
Land at Penleigh, Dilton Marsh

Preliminary Ecology Appraisal

March 2026

Client: Ms L Page
Report Ref: SEB3248_01
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Non-Technical Summary

Site Location	Land at Penleigh, Fairwood Road, Dilton Marsh, BA13 4EA (central grid reference: ST 85429 50769).
Scope of Works	Preliminary Ecology Appraisal comprising a Habitat Survey and Daytime Bat Walkover, supplemented with a desk study.
Survey Methods	The habitat survey was undertaken with reference to UKHab (2023) and CIEEM (2018), and the Daytime Bat Walkover was undertaken with reference to BCT (2023).
Lead Personnel	Kate Hayward MCIEEM and Patrick Ryan.
The Proposal	The site is the subject of a planning proposal for two self-build residential dwellings.
Site Description and Suitability Assessment	The site is located within a field unit on the northern edge of the hamlet of Penleigh, approximately 700m to the west of the town of Westbury. To the east is Fairwood Road, to the north and south are residential houses with associated gardens and to the west is the wider field unit bordered by mature hedgerows. The site is approximately 0.2 hectares in size. It comprises part of a modified grassland field unit with two boundary hedgerows. Access into the site is off Fairwood Road, currently via a metal gate within the east boundary hedgerow. The site lies within the Impact Risk Zone for nearby SSSIs and is located just outside, but near to the Medium Risk, Grey Hatched Zone of the Trowbridge and Westbury Bat Mitigation Strategy. With consideration to protected/notable species: • There is no bat roosting habitat on site. The site offers low-quality foraging and commuting habitats for bats provided by the modified grassland and hedgerows. • The hedgerows provide nesting opportunities for birds. • The site is suitable to support low numbers of common and widespread species of reptiles, amphibians and small mammals. There is negligible potential for dormouse and low potential for great crested newt to utilise the site (two hedgerow boundaries).
Recommendations	The hedgerow boundaries should be protected during construction. The removal of habitats should consider the nesting bird season, and pre-works checks and hand searches should be undertaken by an Ecological Clerk of Works. General protection measures during construction, a sensitive lighting scheme and biodiversity enhancements have been recommended.

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1. Introduction

1.1 Background

- 1.1.1 In March 2026, Seasons Ecology was instructed by Ms L Page, to undertake a Preliminary Ecology Appraisal of Land at Penleigh, Fairwood Road, Dilton Marsh, BA13 4EA (central grid reference: ST 85429 50769). The site is the subject of a planning proposal for two self-build residential dwellings.
- 1.1.2 The Preliminary Ecology Appraisal consisted of a Habitat Survey and Daytime Bat Walkover. The survey was supplemented with a web-based desk study.

1.2 Scope and Objectives of Survey

- 1.2.1 The survey was undertaken to identify and record the habitats on site and to assess the potential of the site to support protected/notable species. The purpose of the survey is to make known any ecological constraints or considerations that may be relevant to the proposal and to inform biodiversity enhancements.
- 1.2.2 This report is based on the findings of a survey undertaken on 26th March 2026.
- 1.2.3 The report is supported by the following:
- Annex 1: Summary of Legislation and Planning Policy.
 - Annex 2: Habitat Plan.
 - Annex 3: Site Photographs.

1.3 Personnel

- 1.3.1 The survey was overseen by Director, Kate Hayward, who has produced this report. Kate is a full member of the Chartered Institute of Ecology and Environmental Management (MCIEEM) and has over 25 years' experience as a professional consultant advising on development projects and protected species and habitats, including acting as the Named Ecologist on European Protected Species licences.
- 1.3.2 The survey was undertaken by Patrick Ryan, Assistant Ecologist.

2. Legislation and Planning Policy

- 2.1.1 This report has been compiled with reference to relevant legislation and national planning policies, which protect wildlife. Annex 1 provides a brief summary of this legislation and policy.

3. Desk Study

3.1 Method

3.1.1 A web-based desk study was undertaken in March 2026 prior to the survey to provide local information that may be relevant to the proposal. The following online resources were consulted:

- The Multi-Agency Geographic Information for the Countryside (MAGIC) website¹, to obtain information on:
 - Statutory designations within 2km of the site and within 4km for designations with bats as a primary feature.
 - Sites of Special Scientific Interest (SSSI) Impact Risk Zones and Bat Consultation Zones relevant to the site.
 - Habitats on or adjacent to the site listed on the Priority Habitats Inventory.
 - European Protected Species licences issued within 2km.
 - Other relevant species information.
- Google Maps², to view aerial photographs, maps and mapnik data, to assess the ecological context of the site.

