

Our ref: 9175 Manorfield Gym
Produced by: Maya Crate
Checked by: Alex Hannam MCIEEM
Date: 01/07/26

Pro Vision were commissioned in May 2026 to undertake a Biodiversity Net Gain Assessment for the proposed development at Manorfield, Manningford Abbots, SN9 6HY for a small development of a gym within the vegetated garden of consented development PL/2023/04825. An update site walkover was completed on the 2nd June 2026 by Ecologist Maya Crate. During the survey the site was walked and habitats noted and mapped.

The site at Manorfield overlaps with the existing planning permission for the main house (PL/2023/04825), which is currently under construction. The site currently comprises the contractor's yard and construction area, as well as an area of grassland which has been left unmanaged.

Due to the granted application (PL/2023/04825) and the proposed application boundary overlapping, it is considered that the baseline assessment should include the habitats that were present pre-commencement of the planning consent PL/2023/04825. This is in line with the legislation which states that where habitat degradation associated with an approved planning permission occurs after the 25th August 2023 the baseline of the site needs to be taken as the habitats pre-construction.

The baseline assessment of the planning consent (PL/2023/04825) was undertaken by Ecosupport in 2023, this recorded the baseline as developed land; sealed surface due to the presence of an agricultural barn with a small area of modified grassland in the east of the site and artificial unvegetated; unsealed surface associated with the access track (**Appendix A**).

The proposed development (**Appendix B**) will be constructed on the footprint of the agricultural barn therefore there will no impacts to habitats of value.

It is therefore considered that the proposed development is exempt from delivering mandatory Biodiversity Net Gain as the impacts to habitats on site are limited to habitats with no value within the metric. Therefore, the development is exempt in accordance with Regulation 4 (de minimis) of the Biodiversity Gain Requirement (exemption) Regulations 2024.

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. One integrated bat roosting feature will be provided under the wooden cladding on the western elevation (**Appendix C**).

Appendix A – Previous Baseline Habitat

Legend

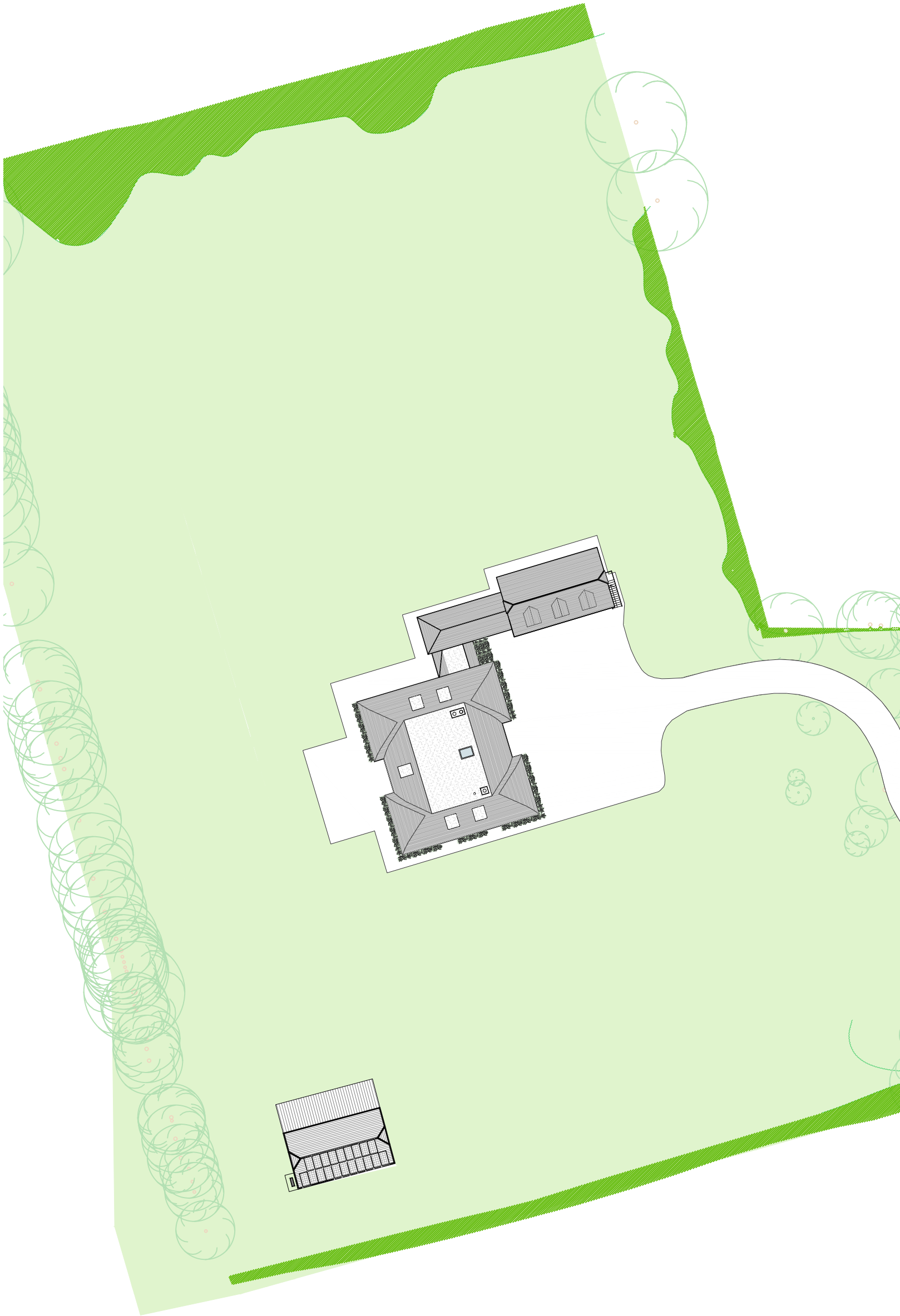
-  Red Line Boundary
-  Artificial Unvegetated, Unsealed Surface
-  Developed Land; Sealed Surface
-  Modified Grassland



