

The Seven Stars Inn

Biodiversity Net Gain Assessment

Prepared on behalf of Meeru Property Services Limited

September 2026

The Seven Stars Inn

Ecology 9095

Version 02

Prepared by:	Emma Bennett and David Casson ACIEEM	V.01	May 2026
Authorised by:	Louisa Standbrook-Jones MCIEEM	V.01	May 2026
Updated by:	Jake Purchase	V.02	Sept 2026
Authorised by:	Louis Standbrook-Jones	V.02	Sept 2026

Pro Vision

Unit 15A Hazeley Enterprise Park

Hazeley Road

Twyford

Winchester

Hampshire

SO21 1QA

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
STRATEGIC SIGNIFICANCE	4
BASELINE ASSESSMENT	4
BIODIVERSITY NET GAIN HIERARCHY.....	4
BIODIVERSITY NET GAIN.....	5
4.0 BASELINE CONDITIONS.....	6
STRATEGIC SIGNIFICANCE.....	6
HABITATS.....	6
BASELINE SUMMARY.....	10
5.0 PROPOSED PLANS	11
CREATION OF NEW HABITATS.....	11
6.0 BIODIVERSITY NET GAIN ASSESSMENT.....	14
7.0 REFERENCES AND BIBLIOGRAPHY	15

Appendices

- Appendix A: Proposed Plans
- Appendix B: Baseline Habitats
- Appendix C: Proposed Habitats

1.0 Executive Summary

- 1.1 Pro Vision Ecology were commissioned in February 2026 to carry out a Biodiversity Net Gain Assessment at The Seven Stars Inn, Gores Lane, Bottlesford, Pewsey, SN9 6LW. The aim of the assessment was to establish how a 10% net gain within the development could be achieved in the future design of the development. The plans for the site include redevelopment of the pub alongside providing new facilities and an alternative car park location.
- 1.2 The site comprises areas of modified grassland, individual trees, scrub and developed land in the form of buildings and a car park. In addition to this, three hedgerows are present on site.
- 1.3 The development will aim to maintain areas of good condition modified grassland alongside the planting of native tree species through the available green areas on the site. Two new native hedgerows will be planted along the northeastern and western boundaries to compensate for losses of hedgerow within the scheme.
- 1.4 Due to the size of the available land, it is not possible to design the development to achieve a 10% net gain in habitat units on-site. The development results in a net loss of 1.38 habitat units (-54.58%) due to the loss of areas of modified grassland, scrub habitats and trees. To achieve 10% net gain for habitats units will either need to be purchased from a habitat bank, or another off-site location will be required.
- 1.5 The development results in a net gain of 0.09 hedgerow units (39.70%) through the planting of a native hedgerow and non-native and ornamental hedgerows.

2.0 Introduction

Project Background

- 2.1 Pro Vision Ecology were commissioned in February 2026 to carry out a Biodiversity Net Gain (BNG) assessment for Land at The Seven Stars Inn, Gores Lane, Bottlesford, Pewsey, SN9 6LW. The plans for the site include redevelopment of the pub alongside providing new facilities and an alternative car park location **Appendix A**.
- 2.2 This report provides the details for the BNG assessment and should be read alongside the submitted Statutory Biodiversity Metric and condition assessment sheets.

Brief

- 2.3 To carry out a BNG assessment of the site to determine the opportunities for net gain.

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)
 - The Environment Act (2021)
- 2.5 The UK Biodiversity Action Plan (BAP) was the Governments 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 19 (NPPF, 2026).
- 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.
- 2.8 The Land at The Seven Stars Inn is located within the planning authority of Wiltshire Council. The Wiltshire Core Strategy Development Plan (2012-2026), adopted in January 2015, includes Core Policy 50 relating to biodiversity and geodiversity which states:

Core Policy 50

Biodiversity and Geodiversity

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 resource, 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 habitat 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 7.75 and 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 be reasonably 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

Strategic Significance

- 3.1 The Wiltshire and Swindon Local Nature Recovery Strategy was consulted to establish the strategic significance of the site and to inform any potential habitat creation measures.

Baseline Assessment

- 3.2 A site visit was carried out on 26th February 2026 by experienced ecologist Jake Purchase and assisted by ecologist Emma Bennett in clear and dry conditions, with a light breeze and 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.
- 3.4 The conditions of the habitats on the site were assessed in line with the condition sheets supplied alongside the Statutory Biodiversity Metric.