3.2 Results

Statutory Designations

3.2.1 There is one statutory designation within 2km of the site. This is Westbury Ironstone Quarry SSSI, located approximately 150m to the north-west. This is a geological designation.

SSSI Impact Risk Zones and Bat Consultation Zones

3.2.2 The site lies within the Impact Risk Zones for nearby SSSIs, which requires consultation with Natural England on all applications (except householder applications) where the proposed development is outside or extends outside existing settlements/urban areas and will increase lighting levels or affect trees/woodland, waterbodies, rural buildings/structures or linear landscape features such as hedgerows, streams and rivers through direct loss, fragmentation or change of use. It also requires consultation for aviation, air pollution from industrial/agricultural development, general combustion processes and landfill. Therefore, consultation may be required.

3.2.3 The site lies just outside the Medium Risk, Grey Hatched Zone of the Trowbridge and Westbury Bat Mitigation Strategy (Adopted July 2025).

Priority Habitats Inventory

3.2.4 There are no Priority Habitats located on or adjacent to the site. There are five Priority Habitats located within 500m of the site, all Priority Habitat Deciduous Woodlands located between approximately 100m and 490m away.

¹ <http://www.magic.gov.uk/MagicMap.aspx>

² <http://acme.com/planimeter/>

European Protected Species Licences

- 3.2.5 There are seven European Protected Species licences that have been issued for locations within 2km of the site, five are for bats and two are for great crested newt *Triturus cristatus*. The nearest licence is for brown long-eared bat *Plecotus auritus*, for a location approximately 1km to the south-east. The other four licences for bats are for locations between approximately 1.5km and 2km away, for the species, brown long-eared, common pipistrelle *Pipistrellus pipistrellus* and soprano pipistrelle *P. pygmaeus*.
- 3.2.6 The two licences for great crested newt are for locations approximately 1.5km and 1.6km to the north-east.

Other Relevant Species Information

- 3.2.7 There are no Natural England great crested newt *Triturus cristatus* pond surveys (2017-2019) that have been conducted within 2km of the site. The closest is for a location approximately 2.6km to the north-east. The survey recorded presence of this species.
- 3.2.8 The site lies within the Amber Risk Zone for great crested newt. Amber Risk Zones contain main population centres for great crested newt and comprise important connecting habitat that aids natural dispersal.

Ecological Context

- 3.2.9 The site is located within a field unit on the northern edge of the hamlet of Penleigh, approximately 700m to the west of the town of Westbury. To the east is Fairwood Road, to the north and south are residential houses with associated gardens and to the west is the wider field unit bordered by mature hedgerows. The wider area is predominantly arable and pasture fields bordered by mature hedgerows with occasional trees. A small woodland is located approximately 150m to the west with further wooded areas scattered across the surrounding area.
- 3.2.10 The nearest watercourse is the Biss Brook lying approximately 220m to the east of the site.
- 3.2.11 There are six ponds evident within 500m of the site, located approximately 80m to the south-east, 120m to the south-east, 150m to the north, 200m to the south-east, 220m to the north-east and 470m to the south.

4. Survey

4.1 Method

Habitat Survey

- 4.1.1 A systematic walkover of the site was undertaken on 26th March 2026. Notes were taken on the habitats present, and their suitability to support protected and notable species. Any incidental evidence of protected and notable species was noted. The survey was carried out with reference to UKHab Classification (2023)³, CIEEM 2018⁴ and BS 42020:2013 *Biodiversity – Code of Practice for Planning and Development* (BSI 2013).

Daytime Bat Walkover

- 4.1.2 A Daytime Bat Walkover of the site was carried out to observe, assess and record any habitats suitable for bats to roost, commute and forage both on site and in the surrounding area.
- 4.1.3 Trees on and near to the site were subject to a Ground Level Tree Assessment to identify Potential Roosting Features (PRF) on the exterior of trees. The trees are then assessed as follows:
- PRF – I: PRF(s) only suitable for individual bats or a very small number of bats either due to their size or a lack of suitable surrounding habitats.
 - PRF – M: PRF(s) suitable for multiple bats and could be used by a maternity colony.
- 4.1.4 The site is assessed as either having *no habitat features*, or *Negligible, Low, Moderate or High* suitability to roosting, foraging and commuting bats.
- 4.1.5 The assessment is undertaken with reference to BCT (2023)⁵.

