oldham R.S., Keeble J., Swan M.J.S. & Jeffcote M. (2000). *Evaluating the suitability of habitat for the Great Crested Newt (Triturus cristatus)*. Herpetological Journal 10(4), 143-155.
- Phillips Ecology (2024) Bat Roost Assessment at The House at Levetts Farm
- The Wiltshire Core Strategy – Wiltshire Local Development Framework (Adopted January 2015) Development Plan Document (adopted 2012)
- UKHab Ltd (2023). *UK Habitat Classification Version 2.0* (at <https://www.ukhab.org>).

Appendices

Appendix A: Site Location

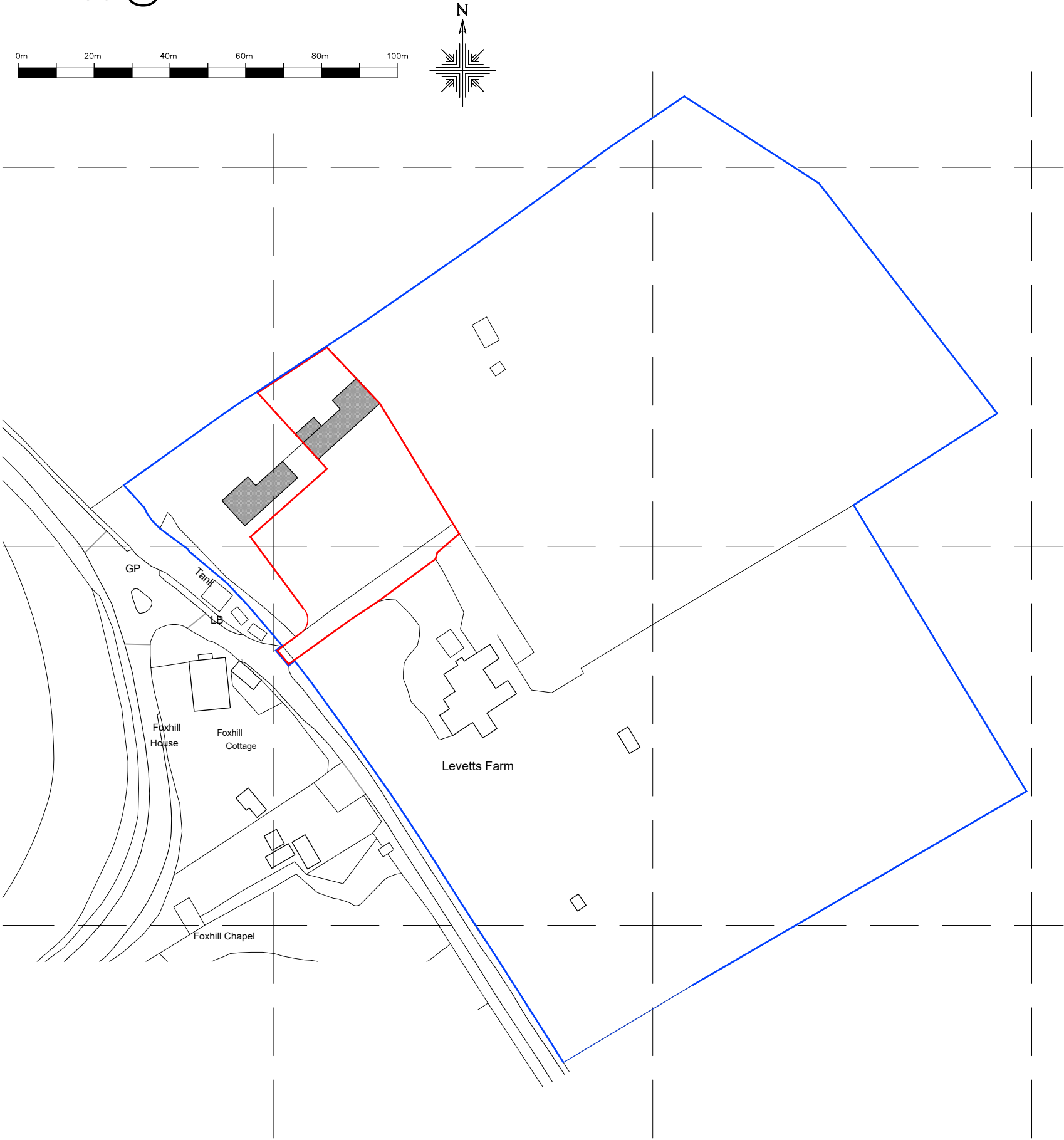


Proposed Floor Plan
1:50 @ A1



Proposed Roof Plan
1:50 @ A1

Location Plan
1:1250 @ A1



GENERAL NOTES

All measurements are to be taken from site prior to the commencement of works.
All structural elements to be designed and specified by the structural engineer.
All drainage to be thoroughly investigated on site and contractor to confirm final design.
Final kitchen, bathroom & utility layouts/fixtures/tbc by client & supplier/installer.
Position & number of electrical sockets and lighting points tbc by client and installed by a fully qualified electrician.
