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Ecological Impact Assessment Part 2

Client

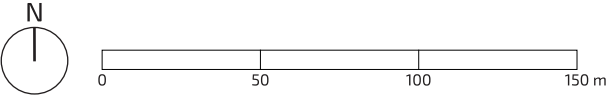
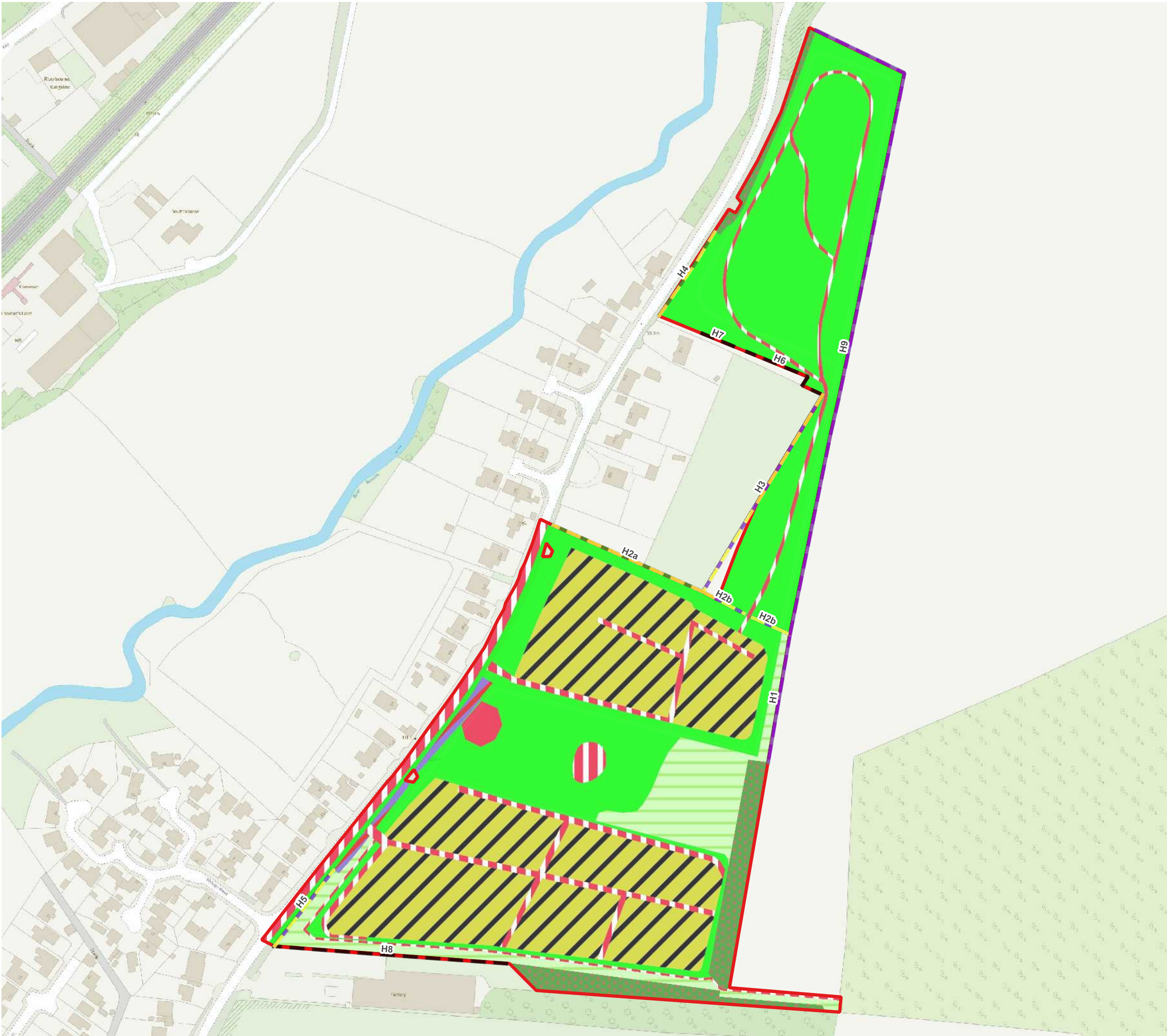
Hallam Land

Project

**Church Road,
Laverstock**

Date

June 2026



Legend

Habitats Proposed

- Developed land; sealed surface
- Mixed scrub
- Modified grassland
- Other neutral grassland
- Other woodland; broadleaved
- Sustainable drainage system
- Residential
- 70% Developed land; sealed surface
- 30% Vegetated gardens

Hedgerow Proposed

- Non-native and ornamental hedgerow
- Native hedgerow
- Native hedgerow with trees
- Species-rich native hedgerow