Constraints to Survey

- 4.1.6 The survey is not able to record flora or fauna that may appear on the site at other times of the year and were therefore not evident at the time of the survey.

³ The UK Habitat Classification Version 2.0 (UKHab) (2023). Butcher, B., Carey, P., Edmonds, R., Norton, L. and Treweek, J.

⁴ CIEEM (2018) *Guidelines for Preliminary Ecological Appraisal*. Chartered Institute of Ecology and Environmental Management, Winchester.

⁵ BCT (2023): Collins, J. (ed.) (2023) *Bat Surveys for Professional Ecologists: Good Practice Guidelines* (4th Edition). The Bat Conservation Trust, London.

4.2 Site Description

- 4.2.1 The site is approximately 0.2 hectares in size. It comprises part of a modified grassland field unit with two boundary hedgerows. Access into the site is off Fairwood Road, currently via a metal gate within the east boundary hedgerow.
- 4.2.2 Habitats are mapped on the habitat plan at Annex 2. Site photographs are provided at Annex 3.

4.3 Habitat Descriptions

Modified Grassland

- 4.3.1 The site forms part of a wider field unit of modified grassland. The sward height was short at the time of survey. Species diversity is low, dominated by perennial rye-grass *Lolium perenne*, with a low cover of herbs, including white clover *Trifolium repens*, ribwort plantain *Plantago lanceolata*, common mouse-ear *Cerastium fontanum*, meadow buttercup *Ranunculus acris*, cut-leaved crane's-bill *Geranium dissectum*, red deadnettle *Lamium purpureum* and cleavers *Galium aparine*, with occasional herb-Robert *Geranium robertianum*, cow parsley *Anthriscus sylvestris*, spear thistle *Cirsium vulgare*, docks *Rumex* species and common nettle *Urtica dioica*.

Hedgerows

- 4.3.2 The east and south boundaries of the site are formed by hedgerows. The east boundary hedgerow is approximately 35m in length, between approximately 1.5-2.5m in height and 1.5m in width. Woody hedgerow species comprise hawthorn *Crataegus monogyna* and hazel *Corylus avellana* with dog-rose *Rosa canina* and bramble *Rubus fruticosus* agg. The ground flora comprises lords-and-ladies *Arum maculatum*, lesser celandine *Ficaria verna*, cleavers, docks and common nettle. The hedgerow is augmented with a post and wire fence.
- 4.3.3 The south boundary hedgerow is approximately 150m in length, 5m in height and 2m in width. Woody hedgerow species comprise hawthorn, blackthorn *Prunus spinosa*, English elm *Ulmus procera*, willow *Salix* species and semi-mature English oak *Quercus robur*, with dog-rose, bramble and honeysuckle *Lonicera* species. The ground flora is of similar composition to the east boundary hedgerow. There are two standing deadwood trees within this hedgerow (Target Note 1, Annex 2). The hedgerow is augmented with a post and wire fence.

Individual Trees

- 4.3.4 There are three immature hawthorn trees located in the south-west corner of the site.

Built Linear Features

- 4.3.5 A timber-panel fence, approximately 45m in length and 1.2m in height, forms the north site boundary.

Structures

- 4.3.6 A small water tank and water trough are located in the north-west of the site.

4.4 Daytime Bat Walkover and Ground Level Tree Assessment

- 4.4.1 There is no potential bat roosting habitat on site with no buildings on site, or trees with potential bat roosting features. The dominant modified grassland offers low-quality foraging opportunities for bats, with the two hedgerow boundaries offering low to moderate-quality foraging and commuting habitats, as part of the wider hedgerow network.

5. Evaluation

- 5.1.1 The site is small in size (0.2 hectares) and is typical of the wider surroundings of arable and pasture fields. It supports a low diversity of habitats - modified grassland and hedgerows, one of which is species-rich (south boundary hedgerow). The two hedgerows provide the better-quality habitat on site, and add elements of naturalness, permanence and fragility, which is otherwise absent. The hedgerows connect to the wider hedgerow network to the west, which adds value to the site.
- 5.1.2 The majority of the site (modified grassland) has no value beyond the immediate Zone of Influence and is assessed as ecologically valuable at a Site level. The two hedgerow boundaries connect to the wider hedgerow network and have value at the Local level.