All gas works to be carried out by a fully qualified gas contractor.
All work is to be carried out in accordance with the Building Regulations as a minimum requirement.

LEGEND

	Electrical distribution board
	External gas meter
	External electrical meter
	Boiler
	Boiler flue
	Mains operated heat detector
	Mains operated smoke detector
	Battery operated carbon-monoxide detector
	Mechanical extract fan 60l/s (kitchens/utility)
	Mechanical extract fan 30l/s (bathrooms)
	Roof/wall vent
	Wet under-floor heating manifold
	Radiator with thermostatic radiator valves
	Drainage gully
	Rain water pipe
	Soil vent pipe
	Inspection chamber
	Electrical vehicle charging point
	Toughened glass
	Obscured glass
	Door self-closer
	Fire door (30 mins)
	Emergency egress
	Cavity closer
	Air brick with telescopic vent
	Joist/rafter span
	Direction of fall
	Structural beams or lintels
	Foundations
	Demolish
	Drainage runs

DATE	REVISION	DESCRIPTION
04.11.2025	V1	Revised design
19.01.2026	V2	Location Plan amended

PROJECT:
Levetts Farm

CLIENT:
Phil Redman



3A West View, Seaford, East Sussex, BN25 1JR
M: 07747 144707
www.catarchitecturalservices.co.uk
claire.townsend@live.co.uk