ISSUE	DATE	DESCRIPTION	DRAWN	CHECKED
v1	02.07.26	Map Created	MC	AH

CLIENT:	Laburnum Associates Ltd		
PROJECT:	Manorfield		
DRAWING:	Preious Habitat Baseline	1:750	
NUMBER:	9175-XX-E0-01	A4	
ISSUE:	v1	02.07.26	

Appendix B – Proposed Plans



1

P301

PROPOSED BLOCK PLAN

scale 1:500

NOTES

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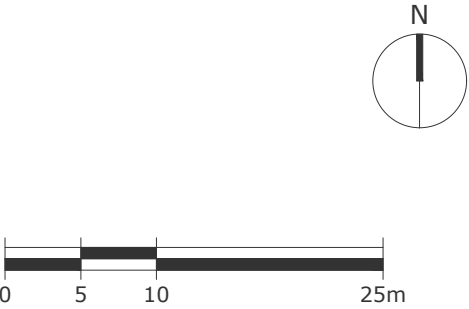
The contractor is responsible for checking dimensions, tolerances and reference. Any discrepancies to be checked with the architect before proceeding with the works.

Where an item is covered by drawings to different scales, the larger scale drawing is to be worked to.

Scale for planning purposes only, figured dimensions to be worked to at all times.

All work and materials to be in accordance with the building regulations and to comply with the relevant codes of practice and British Standards.

Please note the information is based upon the independent survey information provided. The contractor is to report any discrepancies between the drawings and the site configurations.