5.2 Statutory Designations

- 5.2.1 Referring to the desk study, there is one statutory designation within 2km of the site, this is Westbury Ironstone Quarry SSSI, located approximately 150m to the north-west. Considering the distance of this designation from the site and the small scale of the proposal, no direct impacts are predicted on this designation.
- 5.2.2 The site lies within the Impact Risk Zone for nearby SSSIs and is located just outside, but near to the Medium Risk, Grey Hatched Zone of the Trowbridge and Westbury Bat Mitigation Strategy. Therefore, a sensitive lighting scheme will need to be provided.

5.3 Habitats

- 5.3.1 The site supports a low diversity of habitats and there are no rare habitats present. The two hedgerows provide the higher quality habitat on site and will need to be protected during construction works.

5.4 Suitability to Protected/Notable Species

- 5.4.1 Consideration is given to the following species/species groups:

- **Bats** – There is no potential roosting habitat on or immediately adjacent to the site.
The site offers generally low-quality foraging and commuting habitats for bats provided by the modified grassland and hedgerows, which connect to the wider hedgerow network. The species recorded locally, brown long-eared, common pipistrelle and soprano pipistrelle, may use the site in combination with wider habitats.
- **Badger** – No badger setts were identified on site or within 30m of the site, where accessible. The site offers a small area of foraging and commuting habitats for badger provided by the modified grassland and hedgerows.
- **Nesting birds** – The hedgerows provide nesting opportunities for birds.
- **Small mammals** – The hedgerows offer refuge and a commuting corridor for small mammals, including hedgehog *Erlinaceus europaeus*.

The hedgerows offer a very small area of suboptimal habitat to dormouse *Muscardinus avellanarius* with limited foodplants present, including bramble and hazel.

The site lacks connectivity for this species to wider high-quality habitats, with the Priority Habitat Deciduous Woodlands to the north-east being separated from the site by houses, roads and a railway line. The woodland located approximately 150m to the

west is separate from the site by agricultural fields and lacks arboreal connectivity to the site. Therefore, it is considered that there is negligible potential for dormouse to utilise the hedgerows on site.

- *Reptiles and amphibians* – The hedgerows offer commuting, refuge and foraging for low numbers of common and widespread species of reptiles and amphibians, which may use the site in combination with the wider area.

With consideration to the potential for great crested newt to utilise the hedgerows on site, the site lies within an Amber Risk Zone for this species, there are two records within 2km, for locations approximately 1.5km and 1.6km away, and there are six ponds evident within 500m of the site, located between approximately 80m and 470m from the site, with barriers in between, including houses, fenced gardens and roads. Therefore, it is considered that there is low potential for great crested newt to utilise the hedgerows on site.

- *Invertebrates* – The site is suitable to support a low diversity and abundance of common and widespread invertebrate species, provided by the hedgerows and the two standing deadwood trees (Target Note 1).

6. Recommendations

- 6.1.1 The site is the subject of a planning proposal for two self-build residential dwellings. A short section of the east boundary hedgerow will require removal to create a new access and visibility splay.

- 6.1.2 With consideration to the proposal, the following is recommended:

6.2 Protection of Habitats

- 6.2.1 Prior to any works commencing on site, the hedgerow boundaries (east and south) should be protected with appropriate protection fencing during construction.

6.3 Habitat Removal

Nesting Birds

- 6.3.1 Hedgerow section removal should avoid the nesting bird season (usually the nesting bird season is from 1st March to 31st August). If this season cannot be avoided, then a pre-works nesting bird check should be carried out by an experienced Ecological Clerk of Works.

Reptiles, Amphibians and Small Mammals

- 6.3.2 The modified grassland should continue to be maintained as a short sward up to the start of construction works. Pre-works checks and hand searches by an Ecological Clerk of Works should be undertaken during hedgerow section removal.

6.4 General Protection Measures

- 6.4.1 The following general protection measures are recommended:
- During construction, any trenches left open overnight should include a means of escape for animals. A plank angled from the bottom to the top of the trench, will allow animals (such as badger and hedgehog) to escape.
 - Construction phase lighting should be avoided owing to the rural location of the site.