Survey Limitations

- 3.5 The survey was undertaken in February and outside the optimum time to conduct botanical work. Therefore, some species are likely to have been missed. Therefore, a precautionary approach has been applied, and it has been assumed that criterion A will be passed for areas of modified grassland.

Biodiversity Net Gain Hierarchy

- 3.6 The scheme has been designed in line with the BNG hierarchy:
- Enhance and restore biodiversity on-site (within the red line boundary of a development site).
 - If developers can only achieve part of their BNG on-site, they can deliver through a mixture of on-site and off-site. Developers can either make off-site biodiversity gains on their own land outside the development site or buy off-site biodiversity units on the market.
 - If developers cannot achieve on-site or off-site BNG, they must buy statutory biodiversity credits from the government. This must be a last resort. The government will use the revenue to invest in habitat creation in England.

Biodiversity Net Gain

- 3.7 On completion of the fieldwork the habitat information was mapped using Biodiversity Metric QGIS template and areas were imported into the Statutory Biodiversity Metric calculation tool using the GIS Import tool. The metric calculates the baseline biodiversity units for the site based on the following factors:-
- Area
 - Habitat distinctiveness
 - Habitat condition
 - Strategic significance
- 3.8 The proposed habitat creation measures were selected in line with the site conditions and the surrounding habitats. Once inputted the metric provides biodiversity units for the proposed habitats based on the following factors:-
- Area
 - Habitat distinctiveness
 - Habitat condition
 - Strategic significance
 - Time habitat is created
 - Time to target condition
 - Difficulty of creation
- 3.9 The difference between the baseline units and proposed units is then used as a measure of change and is used to assess the number of biodiversity units achieved. Habitats, hedgerows and rivers are inputted as separate factors, with each requiring net gains, where present on a site.

4.0 Baseline Conditions

- 4.1 The results of the baseline survey are presented below. A habitat survey map is shown in **Appendix B**. The map illustrates the location and extent of the site surveyed, along with additional notable features. Full condition assessments have been provided alongside this report.
- 4.2 There is evidence of deliberate habitat degradation works on the site since August 2023, with five trees located within the site boundary felled prior to the site survey. These are described below in **Section 4.24** and have been included within the baseline. Full condition assessments have been completed.

Strategic significance

- 4.3 The Wiltshire and Swindon Local Nature Recovery Strategy (LNRS) was consulted, and the site is not located within areas of habitat within the strategically significant habitat network. Therefore, it is considered to be in an area outside of the local strategy.

Habitats

Developed Land; Sealed Surface

- 4.4 Sections of developed land are present on site in the form of four onsite buildings and hardstanding.
- 4.5 A condition assessment is not applicable to this habitat type.

Artificial Unvegetated, Unsealed Surface

- 4.6 A car park is present across the road which is comprised of sand and gravel.
- 4.7 A condition assessment is not applicable to this habitat type.

Modified Grassland

- 4.8 The majority of the site comprises modified grassland. This has been split into four parcels for simplicity.
- 4.9 The northern half of the pub garden comprises maintained at short sward grassland and comprises springy turf moss (*Rhytidiadelphus squarrosus*), creeping buttercup (*Ranunculus repens*), ground ivy (*Glechoma hederacea*), dandelion (*Taraxacum officinale*), yarrow (*Achillea millefolium*), daisy (*Bellis perennis*) and white clover (*Trifolium repens*). Large logs are present within the parcel along with a woodchip pile and a concrete path. Sections of bare ground are also present (**Figure 1**).
- 4.10 The southern half of the previous pub garden has sustained large quantities of damage with vehicle tracks and mole hills present throughout. Few species are present and include thistle (*Cirsium spp.*, nettle (*Urtica dioica*), moss, lords and ladies (*Arum maculatum*) and cleavers (*Galium aparine*) (**Figure 2**).



Figure 1: Southern section of the pub garden. **Figure 2:** northern part of the pub garden.

