

Preliminary Revised Red Line and Biodiversity Net Gain Proposal

Proposal for ground mounted solar panels at SN13 8AR

This note sets out a preliminary revised development proposal for consideration by the Local Planning Authority, following the ecological assessment undertaken in response to the Authority's concerns regarding the presence of lowland calcareous grassland.

Ecological assessment and revised development area

The project ecologist has identified lowland calcareous grassland at the northern end of the surveyed area, while the land extending southwards has been identified as other neutral grassland. Please see the attached baseline and proposed habitat maps, including on p.13 habitat maps prepared by the ecologist, which show their assessment of the respective habitat areas.

There is also a **clear visual difference between the northern area identified as lowland calcareous grassland and the other neutral grassland further south**. This distinction can be seen on the aerial imagery and is also apparent from the site photographs included within the attached planning statements.

The revised red line has therefore been prepared by reference to:

- the habitat assessment undertaken by the project ecologist;
- the habitat compartments shown on the ecologist's maps;
- the clear change in vegetation visible on the aerial imagery; and
- the site photographs contained within the accompanying planning material.

We are **not seeking to determine habitat classification from aerial imagery alone**. The ecological assessment provides the habitat classification. The aerial imagery and site photographs provide a practical means of identifying the corresponding areas on the ground and informing the preliminary position of the revised development boundary.

Proposed avoidance of the priority habitat

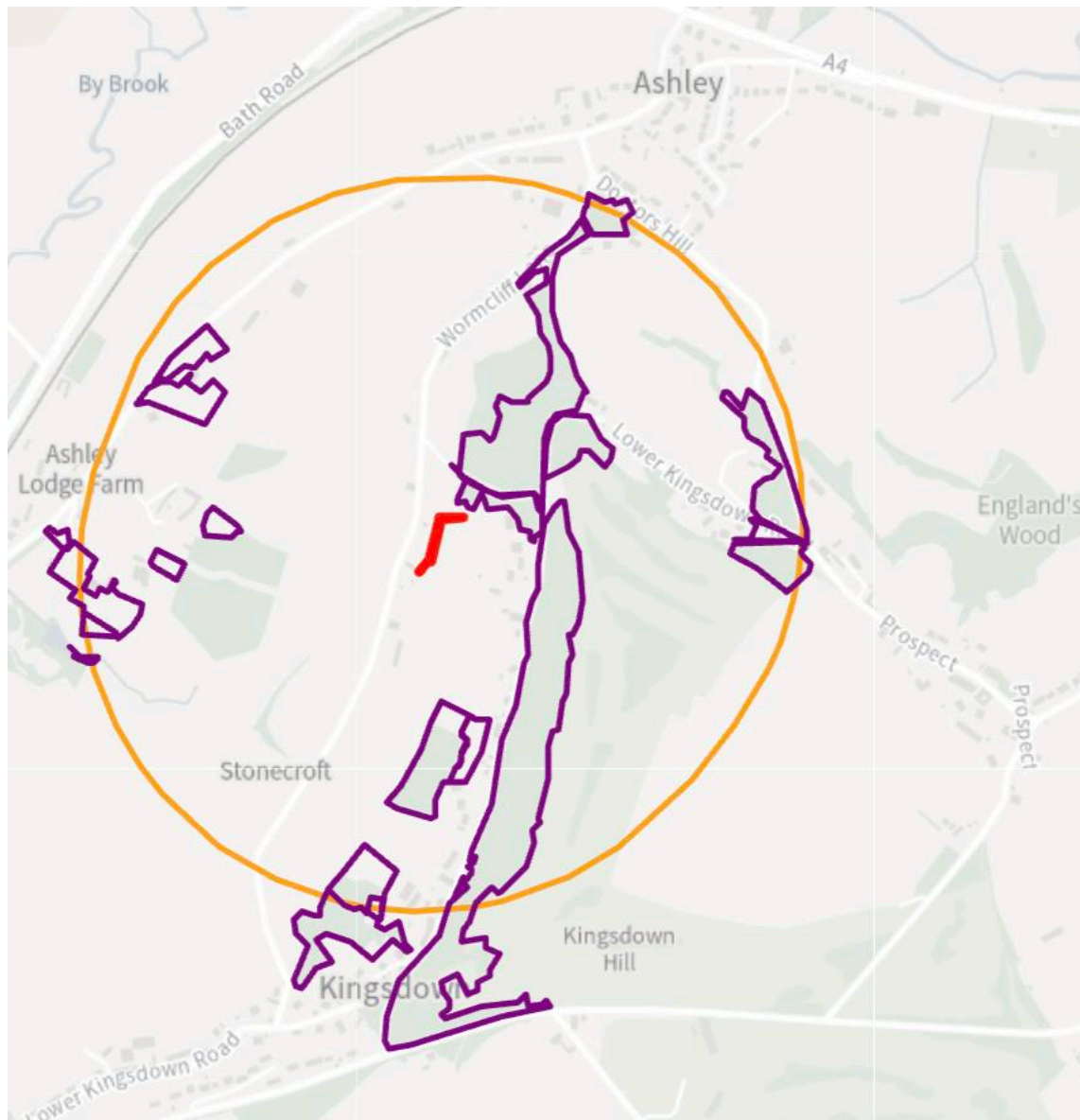
In light of the ecological findings, we propose **relocating the solar panels southwards**, away from the area identified as lowland calcareous grassland and onto land identified by the ecologist as other neutral grassland.