date
23/06/26

drwn/chkd
LPL / MEL

client
Hallam Land

project
**Church Road,
Laverstock**

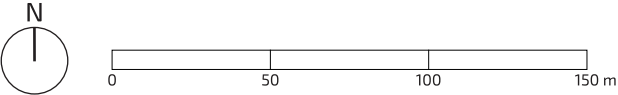
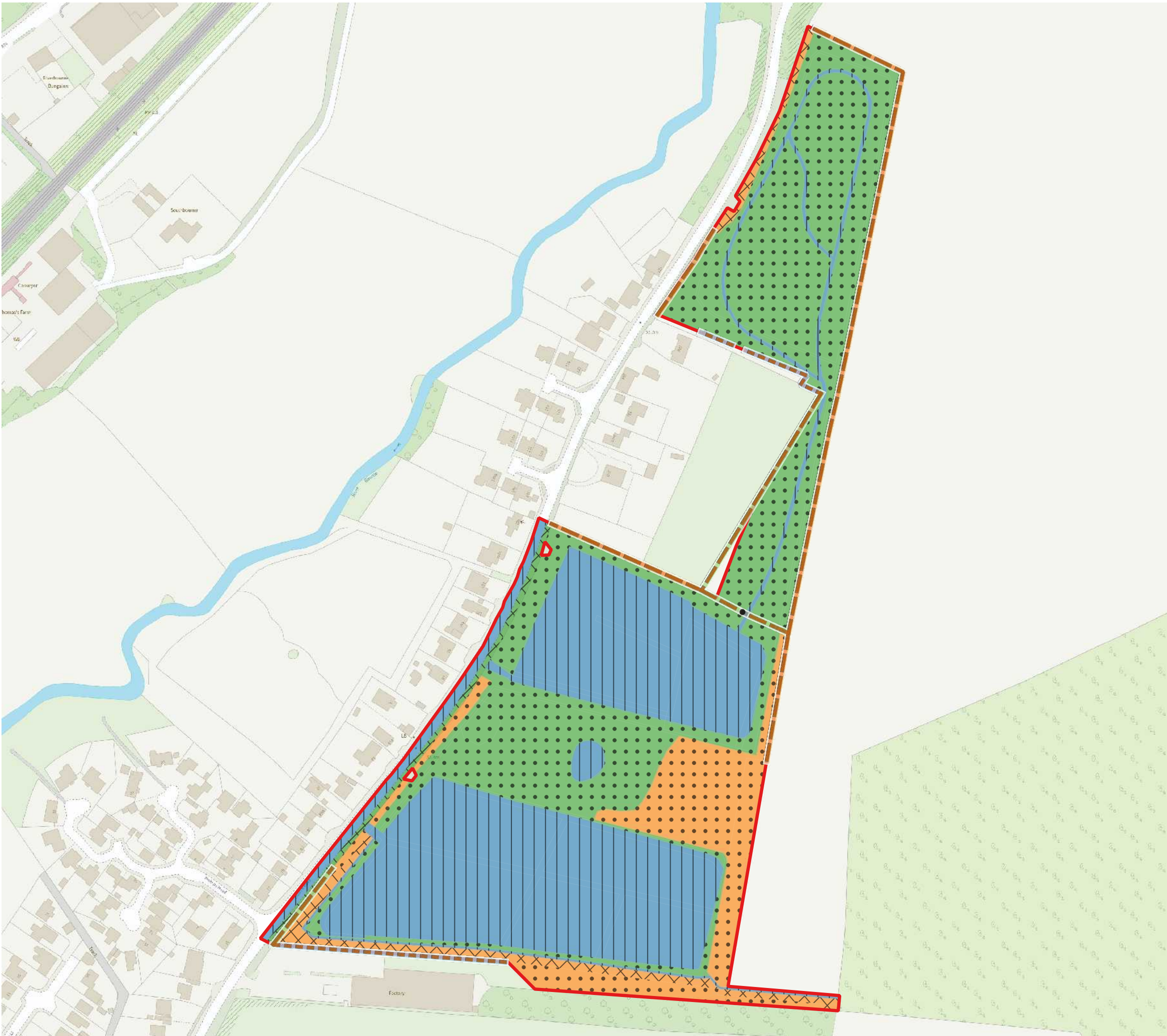
title
PROPOSED HABITAT PLAN

scale
1:2,387 @ A3

number
FIGURE H01

rev
-

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Legend

Proposed Habitat Condition

- Moderate
- Poor
- N/A - Other
- Condition Assessment N/A

Proposed Habitat Distinctiveness

- Medium
- Low
- V.Low

Proposed Hedgerow Condition

- Moderate
- Poor
- N/A

Proposed Hedgerow Distinctiveness

- Medium
- Low
- V.Low
- N/A

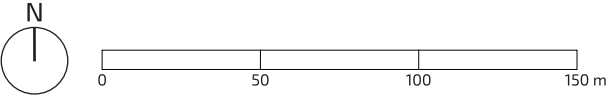
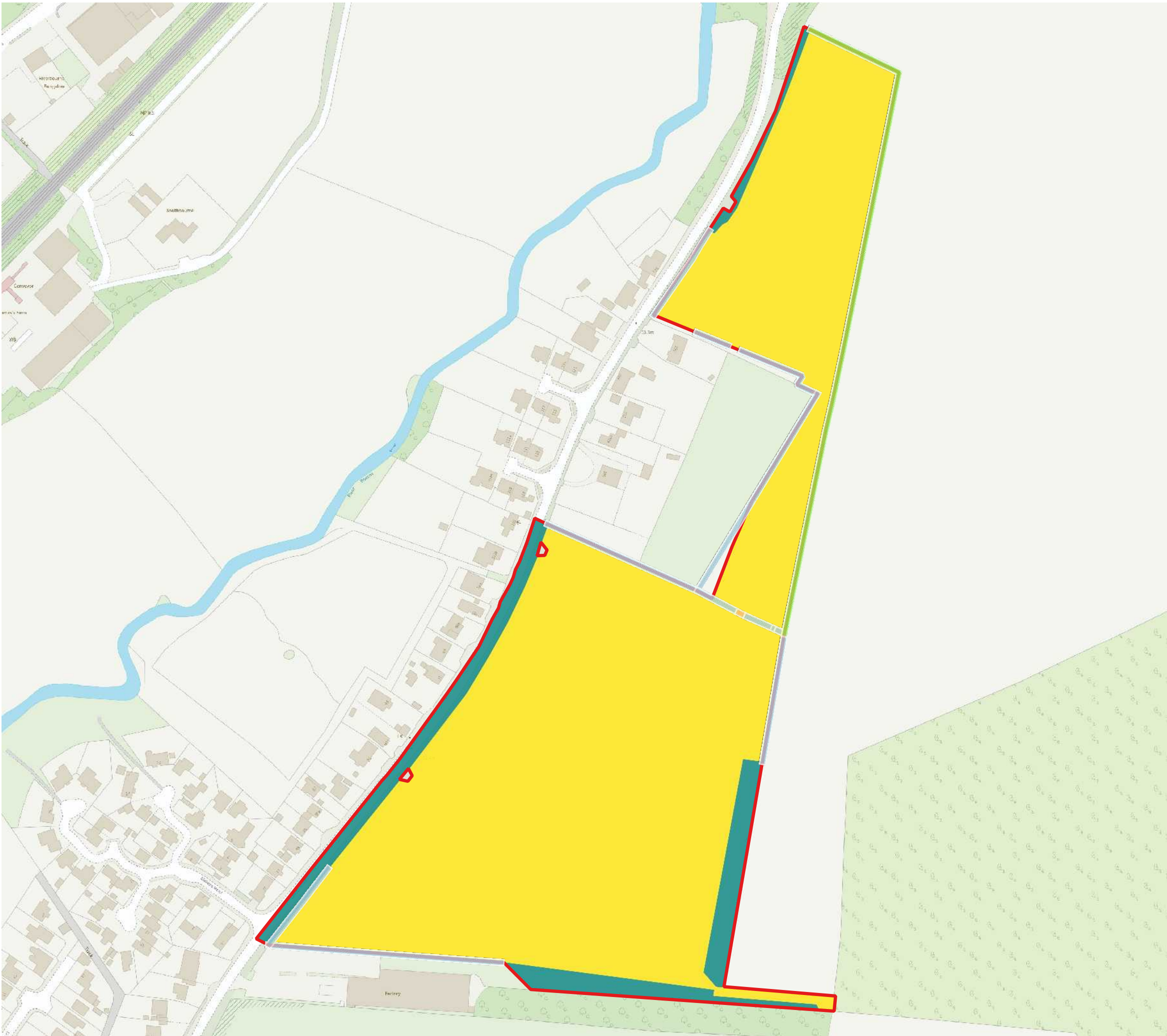
date 23/06/26 drwn/chkd
LPL / MEL

client
Hallam Land

project
**Church Road,
Laverstock**

title scale
**PROPOSED HABITAT CONDITION
AND DISTINCTIVENESS PLAN** 1:2,387 @ A3

number rev
FIGURE H02 -



Legend

- Habitats**
- Retained
 - Lost
- Hedgerows**
- Created
 - Retained
 - Lost

date	23/06/26	drwn/chkd	LPL / MEL
client	Hallam Land	project	Church Road, Laverstock
title	HABITAT RETENTION PLAN	scale	1:2,387 @ A3
number	FIGURE H03	rev	-