- 4.11 An area to the north of the stable building includes daffodil (*Narcissus pseudonarcissus*), snowdrop (*Galanthus nivalis*), cleavers, nettle, moss, Yorkshire fog (*Holcus lanatus*), broad-leaved dock (*Rumex obtusifolius*), ground elder (*Aegopodium podagraria*), lord's-and-ladies and ground ivy (**Figure 3**).
- 4.12 The area of grassland in the eastern section of the site contains longer sward areas and tussocks. Bramble scrub is also present within the parcel. Species present within this parcel include perennial rye-grass (*Lolium perenne*), Yorkshire fog, nettle, ground ivy, cleavers, hogweed (*Heracleum sphondylium*), bramble (*Rubus fruticosus*), yarrow, and creeping buttercup. In the sections of bramble scrub, understorey vegetation is present and includes ground elder, hazel (*Corylus avellana*), and snowdrop.
- 4.13 The small section within the car park was assessed as being in good condition due to passing all criteria including essential criterion A. The majority of the grassland parcels were assessed as being in good condition due to passing essential criterion A for species diversity and only failing criterion B for sward height.
- 4.14 The southern half of the previous pub garden was assessed as being in moderate condition as it passed essential criterion A for species diversity but failed criterion B for sward height and criterion D for physical damage.

Introduced Shrub

- 4.15 Section of ornamental planting are present to the south of the site and mostly comprises non-native species including laurel (*Laurus nobilis*), but with goat willow (*Salix caprea*) and elder also present.
- 4.16 A condition assessment is not applicable to this habitat type.

Scrub Habitats

- 4.17 A section of mixed scrub is present to the east of the main building. Species present include bramble, Japanese honeysuckle (*Lonicera japonica*), elder, yarrow (*Achillea millefolium*), ribwort (*Plantago lanceolata*), cleavers (*Galium aparine*) and nettle (*Urtica dioica*).
- 4.18 The mixed scrub was assessed as being in moderate condition due to passing three out of five criteria.
- 4.19 Parcels of bramble scrub are also present within the eastern modified grassland parcel. A condition assessment is not applicable for the bramble scrub.

Individual Trees

- 3.10 There are four trees present on site which are scattered throughout the modified grassland areas. Trees present include willow (*Salix spp.*), hazel (*Corylus avellana*), beech (*Fagus sylvatica*) and cypress (*Cupressus leylandii*) (**Figures 3 and 4**).



Figure 3: Cypress tree. **Figure 4:** Beech tree.

- 4.20 The trees were assessed as being in moderate condition due to failing criterion C for tree age and criterion E for natural ecological niches. The cypress tree also failed criterion A as it is non-native.
- 4.21 Five non-native coniferous trees have been felled prior to the assessment (**Figure 5**). These trees have been included within the baseline, and have been recorded as non-native moderate sized individual trees.



Figure 5: Five felled conifers in the north of the site.

- 4.22 Due to the five trees being located within similar urban habitats as the remaining existing trees, the five felled conifers have been assessed as being moderate condition for the purposes of the assessment.

Hedgerows

- 4.23 There are three hedgerows are present within the site boundaries. Hedgerow one runs from north to south through the modified grassland in the south. The hedgerow comprises beech, ivy (*Hedera spp.* and cypress.
- 4.24 Hedgerow two runs from north to south between parcel two and three of modified grassland and is comprised of box (*Buxus sempervirens*), bramble and hazel.
- 4.25 Hedgerow three is an ornamental hedgerow running along the western boundary of the southern modified grassland parcel (**Figure 8**). It comprises solely of cypress.



Figure 8: Hedgerow three.

- 4.26 Hedgerows one and two were assessed as being in moderate condition due to passing A1 for height, B1 for hedge base gaps, C2 for nutrient enriched perennial vegetation and D1 for invasive species.
- 4.27 Hedgerow three is a non-native ornamental hedgerow and is automatically classed as poor.

Baseline summary

- 4.28 The current BNG baseline is provided below in **Table 1**. The site has a baseline of 2.52 habitat units and 0.22 hedgerow units.

Table 1: Statutory Biodiversity Metric Baseline.