The revised development boundary has been drawn accordingly. Its purpose is to ensure that the proposed development is located on the other neutral grassland and that the identified lowland calcareous grassland is **outside the development site and unaffected by the proposed works**.

This is therefore a genuine revision to the development proposal in response to the ecological evidence: the development itself is proposed to move southwards so that the identified priority habitat can be avoided.

If the Authority considers that further confirmation is necessary, we are prepared to ask the project ecologist to undertake a **targeted site review of the specific revised development area** and confirm that no priority habitat is present within, or would be affected by, the proposed development.

A search of MAGIC confirms that there are no registered priority habitats within the new red line.



0.2-hectare exemption

The revised development site is also below **0.2 hectares**.

A **0.2-hectare exemption report is attached**, setting out the evidence supporting the proposed exemption position.

Accordingly, our preliminary position is that the revised proposal provides a route by which:

1. the development site falls within the relevant 0.2-hectare threshold; and
2. the proposed development avoids the area identified by the ecologist as priority habitat.

We would welcome the Authority's view on this proposed approach before the revised layout and supporting ecological material are finalised.

Alternative position if mandatory BNG is considered to apply

For completeness, we have also considered the position if the Authority concludes that mandatory Biodiversity Net Gain applies notwithstanding the proposed exemption.

The revised boundary has deliberately been designed so that there remains a practicable route to delivering the required biodiversity gain **within the revised development site**.

Rather than affecting the lowland calcareous grassland, the proposal would use the **other neutral grassland within the revised red line as the basis for habitat enhancement**.

The attached **Small Sites Metric provides the supporting biodiversity calculation and evidence for this alternative approach**, demonstrating the proposed route to achieving the required 10% biodiversity net gain.

The revised proposal therefore provides two clear and complementary routes:

Preferred position: the development is redesigned to avoid the identified priority habitat and, subject to the relevant requirements being satisfied, benefits from the 0.2-hectare exemption.

Alternative position: if mandatory BNG is considered to apply, the development continues to avoid the identified priority habitat and the required 10% gain is delivered through enhancement of the other neutral grassland within the revised site.

Status of this proposal

This is deliberately presented as a preliminary proposal for discussion with the Local Planning Authority, rather than as a final determination of the site's BNG position.

The intention is to agree the principle of the revised development area before incurring unnecessary further work. However, if additional ecological verification of the precise revised boundary is required, this can be obtained from the project ecologist.

Taken together, the ecologist's habitat maps, aerial imagery, site photographs, Small Sites Metric and 0.2-hectare exemption report provide the supporting evidence for the proposed approach.