MINOR AMENDMENTS	08.05.26	A
details	date	rev

PLANNING

MANORFIELD FARM GYM

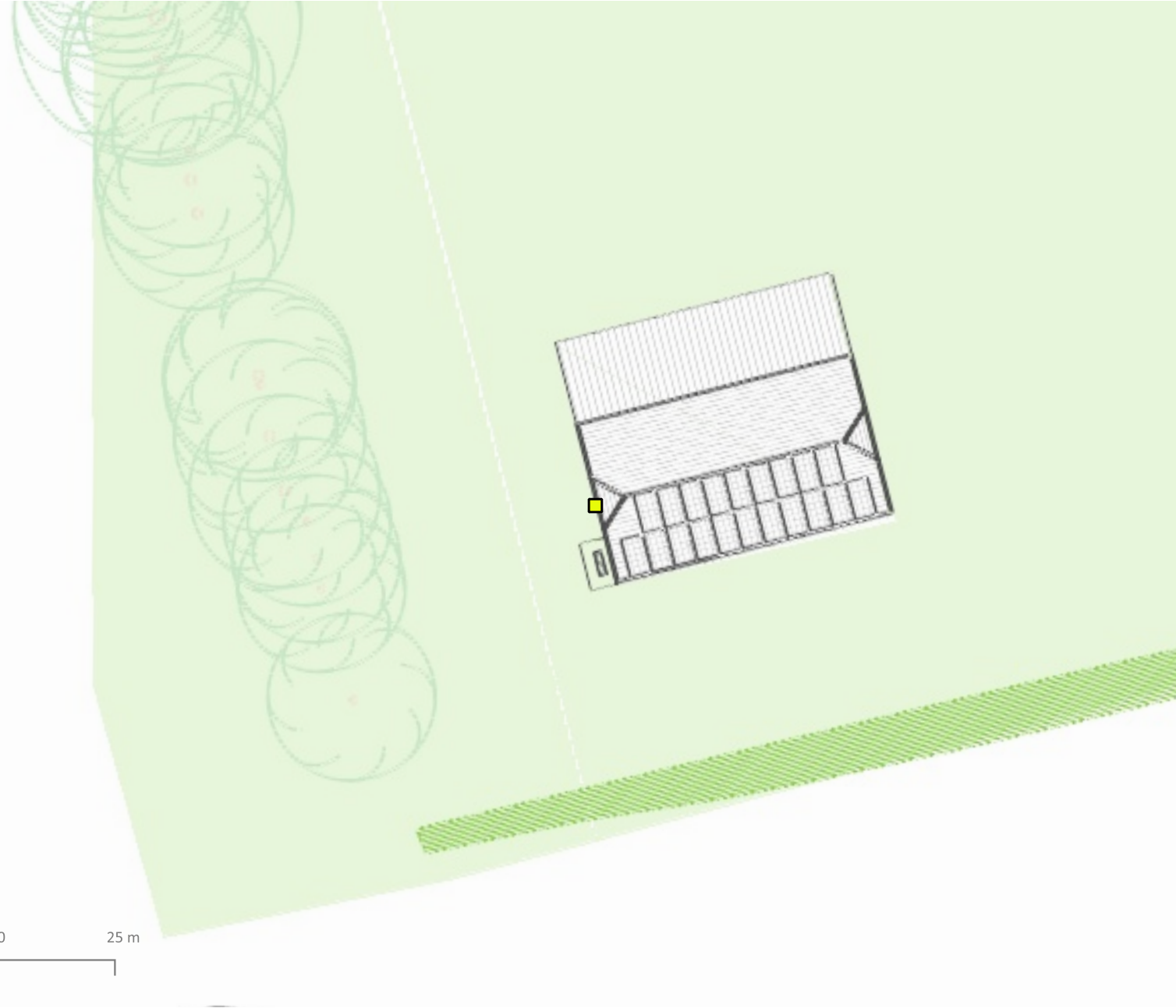
PROPOSED BLOCK PLAN

Date	Client	
SEP 25	SHERBOURNE DEVELOPMENTS	
Scale	Drawing no.	Revision
1:500 @ A3	25 / 846 / P301	A

Appendix C – Ecological Enhancement

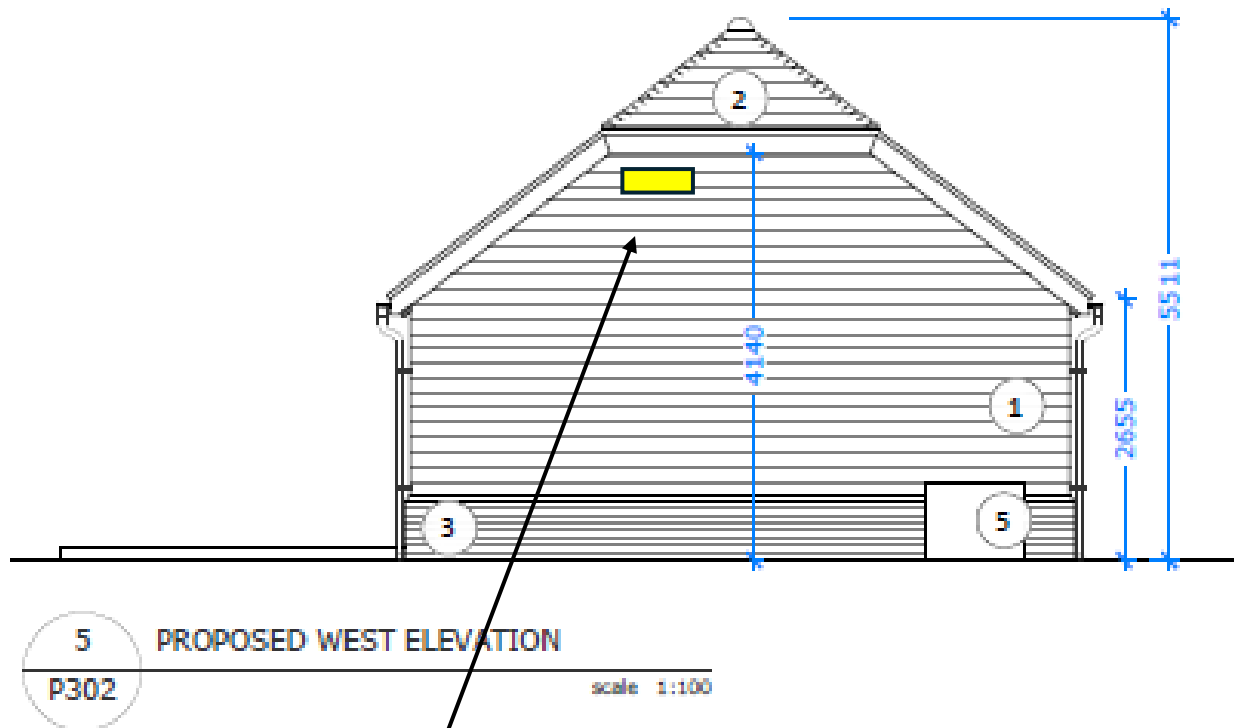
Legend

■ Bat roosting provisions



ISSUE	DATE	DESCRIPTION	DRAWN	CHECKED
v1	01.07.26	Map Created	MC	AH

CLIENT:	Laburnum Associates Ltd		
PROJECT:	Manorfield		
DRAWING:	Ecological Enhancement Plan	1:250	
NUMBER:	9175-XX-E0-02	A4	
ISSUE:	v1	01.07.26	



Crevice roosting opportunity to be created by
pegging a section of weather boarding and creating
roosting opportunities