- Construction should aim to cease one hour before sunset to avoid disruption to the commuting and foraging behaviour of wildlife.
- Should a protected species be discovered at any stage during the works then works should stop immediately and advice sought from an Ecologist.

6.5 Lighting

- 6.5.1 A sensitive lighting scheme will need to be demonstrated, due to the rural location of the site, the site lying within the Impact Risk Zone for nearby SSSIs and being located just outside, but near to the Medium Risk, Grey Hatched Zone of the Trowbridge and Westbury Bat Mitigation Strategy. Appropriate to the proposal, lighting should be limited to four downlighters (two per dwelling, located at the front and rear entrances), which are operated by motion-sensor and timer, to minimise times of illumination. Lighting should not illuminate the retained hedgerows.

6.6 Biodiversity Enhancements

- 6.6.1 The following biodiversity features are considered appropriate to the type and scale of the proposal:

- Roosting bats - One built-in bat box could be incorporated into each new dwelling, positioned on south elevations and at heights of between 3m and 5m off the ground. This will offer bat roosting habitat, which is currently absent on site.
- Nesting birds - Two built-in bird boxes, such as the S-brick, could be incorporated into each new dwelling, positioned on north and/or east elevations under the eaves. This will replace and enhance bird nesting habitat on site.
- Common and widespread species of reptiles, amphibians, and small mammals - Two refuges/hibernacula could be created in advance of construction, along the south boundary hedgerow. This will enhance refuge habitat on site.
- Bees - Bee bricks could be incorporated into any new boundary walls.
- Hedgehog - For any fenced boundaries, these should have a gap of approximately 15cm by 15cm at the base to allow hedgehogs access to the new gardens.

6.7 Biodiversity Net Gain

- 6.7.1 The proposal is for two self-build residential dwellings. It is therefore exempt from Biodiversity Net Gain.

7. Annexes

Annex 1: Legislation and Planning Policy

A summary of relevant legislation and national policy is provided below. For each individual case, it is advised to consult the relevant documents in full and obtain legal advice, where appropriate.

There are several UK legislation tools, which are listed below. European legislation has not been included as it is incorporated in UK legislation by domestic provisions.

The Environment Act, 2021

The Environment Act 2021 aims to protect and enhance the natural environment. Its main scope includes setting legally binding targets for air and water quality, reducing plastic pollution, improving waste management, and increasing biodiversity. One of the Act's significant provisions is the introduction of "biodiversity net gain," which requires developers to leave habitats in a better condition than before development took place. This will help to improve the UK's biodiversity and ensure that new development does not harm the environment. Additionally, the Act seeks to address climate change by introducing measures to reduce carbon emissions and improve energy efficiency in buildings.

Conservation of Habitats and Species Regulations 2019 (as amended) (EU Exit)

In 1992, the Habitats Directive (Council Directive 92/43/EEC)⁶ came into force. This provides for the creation of a network of protected wildlife sites across the European Union, known as 'Natura 2000'. This network consists of designated sites, including Special Areas of Conservation (SACs) designated under the Habitats Directive and Special Protection Areas (SPAs) designated under the Birds Directive (Council Directive 79/409/EEC)⁷. These sites form part of a series of measures aimed at conserving important and threatened habitats and species.

The Conservation of Habitats and Species Regulations 2019 (as amended) commonly known as 'the Habitat Regulations' transpose the Habitats Directive into national law and set out the provisions for the protection and management of species and habitats of European importance, including Natura 2000 sites. The Regulations have been amended in England in relation to candidate SACs and SPAs. These are sites submitted by the Government for consideration as part of the Natura 2000 network, and are also now defined as European Sites. All European Sites are of national importance and have been notified as SSSIs.

⁶ European Commission (1992). Council Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora. European Commission, Brussels.

⁷ European Commission (1979). Council Directive 79/409/EEC on the conservation of wild birds, European Commission, Brussels.

Wildlife and Countryside Act 1981, as Amended in Quinquennial Review and by the Countryside and Rights of Way Act 2000⁸

The Wildlife and Countryside Act 1981⁹ provides the foundation for much of the statutory wildlife protection in the UK. Part I deals with the protection of plants, birds and other animals and Part II deals with the designation of SSSIs.