TITLE:
Proposed Floor & Roof Plans & Location Plan
BARN

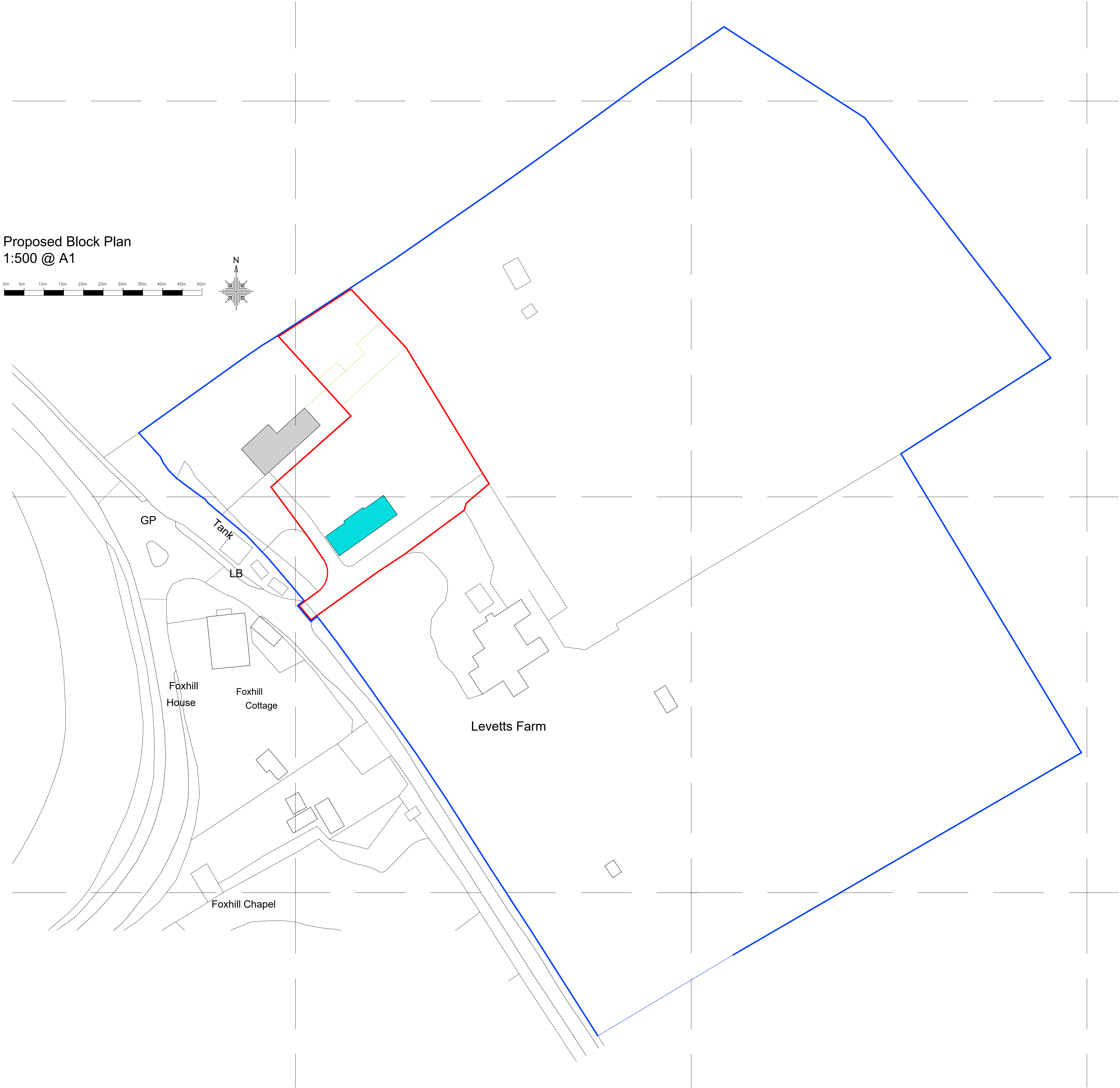
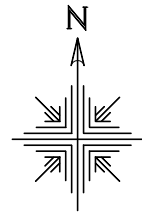
PROJECT No:	DRAWING No:	REVISION:
2025/163	08	V2

DATE:	SCALE:	DRAWN:
07.07.2025	1:50/1250 @ A1	CT

DRAWING STATUS:
PLANNING

Appendix B: Proposed plans

Proposed Block Plan
1:500 @ A1



GENERAL NOTES

All measurements are to be taken from site prior to the commencement of works.
All structural elements to be designed and specified by the structural engineer.
All drainage to be thoroughly investigated on site and contractor to confirm final design.
Final kitchen, bathroom & utility layouts/fittings/fixtures tbc by client & supplier/installer.
Position & number of electrical sockets and lighting points tbc by client and installed by a fully qualified electrician.
All gas works to be carried out by a fully qualified gas contractor.
All work is to be carried out in accordance with the Building Regulations as a minimum requirement.

LEGEND

Electrical distribution board

External gas meter

External electrical meter

Boiler

Boiler flue

Mains operated heat detector

Mains operated smoke detector

Battery operated carbon-monoxide detector

Mechanical extract fan 60l/s (kitchens/utility)

Mechanical extract fan 30l/s (bathrooms)

Roof/wall vent

Wet under-floor heating manifold

Radiator with thermostatic radiator valves

Drainage gully

Rain water pipe

Soil vent pipe

Inspection chamber

Electrical vehicle charging point

Toughened glass

Obscured glass

Door self-closer

Fire door (30 mins)

Emergency egress

Cavity closer

Air brick with telescopic vent

Joist/rafter span

Direction of fall

Structural beams or lintels

Foundations

Demolish

Drainage runs

DATE	REVISION	DESCRIPTION
04.11.2025	V1	Revised design
19.01.2026	V2	Red & blue lines amended
16.02.2026	V3	Access track added

PROJECT:
Levetts Farm

CLIENT:
Phil Redman

CAT

Architectural
Services

3A West View, Seaford, East Sussex, BN25 1JR
M: 07747 144707
www.catarchitecturalservices.co.uk
claire.townsend@live.co.uk