APPENDIX H1 - BNG HABITAT CONDITION ASSESSMENTHedgerows

Criteria	Pass / Fail								
	H1	H2a	H2b	H3	H4	H5	H6	H7	H8
A1: The average height of woody growth estimated from base of stem to the top of the shoots, excluding any bank beneath the hedgerow, any gaps or isolated trees.	<u>PASS</u> The hedge exceeds the height required.	<u>PASS</u> Hedge is relatively uniform in height.	<u>PASS</u> The hedge exceeds the height required.	<u>PASS</u> Tall hedge, exceeds the height required, with one mature tree present.	<u>PASS</u> Bulk of height formed from row of trees leading to woodland belt. Southern end scant and low bushes.	<u>PASS</u> The hedge exceeds the height required.	<u>PASS</u> The hedge exceeds the height required.	<u>PASS</u> Tall hedge, exceeds the height required.	<u>PASS</u> The hedge exceeds the height required.
A2: The average width of woody growth estimated at the widest point of the canopy, excluding gaps and isolated trees.	<u>PASS</u> Hedge canopy continuous and connects to linear extension of small woodland belt.	<u>PASS</u> Canopy cover continuous.	<u>PASS</u> Canopy cover continuous.	<u>FAIL</u> Hedge does not meet width pass measurement.	<u>FAIL</u> Hedge does not meet width pass measurement.	<u>FAIL</u> Hedge does not meet width pass measurement (<0.5m).	<u>PASS</u> Canopy cover continuous.	<u>FAIL</u> Hedge does not meet width pass measurement.	<u>PASS</u> Canopy cover relatively continuous.
B1: Gap between ground and base of hedge canopy <0.5 m for >90% of length.	<u>PASS</u> The hedge is scrubby and dense to the ground with little gaps at the base.	<u>PASS</u> The bottom of the trees to the hedge base is less than 0.5m.	<u>PASS</u> The bottom of the trees to the hedge base is less than 0.5m.	<u>PASS</u> Gaps present between ground and canopy but does not exceed 10%.	<u>PASS</u> The bottom of the trees to the hedge base is less than 0.5m.	<u>PASS</u> The bottom of the trees to the hedge base is less than 0.5m.	<u>PASS</u> The bottom of the trees to the hedge base is less than 0.5m.	<u>PASS</u> The bottom of the trees to the hedge base is less than 0.5m.	<u>FAIL</u> The gap between the canopy and ground is > 0.5m
B2: Gaps make up <10% of total length; and No canopy gaps >5m.	<u>PASS</u> Gaps in the canopy are limited in the hedgerow.	<u>PASS</u> Gaps are limited in the hedgerow.	<u>PASS</u> Gaps are limited in the hedgerow.	<u>PASS</u> Gaps are limited in the hedgerow.	<u>FAIL</u> Very gappy hedge along roadside.	<u>FAIL</u> Very gappy hedge.	<u>PASS</u> Gaps are limited in the hedgerow.	<u>PASS</u> Gaps are limited in the hedgerow.	<u>FAIL</u> Gappy breaks in canopy laterally.

Criteria	Pass / Fail								
	H1	H2a	H2b	H3	H4	H5	H6	H7	H8
C1: >1 m width of undisturbed ground with perennial herbaceous vegetation for >90% of length	<u>FAIL</u> No undisturbed hedge margin was present, only arable margins.	<u>FAIL</u> Field side comprises of very narrow margin; garden side comprises of only mown lawn.	<u>FAIL</u> No distinct verge, only arable margins present.	<u>FAIL</u> No distinct verge, only narrow arable margin present.	<u>FAIL</u> No distinct verge, only narrow arable margin present.	<u>FAIL</u> No distinct verge, only narrow ruderal arable margin present.	<u>FAIL</u> No distinct verge present, abuts arable sterile strip.	<u>FAIL</u> No distinct verge present.	<u>FAIL</u> Arable margin on one side, mown amenity grassland on the other.
C2: Plant species indicative of nutrient enrichment of soils dominate <20% cover of the area of undisturbed ground.	<u>FAIL</u> Hedge outgrown and dense, forming dominant bramble scrub.	<u>FAIL</u> Plant species indicative of nutrient enrichment present on >20% of ground.	<u>FAIL</u> Plant species indicative of nutrient enrichment present on >20% of ground.	<u>FAIL</u> Plant species indicative of nutrient enrichment present on >20% of ground.	<u>FAIL</u> Plant species indicative of nutrient enrichment present on >20% of ground.	<u>FAIL</u> Plant species indicative of nutrient enrichment present on >20% of ground.	<u>FAIL</u> Plant species indicative of nutrient enrichment present on >20% of ground.	<u>FAIL</u> Plant species indicative of nutrient enrichment present on >20% of ground.	<u>FAIL</u> Plant species indicative of nutrient enrichment present on >20% of ground.
D1: >90% of the hedgerow and undisturbed ground is free of invasive non-native plant species (including those listed on Schedule 9 of WCA ³) and recently introduced species.	<u>PASS</u> Very diverse native hedge. Ground of hedgerow is vacant of non-native species.	<u>FAIL</u> 50:50 mix of native and ornamental woody species.	<u>FAIL</u> Very diverse mixed native and non-native species hedge, no one species dominant.	<u>FAIL</u> Mixed native and non-native species hedge, including several ornamentals.	<u>PASS</u> All native, very little understorey.	<u>PASS</u> All native, blackthorn dominant.	<u>FAIL</u> Mixed native and non-native woody species.	<u>FAIL</u> Non-native ornamental hedgerow, composed entirely of Leyland cypress in poor condition.	<u>FAIL</u> 50:50 mix of native species and ornamental shrubs.
D2: >90% of the hedgerow or undisturbed ground is free of damage caused by human activities.	<u>PASS</u> Trees were in good health, lacking evidence of adverse human management practises.	<u>FAIL</u> Relatively free of obvious human management on field side.	<u>PASS</u> Free of human management. Trees in good health. Young emergent trees present.	<u>PASS</u> No obvious signs of intense management.	<u>FAIL</u> Pruning damage is evident.	<u>FAIL</u> Signs of management to maintain shape.	<u>PASS</u> Free of human management.	<u>FAIL</u> Signs of management to maintain shape.	<u>PASS</u> No management of hedge, only grassland at hedge base.