On-site Habitat baseline					
Habitat	Biodiversity Units	Area (ha)	Condition	Distinctiveness	Suggested action
Artificial unvegetated, unsealed surface	0.00	0.0766	N/A - Other	V.Low	Compensation Not Required
Developed land; sealed surface	0.00	0.0933	N/A -Other	V.Low	Compensation Not Required
Introduced shrub	0.02	0.008	Condition Assessment N/A	Low	Same distinctiveness or better habitat required
Bramble scrub	0.08	0.021	Condition Assessment N/A	Medium	Same broad habitat or a higher distinctiveness habitat required
Mixed scrub	0.03	0.0037	Moderate	Medium	Same broad habitat or a higher distinctiveness habitat required
Modified grassland	1.38	0.2295	Good	Low	Same distinctiveness or better habitat required
Modified grassland	0.14	0.0345	Moderate	Low	Same distinctiveness or better habitat required
Individual tree	0.88	0.1099	Moderate	Medium	Same broad habitat or a higher distinctiveness habitat required
On-site Hedgerow baseline					
Habitat	Biodiversity Units	Length (km)	Condition	Distinctiveness	Suggested action
Native hedgerow	0.21	0.052	Moderate	Low	Same distinctiveness band or better
Non-native and ornamental hedgerow	0.02	0.016	Poor	V.Low	Same distinctiveness band or better

5.0 Proposed Plans

- 5.1 The proposals for the site include a new pub/restaurant building with associated accommodation, parking and recreational space.
- 5.2 There are opportunities to retain areas of grassland and the trees on site around the buildings and hardstanding. Due to the nature of the development, there is limited areas within the red line boundary to provide enhancements. It is not considered feasible to enhance the grassland to a higher distinctiveness habitat without reducing the condition of the habitat within the development area.

Creation of new habitats

Modified Grassland

- 5.3 Areas of modified grassland will be planted around the areas of retained grassland in the northwest, northeast and south. These areas will achieve the same condition as the existing grassland on site. These areas are located outside the proposed pub garden and central amenity sections and will achieve good condition by aiming for the criteria outlined in **Table 2**.

Table 2: Condition assessment criteria to be met for modified grassland.

	Criteria	How it will be achieved
A	There are 6-8 vascular plant species per m2 present, including at least 2 forbs. Note - this criterion is essential for achieving Moderate or Good condition.	The grassland will be sown with a species rich wildflower mix and managed to allow for perennial species to emerge.
C	Any scrub present accounts for less than 20% of the total grassland area. (Some scattered scrub such as bramble <i>Rubus fruticosus</i> agg. may be present).	The grassland will be managed so that no bramble is allowed to colonise the grassland.
D	Physical damage is evident in less than 5% of total grassland area.	The grassland will be managed to ensure physical damage does not occur through sensitive maintenance measures.
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens).	The grassland will be managed to prevent areas of bare ground from occurring, any areas of bare ground will be re-sown.
F	Cover of bracken <i>Pteridium aquilinum</i> is less than 20%.	The grassland will be managed so that no bracken is allowed to colonise the grassland.

- 5.4 Areas of grassland will be planted within areas that will be regularly used as communal areas and the proposed beer garden. It is therefore considered that these areas will only be able to achieve poor condition.

Individual Trees

- 5.5 The proposed plans include the planting of approximately 38 trees within the modified grassland area. In accordance with the Statutory Biodiversity Metric User Guide (2023) it has been assumed that the newly planted trees will comprise small native species. The trees will be planted within areas of green space and underlying vegetation. It is considered that these trees will reach poor condition for the purposes of the assessment.

Hedgerows

- 5.6 Native hedgerows will be created along the northeastern and western boundaries of the site. The native hedgerow planted in the northeast is considered to achieve poor condition for the purposes of the metric.
- 5.7 The proposed native hedgerow on the western boundary will achieve moderate condition through aiming for the criteria outlined in **Table 4** below.

Table 4: Condition assessment criteria to be met for hedgerows.

	Criteria	How it will be achieved
A1	>1.5 m height average along length	The hedgerows will be planted to extend the existing hedgerows and will be managed to ensure growth over 1.5 metres in height.
B1.	Gap between ground and base of canopy <0.5 m for >90% of length	The hedgerows will be managed ensure the gaps at the base are less than 0.5 metres
B2.	Gaps make up <10% of total length; and No canopy gaps >5 m	The hedgerows will be managed ensure it forms a continuous hedgerow. Any dead stock will be replaced at the appropriate time of year.
C1	>1 m width of undisturbed ground with perennial herbaceous vegetation for >90% of length: · Measured from outer edge of hedgerow; and · Is present on one side of the hedgerow (at least).	The hedgerows will be created along areas of undisturbed modified and neutral grassland.
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.	The habitats will be regularly managed to prevent any colonisation by invasive species.
D2	>90% of the hedgerow or undisturbed ground is free of damage caused by human activities.	The hedgerows will be sensitively managed, and no excessive cutting will occur.