TITLE:
Proposed Block Plan
BARN

PROJECT No:
2025/163

DRAWING No:
11

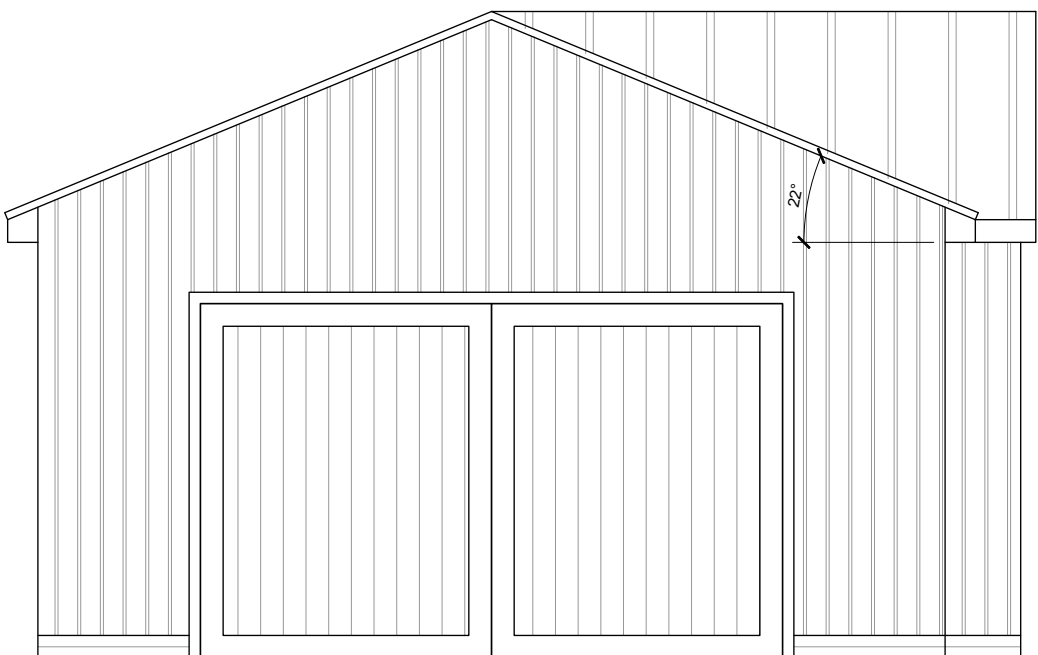
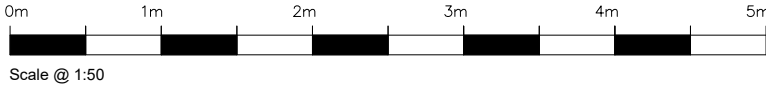
REVISION:
V3