The following broad areas are covered by the Act:

Nature Conservation - Protecting those sites which are National Nature Reserves (NNR) and SSSIs.

Wildlife - Listing endangered or rare species in need of protection and creating offences for killing, disturbing or injuring such species. The disturbance of any nesting bird during the breeding season is also noted as an offence.

The Act also makes it an offence to cause to grow in the wild certain plant species or to release certain fauna into the wild. The Act is enforced by local authorities.

Countryside and Rights of Way Act, 2000

The Countryside and Rights of Way Act 2000 provides a new statutory right of access to the countryside and improves upon the rights of way system, providing stronger protection for both wildlife and countryside.

Part III of the Act - Nature Conservation and Wildlife Protection: A number of measures to promote and enhance wildlife conservation are detailed, including improving protection for Sites of Special Scientific Interest (SSSIs) and increasing penalties for deliberate damage to SSSIs. The Act affords statutory protection to Ramsar Sites which are wetlands designated under the International Convention on Wetlands.

National Planning Policy Framework, 2021

The National Planning Policy Framework (NPPF) was published in March 2012, revised in July 2021 and updated in September 2023. It sets out the Government's requirements for the planning system and how these are expected to be addressed. The NPPF is a material consideration for the purposes of planning decision-making.

The NPPF places a presumption in favour of sustainable development.

The NPPF has an environmental objective to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

The presence of a legally protected species is a material consideration for a local authority dealing with planning applications for any development that would be likely to result in harm to the species or its habitat. Circular 06/2005: Biodiversity and geological conservation¹⁰, prepared in support of the

⁸ Secretary of State, 2000. The Countryside and Rights of Way Act. Her Majesty's Stationery Office.

⁹ Secretary of State, 1981. Wildlife and Countryside Act. Her Majesty's Stationery Office.

¹⁰ ODPM Circular 06/2005 Government Circular: Biodiversity and Geological Conservation – Statutory Obligations and their Importance within the Planning System.

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/7692/147570.pdf

former PPS9, is still relevant and provides more guidance on the application of the law relating to planning and nature conservation.

Biodiversity Action Plans

In 1994, the Government produced the UK Biodiversity Action Plan (BAP)¹¹, a national strategy for the conservation of biodiversity. Regional and District/Borough BAPs apply the UK BAP at a local level. The 'UK Post-2010 Biodiversity Framework' succeeded the UK BAP in July 2012¹². The UK BAP lists of priority species and habitats remain, however, important and valuable reference sources. Notably, they have been used to help draw up statutory lists of priorities in England, Scotland, Wales and Northern Ireland. In England, there are 56 habitats of principal importance and 943 species of principal importance.

Species/species group	Legal protection and policy
Flora	A number of plant species are protected under the Wildlife and Countryside Act 1981 (as amended) and The Conservation of Habitats and Species Regulations 2019 (amended). It is an offence to deliberately pick, collect, cut, uproot or destroy these wild plants. It is also an offence for any purpose to possess, sell or exchange such a plant. In addition, a number of plant species are species of principal importance in England (formerly referred to as UK Biodiversity Action Plan (BAP) species), LBAP priority species and/or notable species that are a material consideration in planning.
Bats	Bat species in England and Wales are protected under The Conservation of Habitats and Species Regulations 2019 (as amended) and the Wildlife and Countryside Act 1981 (as amended). Under this legislation it is an offence to: • Deliberately capture, injure or kill bats; • Intentionally or recklessly disturb bats; • Intentionally or recklessly obstruct access to any structure or place which bats use for shelter or protection; and • Deliberately damage or destruction of a breeding site or resting place. Seven of the 18 species of bats occurring in the UK are species of principal importance in England and many are also included in LBAPs.
Badgers	Badgers and their setts are protected under the Protection of Badgers Act 1979. Under this legislation it is illegal to kill, injure or take badgers or to interfere with a badger sett in any way.
Otters	Otters in England and Wales are protected under The Conservation of Habitats and Species Regulations 2019 (as amended) and the Wildlife and Countryside Act 1981 (as amended). Under this legislation it is an offence to: • Deliberately capture, injure or kill an otter;

¹¹ Her Majesty's Stationery Office, 1994. Biodiversity: The UK Action Plan. London.