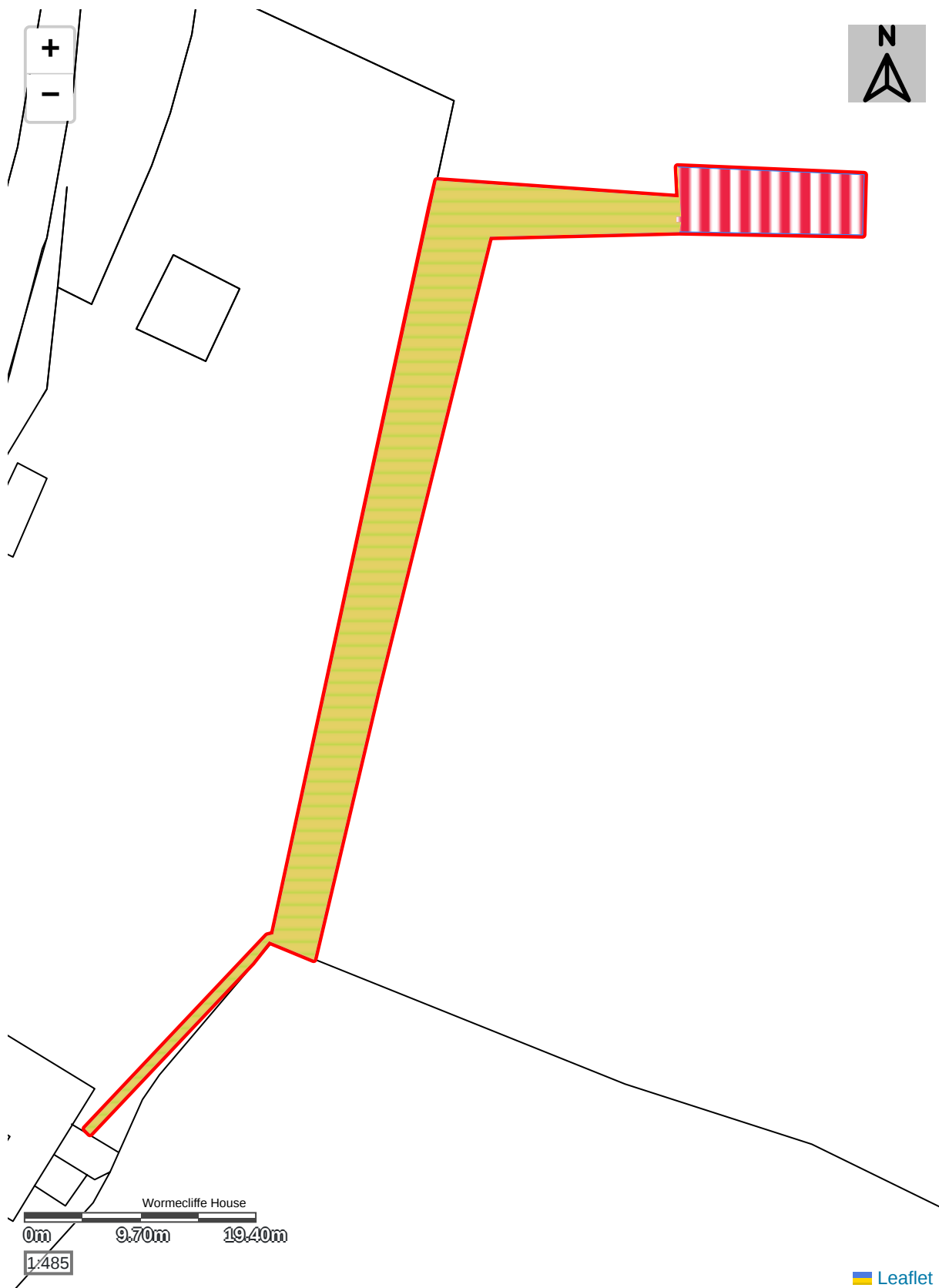
The central objective is straightforward: to redesign the development so that the identified priority habitat is avoided altogether, while providing a clear and evidenced route either to

the 0.2-hectare exemption or, if necessary, to delivery of the required 10% Biodiversity Net Gain.