Criteria	Pass / Fail								
	H1	H2a	H2b	H3	H4	H5	H6	H7	H8
C1: >1 m width of undisturbed ground with perennial herbaceous vegetation for >90% of length	<u>FAIL</u> No undisturbed hedge margin was present, only arable margins.	<u>FAIL</u> Field side comprises of very narrow margin; garden side comprises of only mown lawn.	<u>FAIL</u> No distinct verge, only arable margins present.	<u>FAIL</u> No distinct verge, only narrow arable margin present.	<u>FAIL</u> No distinct verge, only narrow arable margin present.	<u>FAIL</u> No distinct verge, only narrow ruderal arable margin present.	<u>FAIL</u> No distinct verge present, abuts arable sterile strip.	<u>FAIL</u> No distinct verge present.	<u>FAIL</u> Arable margin on one side, mown amenity grassland on the other.
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D2: >90% of the hedgerow or undisturbed ground is free of damage caused by human activities.	<u>PASS</u> Trees were in good health, lacking evidence of adverse human management practises.	<u>FAIL</u> Relatively free of obvious human management on field side.	<u>PASS</u> Free of human management. Trees in good health. Young emergent trees present.	<u>PASS</u> No obvious signs of intense management.	<u>FAIL</u> Pruning damage is evident.	<u>FAIL</u> Signs of management to maintain shape.	<u>PASS</u> Free of human management.	<u>FAIL</u> Signs of management to maintain shape.	<u>PASS</u> No management of hedge, only grassland at hedge base.

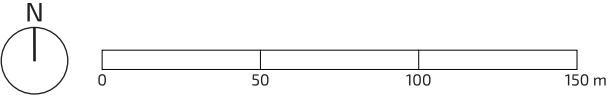
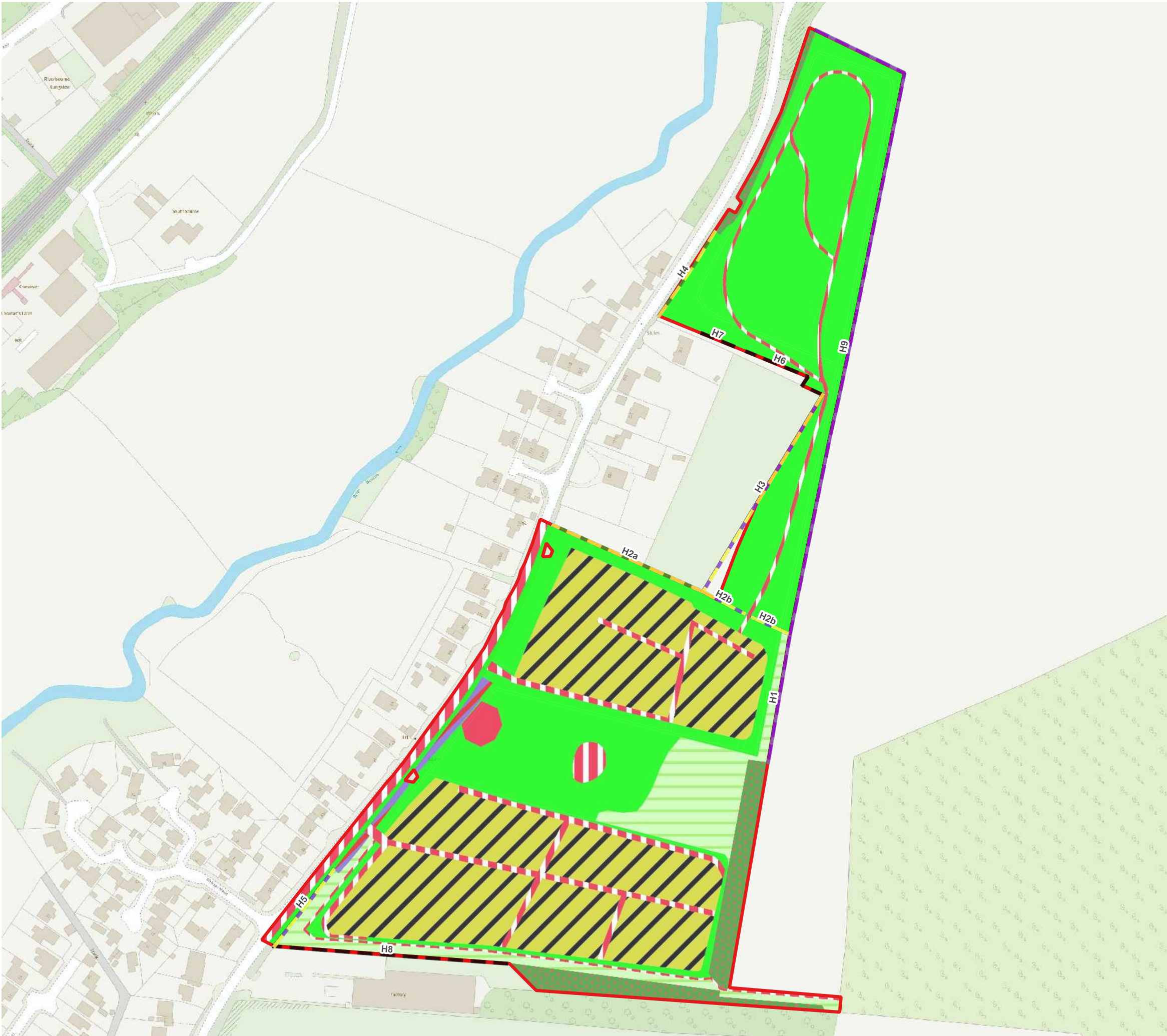
Woodlands

Indicator		Good (3 points)	Moderate (2 points)	Poor (1 point)	W1		W2		W3	
					Score	Notes/Justification	Score	Notes/Justification	Score	Notes/Justification
A	Age distribution of trees	Three age-classes present.	Two age-classes present.	One age-class present.	2	Two.	2	Two.	2	At least two.
B	Wild, domestic and feral herbivore damage	No significant browsing damage evident in woodland.	Evidence of significant browsing pressure is present in less than 40% of whole woodland.	Evidence of significant browsing pressure is present in 40% or more of whole woodland.	3	No browse line.	3	No browse line.	2	No grazing evident.
C	Invasive plant species	No invasive species present in woodland.	Rhododendron <i>Rhododendron ponticum</i> or cherry laurel <i>Prunus laurocerasus</i> not present, and other invasive species <10% cover.	Rhododendron or cherry laurel present, or other invasive species ≥10% cover.	2	Non-natives <10% of cover.	3	No invasive species.	3	No invasive species.
D	Number of native tree species	Five or more native tree or shrub species found across woodland parcel.	Three to four native tree or shrub species found across woodland parcel.	Two or less native tree or shrub species across woodland parcel.	3	>10	1	2. Dominated by non-native naturalised sycamore.	3	>5
E	Cover of native tree and shrub species	>80% of canopy trees and >80% of understory shrubs are native.	50 - 80% of canopy trees and 50 - 80% of understory shrubs are native.	<50% of canopy trees and <50% of understory shrubs are native.	3	>80%	1	<50%	3	>80%