DATE:
07.07.2025

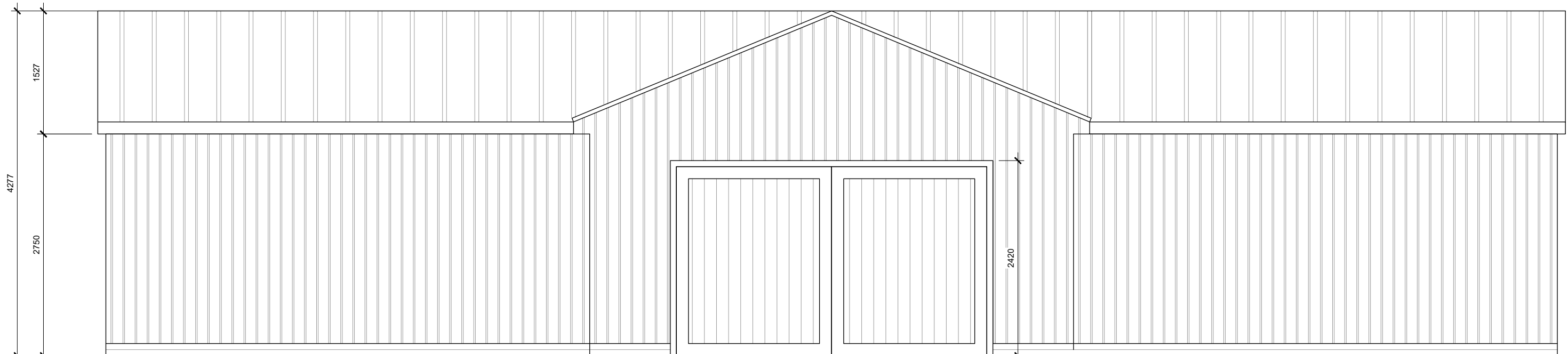
SCALE:
1:500 @ A1

DRAWN:
CT

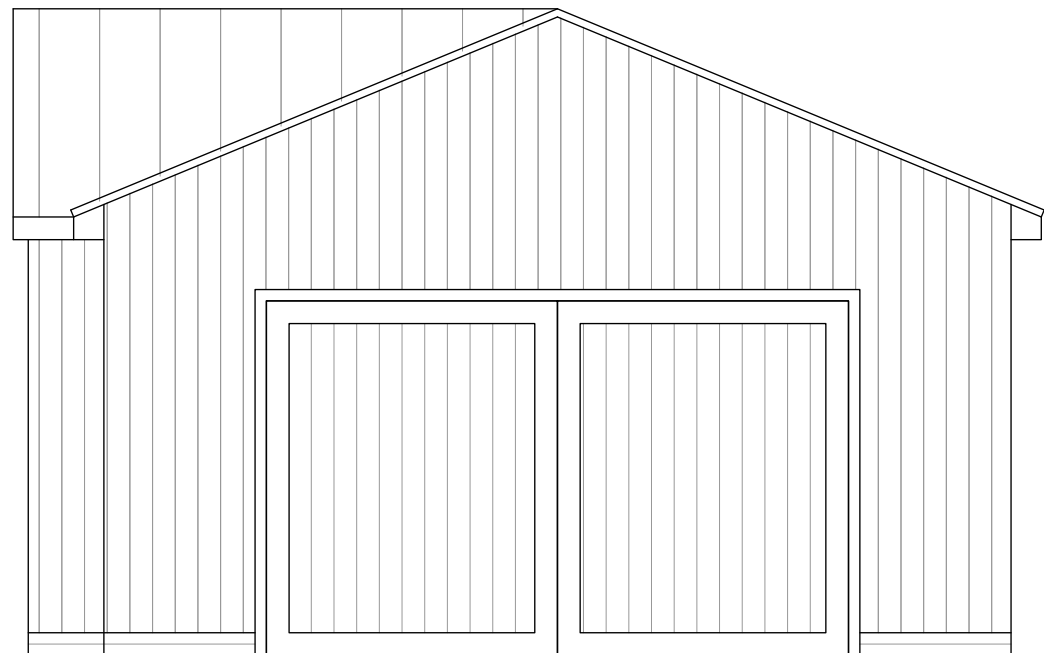
DRAWING STATUS:
PLANNING



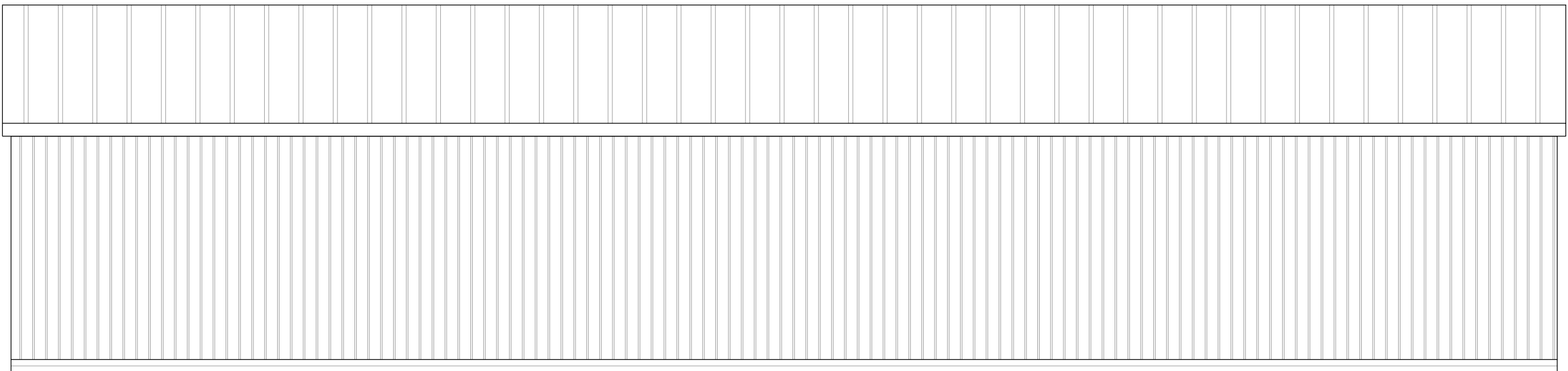
Proposed Side Elevation
1:50 @ A1



Proposed Front Elevation
1:50 @ A1



Proposed Side Elevation
1:50 @ A1



Proposed Rear Elevation
1:50 @ A1

GENERAL NOTES

All measurements are to be taken from site prior to the commencement of works.
All structural elements to be designed and specified by the structural engineer.
All drainage to be thoroughly investigated on site and contractor to confirm final design.
Final kitchen, bathroom & utility layouts/fixtures/tbc by client & supplier/installer.
Position & number of electrical sockets and lighting points tbc by client and installed by a fully qualified electrician.
All gas works to be carried out by a fully qualified gas contractor.
All work is to be carried out in accordance with the Building Regulations as a minimum requirement.

LEGEND

	Electrical distribution board
	External gas meter
	External electrical meter
	Boiler
	Boiler flue
	Mains operated heat detector
	Mains operated smoke detector
	Battery operated carbon-monoxide detector
	Mechanical extract fan 60l/s (kitchens/utility)
	Mechanical extract fan 30l/s (bathrooms)
	Roof/wall vent
	Wet under-floor heating manifold
	Radiator with thermostatic radiator valves
	Drainage gully
	Rain water pipe
	Soil vent pipe
	Inspection chamber
	Electrical vehicle charging point
	Toughened glass
	Obscured glass
	Door self-closer
	Fire door (30 mins)
	Emergency egress
	Cavity closer
	Air brick with telescopic vent
	Joist/rafter span
	Direction of fall
	Structural beams or lintels
	Foundations
	Demolish
	Drainage runs

DATE	REVISION	DESCRIPTION
04.11.2025	V1	Revised design

PROJECT:
Levetts Farm

CLIENT:
Phil Redman



3A West View, Seaford, East Sussex, BN25 1JR