Pre-Development Plan Baseline Map

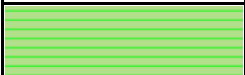


Post-Development Plan
Post-Development Map

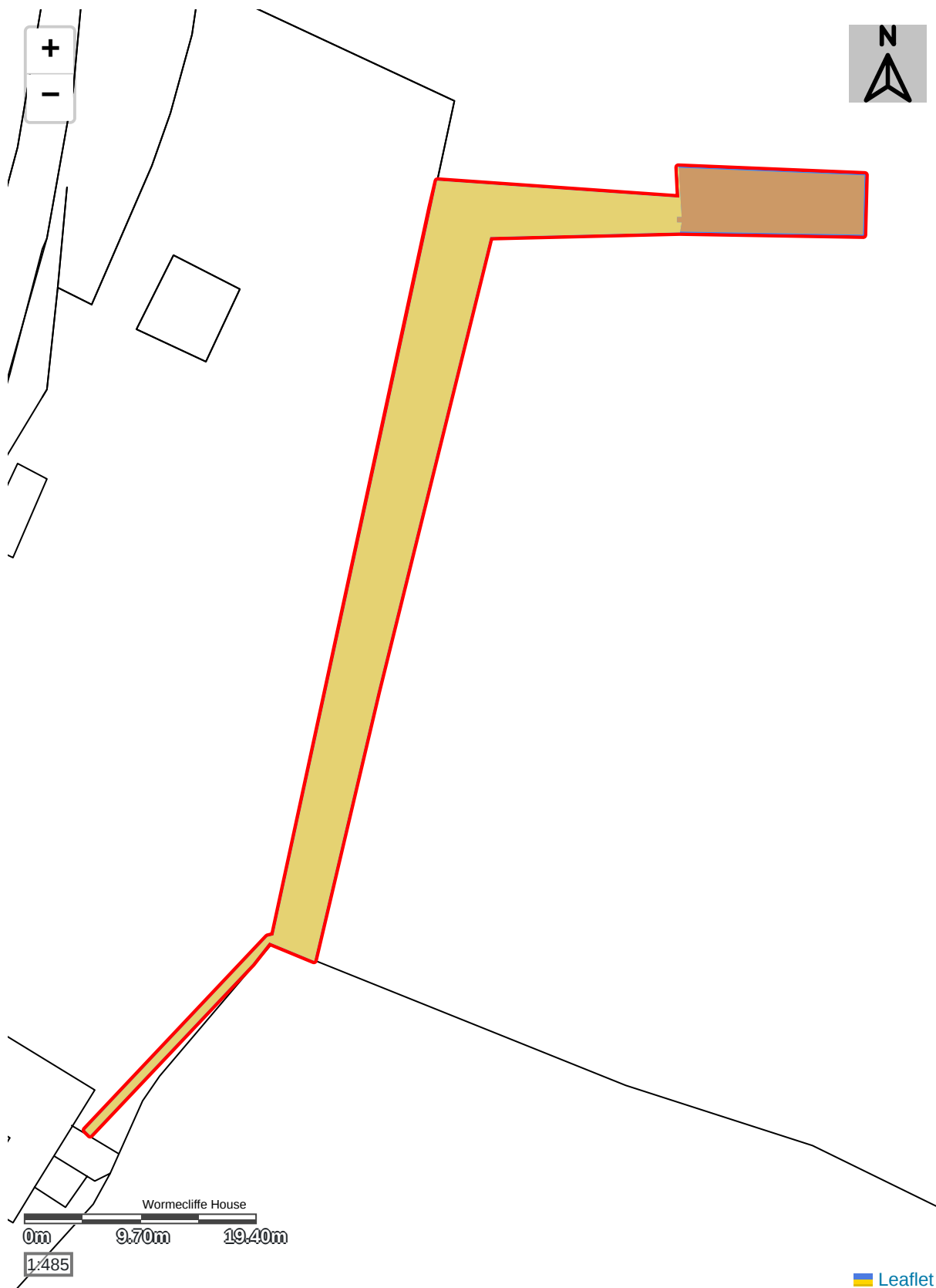


Onsite Habitat Plan | Symbology

All symbology based on UKHAB recommendations.

Colour Code	Habitat Description
	Other neutral grassland
	Developed land; sealed surface
	Enhanced Area (Overlay)

Post-Development Plan
Post-Development (Per Habitat)



Area-Baseline

Ref	Colour Code	Habitat Description
1		Other neutral grassland

Area-Intended-Works

Ref	Colour Code	Habitat Description
1		Developed land; sealed surface

Area-Enhancements

Ref	Colour Code	Habitat Description
1		Other neutral grassland



-  Lowland calcareous grassland
-  Modified grassland
-  Other neutral grassland
-  Tall forbs

Project Name:
Wormeccliffe House

Client Name:
Peiter Hooft

Drawing Name:
Baseline Habitat Plan

Date:
20/07/2026

Scale:
1:750 @A4

Suitability:
For Issue

Project Number:
B26_078