Indicator		Good (3 points)	Moderate (2 points)	Poor (1 point)	W1		W2		W3	
					Score	Notes/Justification	Score	Notes/Justification	Score	Notes/Justification
F	Open space within woodland	10 – 20% of woodland has areas of temporary open space. Unless woodland is <10ha, in which case 0 – 20% temporary open space is permitted.	21 – 40% of woodland has areas of temporary open space.	<10% or >40% of woodland has areas of temporary open space. But if woodland <10ha has <10% temporary open space, please see Good category.	3	0-20%. Scalloped edges to woodland welt form areas of sheltered open space, which do exceed 20% of its extent.	1	Little open space. Plantation-like belt of sycamore trees.	2	Open corridor between rows of trees.
G	Woodland regeneration	All three classes present in woodland; trees 4 – 7 cm Diameter at Breast Height (DBH), saplings and seedlings or advanced coppice regrowth.	One or two classes only present in woodland.	No classes or coppice regrowth present in woodland.	2	2 classes only. Saplings / semi-mature, and mature trees.	2	2 classes only.	2	At least 2 age classes, including saplings.
H	Tree health	Tree mortality 10% or less, no pests or diseases and no crown dieback.	11% to 25% tree mortality and or crown dieback or low-risk pest or disease present.	Greater than 25% tree mortality and or any high-risk pest or disease present.	3	Healthy trees.	3	Healthy trees.	3	Healthy trees.

Indicator		Good (3 points)	Moderate (2 points)	Poor (1 point)	W1		W2		W3	
					Score	Notes/Justification	Score	Notes/Justification	Score	Notes/Justification
I	Vegetation and ground flora	Recognisable NVC plant community at ground layer present, strongly characterised by ancient woodland flora specialists.	Recognisable woodland NVC plant community at ground layer present.	No recognisable woodland NVC plant community at ground layer present.	1	None. Very dense canopy and understory has overshadowed and limited ground flora – scant bramble.	1	None. Very densely planted in woodland belt – heavily overshadowed, little ground flora able to establish – dominated by ivy.	1	None.
J	Woodland vertical structure	Three or more storeys across all survey plots, or a complex woodland.	Two storeys across all survey plots.	One or less storey across all survey plots.	2	Varied.	1	Varied.	1	Uniform.
K	Veteran trees	Two or more veteran trees per hectare.	One veteran tree per hectare.	No veteran trees present in woodland.	1	None.	1	None.	1	None.
L	Amount of deadwood	50% of all survey plots within the woodland parcel have deadwood, such as standing and fallen deadwood, large dead branches and or stems, branch stubs and stumps, or an abundance of small cavities.	Between 25% and 50% of all survey plots within the woodland parcel have deadwood, such as standing and fallen deadwood, large dead branches and or stems, stubs and stumps, or an abundance of small cavities.	Less than 25% of all survey plots within the woodland parcel have deadwood, such as standing and fallen deadwood, large dead branches and or stems, stubs and stumps, or an abundance of small cavities.	1	Transitioning outgrown hedge into woodland belt – all trees are too young to have developed standing deadwood.	1	Very little dead wood present.	1	Very little dead wood present.

Indicator		Good (3 points)	Moderate (2 points)	Poor (1 point)	W1		W2		W3	
					Score	Notes/Justification	Score	Notes/Justification	Score	Notes/Justification
M	Woodland disturbance	No nutrient enrichment or damaged ground evident.	Less than 1 hectare in total of nutrient enrichment across woodland area, and or less than 20% of woodland area has damaged ground.	1 hectare or more of nutrient enrichment, and or 20% or more of woodland area has damaged ground.	1	Woodland edge form arable margin - dominated by nettle, hogweed, barren brome, and false oat.	1	Woodland edge form arable margin - dominated nutrient loving species assemblage.	2	Limited to edges within arable field.
Total score (out of a possible 39)					27		23		26	



Legend

Habitats Proposed

- Developed land; sealed surface
- Mixed scrub
- Modified grassland
- Other neutral grassland
- Other woodland; broadleaved
- Sustainable drainage system
- Residential
70% Developed land; sealed surface
30% Vegetated gardens

Hedgerow Proposed

- Non-native and ornamental hedgerow
- Native hedgerow
- Native hedgerow with trees
- Species-rich native hedgerow