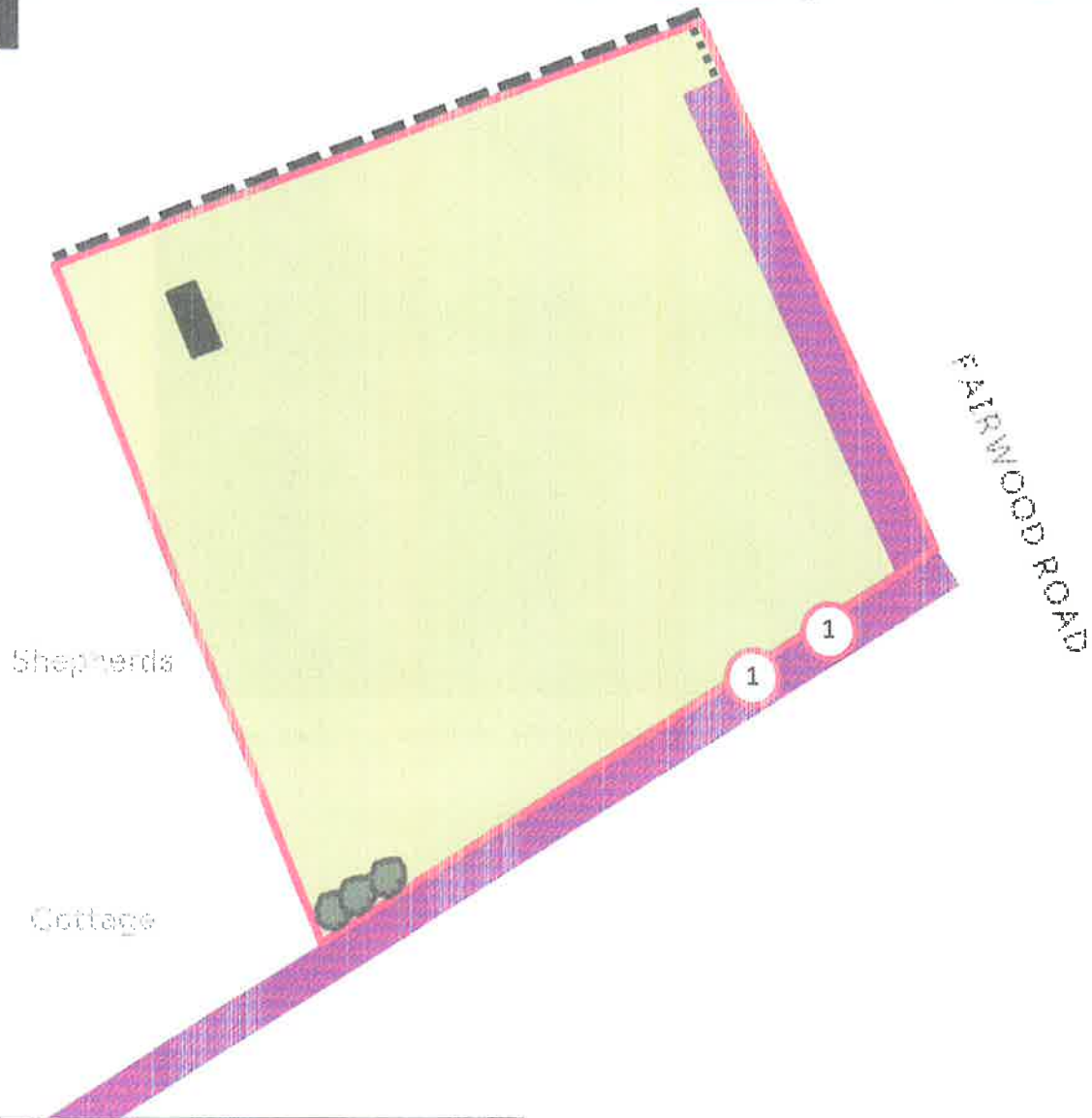
¹² JNCC and Defra (on behalf of the Four Countries' Biodiversity Group). 2012. UK Post-2010 Biodiversity Framework. July 2012. Available from: <http://jncc.defra.gov.uk/page-6189>