M: 07747 144707
www.catarchitecturalservices.co.uk
claire.townsend@live.co.uk

TITLE:
Proposed Elevations
BARN

PROJECT No:	DRAWING No:	REVISION:
2025/163	09	V1
DATE:	SCALE:	DRAWN:
07.07.2025	1:50 @ A1	CT

DRAWING STATUS:

PLANNING

Appendix C: Habitat Map

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

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

Legend

- Red Line Boundary
- Felled Tree
- Native Hedgerow
- Artificial Unvegetated, Unsealed Surface
- Bramble Scrub
- Developed Land; Sealed Surface
- Modified Grassland
- Ruderal/Ephemeral
- Bare Ground



ISSUE	DATE	DESCRIPTION	DRAWN	CHECKED
v1	15.05.26	Map Created	MC	AH
v2	18.06.26	Map Created	MC	AH

CLIENT:	Phil Redman	
PROJECT:	Levetts Farm	
DRAWING:	Baseline Map	1:500
NUMBER:	8904-XX-E0-01	A4
ISSUE:	v2	18.06.26

Appendix C: Enhancement Plan

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

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

Legend

-  Red Line Boundary
-  Barn Owl Box
-  Bat Box



ISSUE	DATE	DESCRIPTION	DRAWN	CHECKED
v1	22.05.26	Map Created	MC	AH
v2	18.06.26	Map Created	MC	AH

CLIENT:	Phil Redman		
PROJECT:	Levetts Farm		
DRAWING:	Enhancement Plan	1:1000	
NUMBER:	8904-XX-E0-02	A4	
ISSUE:	v1	18.06.26	

Appendix D: Relevant Legislation

THE CONSERVATION OF HABITATS AND SPECIES 2017

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

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

WILDLIFE AND COUNTRYSIDE ACT 1981

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

THE NATURAL ENVIRONMENT AND RURAL COMMUNITIES ACT 2006

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

THE PROTECTION OF BADGERS ACT 1992

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

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

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

ENVIRONMENT ACT 2021

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