date 23/06/26 drwn/chkd
LPL / MEL

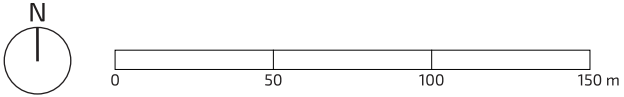
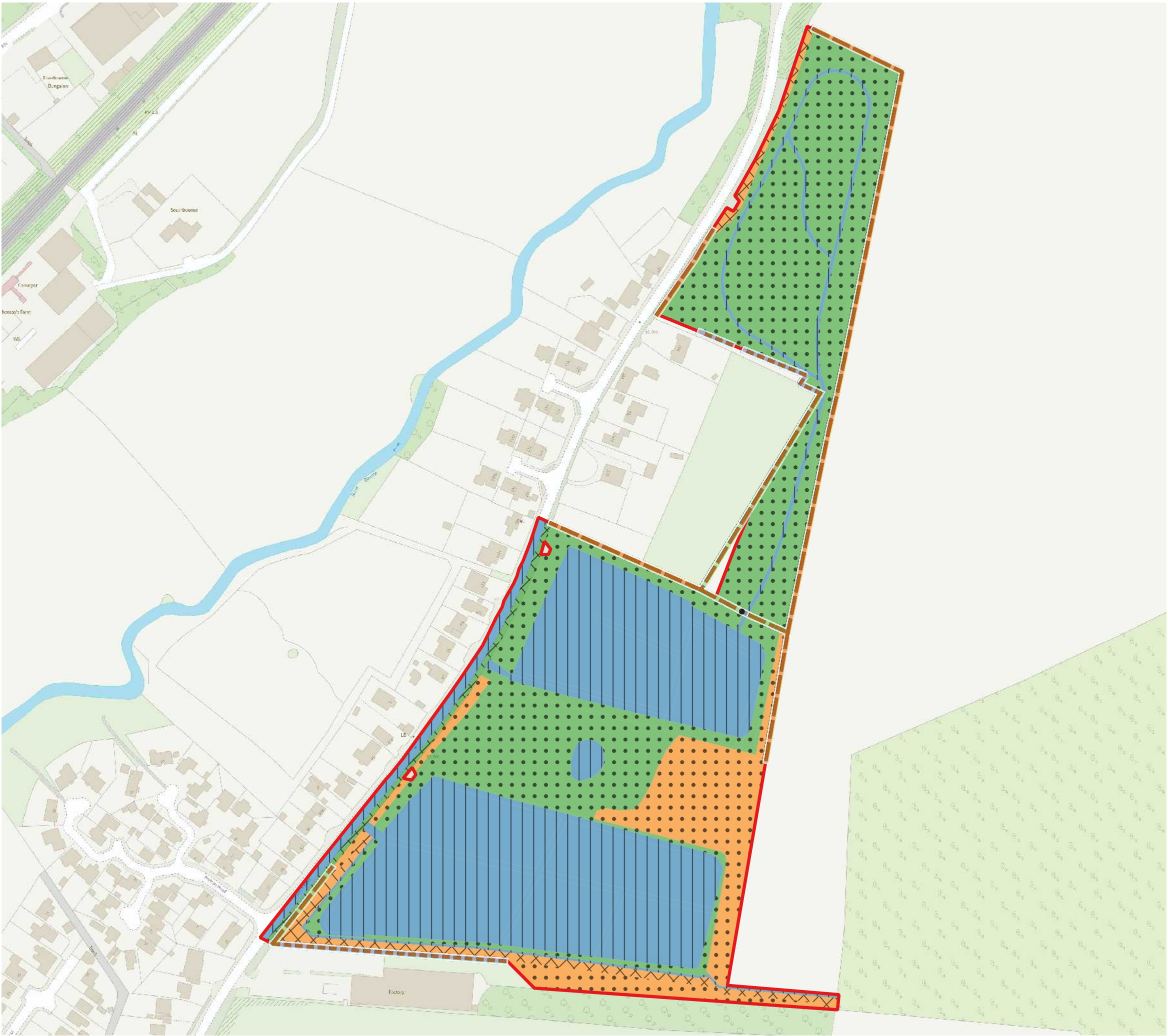
client
Hallam Land

project
**Church Road,
Laverstock**

title scale
PROPOSED HABITAT PLAN 1:2,387 @ A3

number rev
FIGURE H01 -

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Legend

Proposed Habitat Condition

- Moderate
- Poor
- N/A - Other
- Condition Assessment N/A

Proposed Habitat Distinctiveness

- Medium
- Low
- V.Low

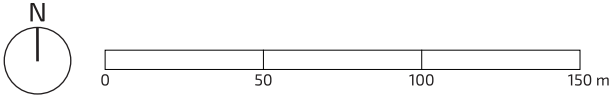
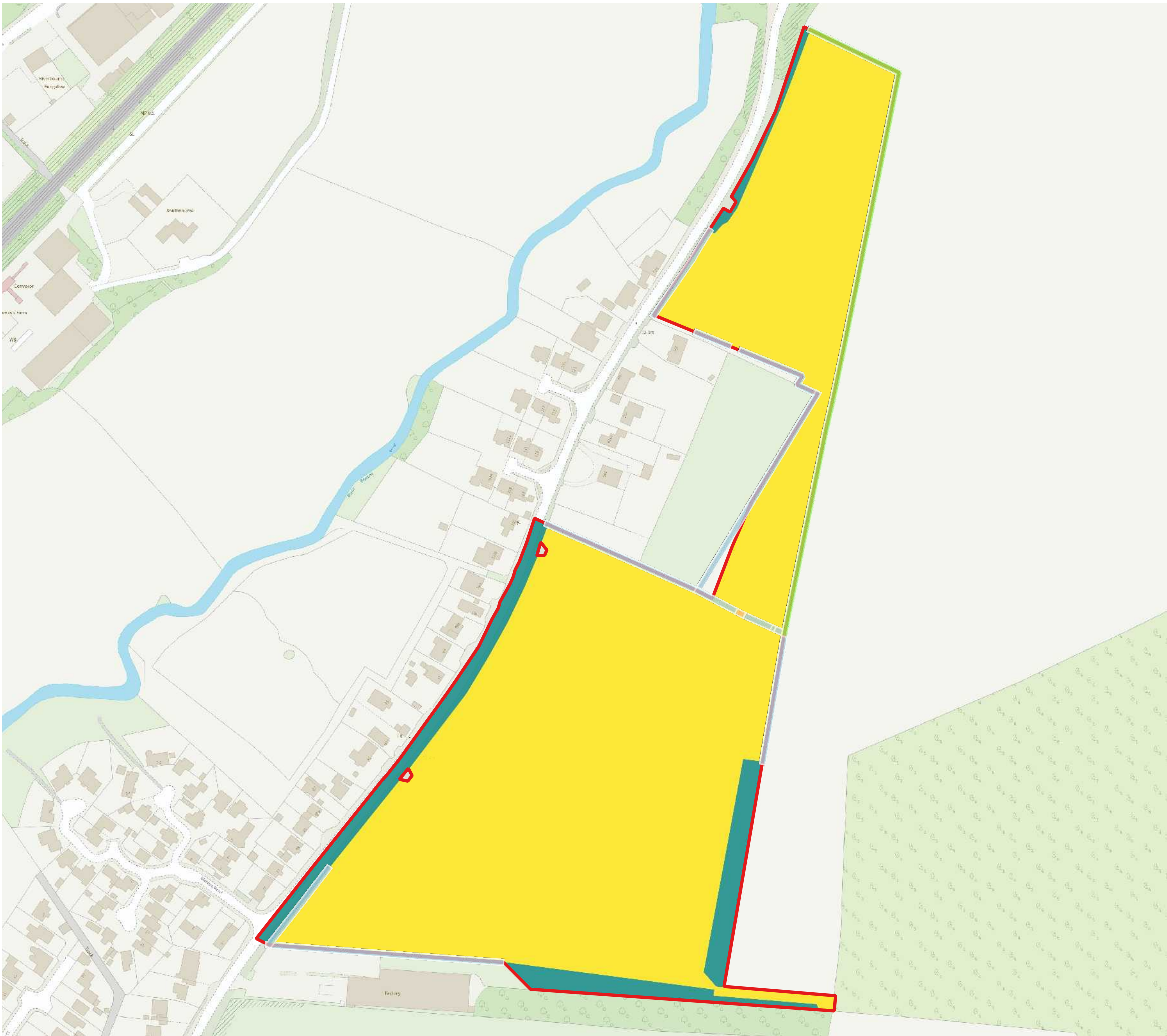
Proposed Hedgerow Condition