	• Intentionally or recklessly disturb otter; • Intentionally or recklessly obstruct access to any structure or place which an otter uses for shelter or protection; and • Deliberately damage or destruction of a breeding site or resting place. Otter is a species of principal importance in England.
Water voles	Water voles in England and Wales are protected under the Wildlife and Countryside Act 1981 (as amended). Under this legislation it is an offence to: • Deliberately capture, injure or kill a water vole; • Intentionally disturb water vole in their breeding or resting places; and • Deliberately damage, destroy or obstruct of a breeding site or resting place. Water vole is a species of principal importance in England.
Dormice	Dormice in England and Wales are protected under The Conservation of Habitats and Species Regulations 2019 (as amended) and the Wildlife and Countryside Act 1981 (as amended). Under this legislation it is an offence to: • Deliberately capture, injure or kill a dormouse; • Intentionally or recklessly disturb dormice; • Intentionally or recklessly obstruct access to any structure or place which a dormouse uses for shelter or protection; and • Deliberately damage or destruction of a breeding site or resting place. Dormouse is a species of principal importance in England.
Other mammals	Several other species of mammals, whilst not afforded specific legal protection, are of note and consideration to such species is necessary in respect to planning in accordance with national and often local policy. Such species are typically identified as species of principal importance in England and/or LBAPs. Species of principal importance in England include brown hare and hedgehog.
Birds	All wild birds in England and Wales are granted legal protection under the Wildlife & Countryside Act 1981 (as amended). Under this legislation it is an offence to: • Kill, injure or take any wild bird; • Take, damage or destroy the nest of any wild bird while it is in use or being built; and, • Take or destroy the egg of any wild bird. Bird species listed on Schedule 1 of the Act are afforded further protection and it is illegal to disturb such species while it is nest building, or at a nest containing eggs or young, or disturb the dependent young of such a bird. A number of bird species are also included as species of principal importance in England and LBAPs.
Reptiles	Smooth snakes and sand lizards in England and Wales are protected under The Conservation of Habitats and Species Regulations 2019 (as amended) and the Wildlife and Countryside Act 1981 (as amended). Under this legislation it is an offence to:

	• Deliberately capture, injure or kill a smooth snake or sand lizard; • Intentionally or recklessly disturb a smooth snake or sand lizard; • Intentionally or recklessly obstruct access to any structure or place which a smooth snake or sand lizard use for shelter or protection; and • Deliberately damage or destruction of a breeding site or resting place. Widespread species of reptile (slow worm, common lizard, grass snake and adder) are protected against killing, injury and sale. Reptile species are also species of principal importance in England and often LBAP species.
Amphibians	Great crested newts and natterjack toads in England and Wales are protected under The Conservation of Habitats and Species Regulations 2019 (as amended) and the Wildlife and Countryside Act 1981 (as amended). Under this legislation it is an offence to: • Deliberately capture, injure or kill a great crested newt or natterjack toad; • Intentionally or recklessly disturb a great crested newt or natterjack toad; • Intentionally or recklessly obstruct access to any structure or place which a great crested newt or natterjack toad use for shelter or protection; and • Deliberately damage or destruction of a breeding site or resting place. Great crested newt, pool frog, natterjack toad and common toad are species of principal importance in England. These and other amphibian species are also often included in LBAPs.
Invertebrates	45 species of invertebrate are fully protected under the Wildlife and Countryside Act 1981 (as amended). Under this legislation it is an offence to: • Intentional kill, injure or take such species; • Deliberately damage or destruction of a breeding site or resting place used by such species; and, • Disturb such species when occupying such a structure or place. A further 24 species are only afforded partial protection (typically only against sale). Stag beetle for instance is only protected against sale. Eight species and their habitats are also afforded further protection under The Conservation of Habitats and Species Regulations 2019 (as amended). 398 species of invertebrate are included as species of principal importance in England and such species are often also included within LBAPs.

Annex 2: Habitat Map (March 2026)

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Key

- = Site Boundary
- = g4 Modified Grassland
- = h2a Native Hedgerow
- = u1e Built linear feature (timber panel fence)
- = u1e Built linear feature (metal gate)
- = Individual Tree
- = Target Note
- = Water tank/trough

Target Note

1 = Standing deadwood

Annex 3: Site Photographs (March 2026)

Photograph 1: The site looking east showing modified grassland and the east boundary hedgerow.



Photograph 2: The site looking south showing the modified grassland and the south boundary hedgerow.



Photograph 3: The site looking north.



Photograph 4: The site looking west showing the wider field in which the site lies.