- Moderate
- Poor
- N/A

Proposed Hedgerow Distinctiveness

- Medium
- Low
- V.Low
- N/A

date	23/06/26	drwn/chkd	LPL / MEL
client	Hallam Land		
project	Church Road, Laverstock		
title	PROPOSED HABITAT CONDITION AND DISTINCTIVENESS PLAN	scale	1:2,387 @ A3
number	FIGURE H02	rev	-



Legend

Habitats

- Retained
- Lost

Hedgerows

- Created
- Retained
- Lost

date
23/06/26

drwn/chkd
LPL / MEL

client
Hallam Land

project
**Church Road,
Laverstock**

title
HABITAT RETENTION PLAN

scale
1:2,387 @ A3

number
FIGURE H03

rev
-

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Summary – Mitigating Recreational Impacts (SANG)

Client

Hallam Land Ltd

Project

**Church Road,
Laverstock**

Date

March 2026

1.0 INTRODUCTION

- 1.1 The following summary has been prepared by FPCR Environment and Design Ltd. (FPCR) on behalf of the Hallam Land Limited to accompany an outline planning application for the redevelopment of Land at Church Road, Laverstock (Central OS Grid Ref: SU16503175) herein referred to as 'the Site'.
- 1.2 The Site currently has Outline Planning Approval for up to 49 residential units that the current application seeks to increase up to 110 residential units. Given the long-running and historic context of works associated with planning application for residential development at the Site; this document seeks to summarise the current position relative to mitigating likely significant impacts of recreational pressure upon Cockey Down SSSI and New Forest SAC/SPA/Ramsar which have been the subject of multiple discussions and meetings.

Site Context

- 1.3 Previous consultation comments received from Natural England and Wiltshire Wildlife Trust raised concern over the planning application in 2021 which would provide an increase in population of Laverstock within close proximity to the SSSI and therefore an increase in potential recreational pressures on Cockey Down SSSI sensitive habitats.
- 1.4 Visitor surveys were conducted in 2022 by FPCR to determine a baseline usage of the SSSI as existing and determine any increase in usage and how the effects of this may impact the SSSI.
- 1.5 In relation to the New Forest SAC/SPA/Ramsar, the Site is c.12.04km away and therefore falls within the Zone of Influence within which the proposed development has the potential to adversely affect the interest features and conservation objectives of the protected site through recreational pressures.

Site Proposals

The New Forest SAC / SPA / Ramsar / (and SSSI)

- 1.6 Wiltshire Council's Interim New Forest Mitigation Strategy requires all developments of 50 or more dwellings within 13.8km of the New Forest International Protected Sites seek to provide on-site mitigation through Suitable Alternative Natural Green space (SANGs) with mitigation for smaller developments of 1-49 dwellings being secured through Community Infrastructure Levy (CIL) contributions.
- 1.7 Wiltshire Council's Interim New Forest Mitigation Strategy, the New Forest SAC/SPA/Ramsar visitor study and discussion/analysis document clearly demonstrate that there is a steep drop-off in visit rates with increasing distance from the New Forest International sites. It therefore follows that Wiltshire Council adopt a proportional approach when considering whether greenspace components of proposed developments are sufficient to mitigate the likely potential effects of increased recreational pressure on the New Forest International sites.
- 1.8 The revised scheme includes greenspace which has been designed in accordance with the relevant guidelines as directed by Wiltshire Council i.e New Forest District (NFDC) Council Mitigation for Recreational Impacts – Supplementary Planning Document (SPD) , Appendix D of the Dorset Heathlands Planning Framework 2020 – 2025 and Natural England's Guidelines for Thames Basin Heaths.

- 1.9 Following the relevant guidelines for SANGs, these must be provisioned at a rate of 8 Ha / 1,000 population. In this instance the expected population of the Proposed Development during the operational phase is 279 (this is a reduced figure from that calculated within recreational study results report submitted within the application for the 135 residential unit scheme as that expected figure of 324 residents was based on 130 residential units and an average household in Laverstock of 2.54 residents per dwelling) that makes the minimum SANGs area requirement for an additional 110 residential unit development of 2.29 Ha. Currently the Green Infrastructure of the proposed development includes 2.54 Ha Public Open Space (POS) with a further 2.33 Ha of designated SANG which is in excess of the required figure.
- 1.10 In addition to the area requirement, the proposals will also be able to meet the following requirements as laid out within the Natural England Guidance (best illustrated by 6450-XX-XX-DR-L-02-P15 20 Parameters Plan):
- The SANGS provision is primarily intended for local pedestrian use only i.e., from proposed new residences and potentially existing residents of Laverstock (GI provision within 400m of development linked to it).
 - The SANGS provision includes more than one potential circular walk route that combined meet the requirements for 2.3-2.5km circular walk length. Additional land has been procured to extend the proposed circular routes linking to existing local footpaths through Cockey Down SSSI.
 - SANGS shall be perceived 'safe' and although new indigenous tree and scrub planting is to be included along parts of the recreational paths, direct tree cover over paths will be avoided.
 - All recreational paths shall be well maintained and most paths (all in the northern extent of the Green Infrastructure provision will be unsurfaced to avoid the site becoming too urban in feel (except where there exists a conflict between accessibility in which case hoggins / self-binding gravel would be acceptable).
 - Access to SANGS, shall be largely unrestricted with plenty of space provided for the safe exercise of free running dogs.
 - The landscape design of the SANGS will provide a range of habitats and microhabitats for recreational users to experience including varied grassland types and a mosaic of new native hedgerows, scattered indigenous scrub and trees that will create semi-natural spaces with little intrusion of artificial structures except in the immediate vicinity of the Proposed New Residences. Sustainable drainage features in the southwest of the Green Infrastructure provision will also provide an additional range of marginal and aquatic habitats that will further enhance user exposure to the experience of semi-natural habitats.
 - SANGS will be advertised through signage at appropriate locations throughout the proposed new development and a leaflet with relevant information (layout and routes available to users) will be distributed to new residences.
 - Dog waste, litter / recycling bins will be positioned at suitable locations.

Cockey Down SSSI

- 1.11 As was set-out within documents associated with the application for the 130 residential unit scheme.

- 1.12 A Natural England condition assessment of Cockey Down SSSI has determined 57.67% of the 16 Ha site to be in 'favourable' condition with the remaining 42.33% being 'unfavourable recovering' with the only reason cited being scrub encroachment¹. More recent condition assessment of Cockey Down SSSI² in 2022 cites lack of grazing and scrub encroachment as continued issues. In the context of increased recreational pressure and the likely potential effects this would have with regards the condition status of sites' qualifying features, the key potential likely significant impacts are trampling / erosion leading to a decline or loss of chalk grassland habitat and nutrient enrichment cause by dogs.
- 1.13 The provisions for mitigating both above outlined impacts are reasonably standard and form part of many an access management and monitoring plan for nationally and internationally designated sites across the UK. The provision of dog waste bins and information boards at suitable locations (PRoW entry and access points to the SSSI / CWS) together with signage specifying dogs are to be kept on leads can be implemented easily and are, relatively inexpensive. The SANGS provision for the scheme has been designed in-line with Natural England's SANGs guidance, discussed in previous sections above.
- 1.14 Any increase in footfall through the SSSI / CWS is likely to be concentrated on pre-existing routes, in this instance the formal PRoW and informal footpath, both of which run north-south along the eastern boundary of the Cockey Down site. Maintenance of a diverse sward within chalk grassland habitat requires management both to avoid the dominance of courser grass species and to prevent scrub encroachment. It is widely acknowledged that rabbit *Oryctolagus cuniculus* grazing has contributed to the maintenance of chalk grasslands in the UK since the Middle Ages and that rabbits themselves will also cause levels of disturbance and bare soil that will not necessarily be to the detriment to the habitat, some calcareous species shown to increase because of such conditions. Whilst rabbit grazing is not comparable to that of recreational pressure, or specifically anthropogenic sources of erosion and compaction, it does demonstrate that chalk grassland habitat has a degree of resilience. Any likely potential significant impacts resulting from increased recreational use of the site will be best mitigated through a programme of appropriate monitoring and where necessary, access management through signage, education and an increased site presence/wardening.
- 1.15 Efficacy of wardening is likely to be limited given most recreational users surveyed as part of the visitor survey are regular (daily) users with the main reason for use, exercising dogs. The implications being that any substantial period devoted to wardening will involve a warden reminding the same small group of recreational users that dogs are to remain on the lead, to sign them to dog waste bins and reiterating the location of the formal access route (PRoW) across Cockey Down SSSI / CWS. Just increasing site presence for a small period per week (e.g. one day per month) to maintain information boards and signage, collect dog waste bins and monitor use of the site would be sufficient for this purpose.
- 1.16 Cockey Down SSSI / CWS is third party land part-owned and managed by Wiltshire Wildlife Trust. Hallam Land Ltd have sought to agree a financial contribution towards the provision of the above, access monitoring and management measures to mitigate any potential significant effects arising from increased recreation pressure resulting from the Proposed Development. Hallam Land Ltd. have also sought to agree with Wiltshire Wildlife Trust the provision of gated vehicular access onto Cockey Down SSSI / CWS via the Proposed Development as an

¹ <https://designatedsites.naturalengland.org.uk/ReportUnitCondition.aspx?SiteCode=S1003265&ReportTitle=Cockey%20Down%20SSSI>

² <https://designatedsites.naturalengland.org.uk/UnitDetail.aspx?UnitId=1008166&SiteCode=s1003265&SiteName=&countyCode=&responsiblePerson>

improvement over current informal arrangements and following concerns raised in the consultation response over the Proposed Development precluding future vehicular access by Wiltshire Wildlife Trust onto Cockey Down SSSI / CWS. Vehicular access being particularly important for a programme of scrub management required to ensure that the SSSI units attain and remain in favourable conservation status. Hallam Land Ltd have also proposed, if necessary, as a measure to further reduce the recreational pressure on Cockey Down SSSI / CWS, the instatement of security fencing round the perimeter of the Green Infrastructure provision on the north, east and south of the Proposed Development to reduce the ease with which new residents can access the SSSI / CWS and prevent new paths or 'desire lines' being created between the Proposed Development and the SSSI / CWS.

- 1.17 In summary, the measures proposed by Hallam Land Ltd are:
- 1.18 Greenspace. Provision of 2.54 Ha Public Open Space (POS) with a further 2.33 Ha of designated SANG, that through an additional link through the Site extend the circular walks from SANGS and on-Site POS via Cockey Down to comfortably more than the 2.5km requirement. SANGs also include areas for free running dogs in addition to more general biodiversity enhancements.
- 1.19 Perimeter fencing. Installed at the site perimeter between the proposed Green Infrastructure and adjacent farmland/habitat to prevent new 'desire lines' and access into Cockey Down SSSI being created.
- 1.20 Education. A) Provision of a comprehensive, informative leaflet to be included in the welcome pack distributed to new residents of the Proposed Development explaining the importance, sensitivities and vulnerabilities of habitats within Cockey Downs SSSI and measures that they can take as residents and potential recreational users to avoid any adverse impacts in addition to directing new residents to Green Infrastructure provision within the Proposed Development. B) Signage at entry points to Cockey Down SSSI explaining the importance, sensitivities and vulnerabilities of habitats within Cockey Down SSSI and advising dogs should be kept on-lead directing users to free running dog exercise area and circular walk routes within the Proposed Development.
- 1.21 Increased site presence. To maintain information boards and signage, collect dog waste bins and monitor use of the site
- 1.22 Dog waste bins. To allow proper disposal of dog waste and prevent nutrient enrichment to habitats at Cockey Downs SSSI / CWS.
- 1.23 The inclusion of substantial areas of proposed Green Infrastructure provision within the scheme designed to standards outlined in Natural England's SANGs guidance will significantly reduce the numbers of new residents who use the SSSI / CWS. Together with the installation of security fencing on the Proposed Development boundary or / and financial contributions towards the cost of access monitoring and management i.e. increased site presence, signage and dog waste bin collection (subject to agreement with Wiltshire Wildlife Trust) the potential effect of increased recreational pressure can be reduced to insignificant levels.
- 1.24 Following meetings with Wiltshire Wildlife Trust regarding the potential likely significant impacts of the larger 135 residential unit application, a level of financial contribution was agreed to aid with the cost of access monitoring and management.

- 1.25 Specifically, the following proposal was acceptable to WWT to cover the increased management costs and warden presence required at Cockey Down SSSI during the operational phase of the development:
- One day a week (0.2FTE) of a warden (salary: £36,900) = annual cost of £7,380. Over a 30-year timeframe (to apply the BNG framework in lieu of an arrangement in perpetuity): total £221,400.
 - One WWT signboard at £2,500 including design and installation, to explain the behavioural Do's and Don'ts for the SSSI.
 - Dog waste bins to be installed and managed by the development management company.
- 1.26 The total lump sum for upfront payment: £223,900. Whilst this sum was agreed for the 135 residential unit scheme, this application is for a smaller development of 110 residential units and the sum, pro rata for the smaller scheme is £189,454 and should be index linked from September 2025.

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