	Criteria	How it will be achieved
		Undisturbed ground will be free of pollution through management of the grasslands.

- 5.8 Non-native and ornamental hedgerow will be created in the south to provide a visual screen between the pub and the carpark. This will only aim to be established and will achieve poor condition due to the composition.

6.0 Biodiversity Net Gain Assessment

- 6.1 The Statutory Biodiversity Metric was run based on the measures outlined in **Section 5.0** and is shown in **Table 5**. The assessment results in a net loss of 1.38 habitats units (-54.58%) and a net gain of 0.09 hedgerow units (39.70%).

Table 5: Statutory Biodiversity Metric results.

On-site baseline	Habitat units	2.52
	Hedgerow units	0.22
On-site post intervention	Habitat units	1.15
	Hedgerow units	0.31
Total net unit change	Habitat units	-1.38 (-54.58%)
	Hedgerow units	0.09 (39.70%)
Trading Rules Satisfied	No	

- 6.2 The development currently has a deficit of 1.63 habitat units to reach the required 10% net gain. To ensure trading rules are met, the following units will be required:
- Heathland and scrub – **0.10**
 - Individual trees - **0.32**
 - Units of any distinctiveness to offset loss of low distinctiveness and provide 10% - **1.21**
- 6.3 The development has been designed to maximise onsite opportunities to enhance biodiversity but it is not possible to achieve the required net gains and provide a viable development on the site. The development will therefore need to look at further off-site solutions and will either need an additional off-site location to secure the additional habitat units or units will need to be purchased from a habitat bank. Where possible these should either be within the same Local Planning Authority (Wiltshire Council) or National Character Area (Berkshire and Marlborough Downs).
- 6.4 Habitat units purchased from outside the Local Planning Authority or National Character Area would also be acceptable, however the units required will differ from those outlined above.
- 6.5 The development will be subject to the Biodiversity Gain condition under paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990. The condition is deemed to apply to every planning permission granted for the development of land in England (unless exemptions or transitional provisions apply). Once planning is approved the final details for the discharge of this condition will be required within a Biodiversity Gain Plan which will be submitted to the LPA, it is considered this condition can be discharged based on an off-site solution.

7.0 References and Bibliography

CIEEM, CIRIA, IEMA (2019) *Biodiversity Net Gain. Good practice principles for development. A practical guide*. CIRIA C776a. London, 2019.

Defra (2025) *The Statutory Biodiversity Metric– Habitat Condition Assessment Sheets with Instructions*.

Defra (2025) *The Statutory Biodiversity Metric - auditing and accounting for biodiversity calculation tool*.

Defra (2025) *The Statutory Biodiversity Metric - GIS Import Tool*.

National Planning Policy Framework (2024). *National Planning Policy Framework*. Ministry of Housing, Communities and Local Government, London.

UKHab Ltd (2023) *UK Habitat Classification Version 2.0*.

Wiltshire Council (2015). *The Wiltshire Core Strategy Development Plan (2012-2026), adopted in January 2015*.

Appendices

Appendix A: Proposed Plans

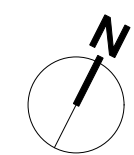


Key

1. Main Entrance
2. Pub
3. Kitchens
4. Restaurant
5. Dining Terrace
6. Courtyard Garden
7. Multi-purpose Space
8. Guest Rooms: East
9. Plant Room
10. Guest Rooms: West
11. Housekeeping & Plant
12. Yoga Barn
13. Parking - 30 Spaces
14. Parking - 10 Spaces
15. Deliveries & Refuse
16. Cart Shed
17. Play Area
18. Wessex Water property
19. 10m SSSI Protection Zone
20. Commemorative trees and plaque
21. EV Charger
22. Staff Cycle Parking
23. Guest Cycle Parking
24. Beer Garden
25. Existing Propane Tank
26. Air Source Heat Pump

Key to Elements

- 10m SSSI Protection Zone
- Permeable paving - Pedestrian
- Permeable paving - Car Park
- Soft Landscaping
- Proposed trees
- Existing trees retained



0 5 10 M



Milton Architects Ltd
Old Stables Court The Parade
Marlborough Wiltshire SN8 1NE
Telephone 01672 514354
Email mail@miltonarchitects.co.uk

milton architects

Project : The Seven Stars
Gores Lane, Bottlesford
Extension and alterations
Contents: PROPOSED - Site/Roof Plan

Date : August 2026

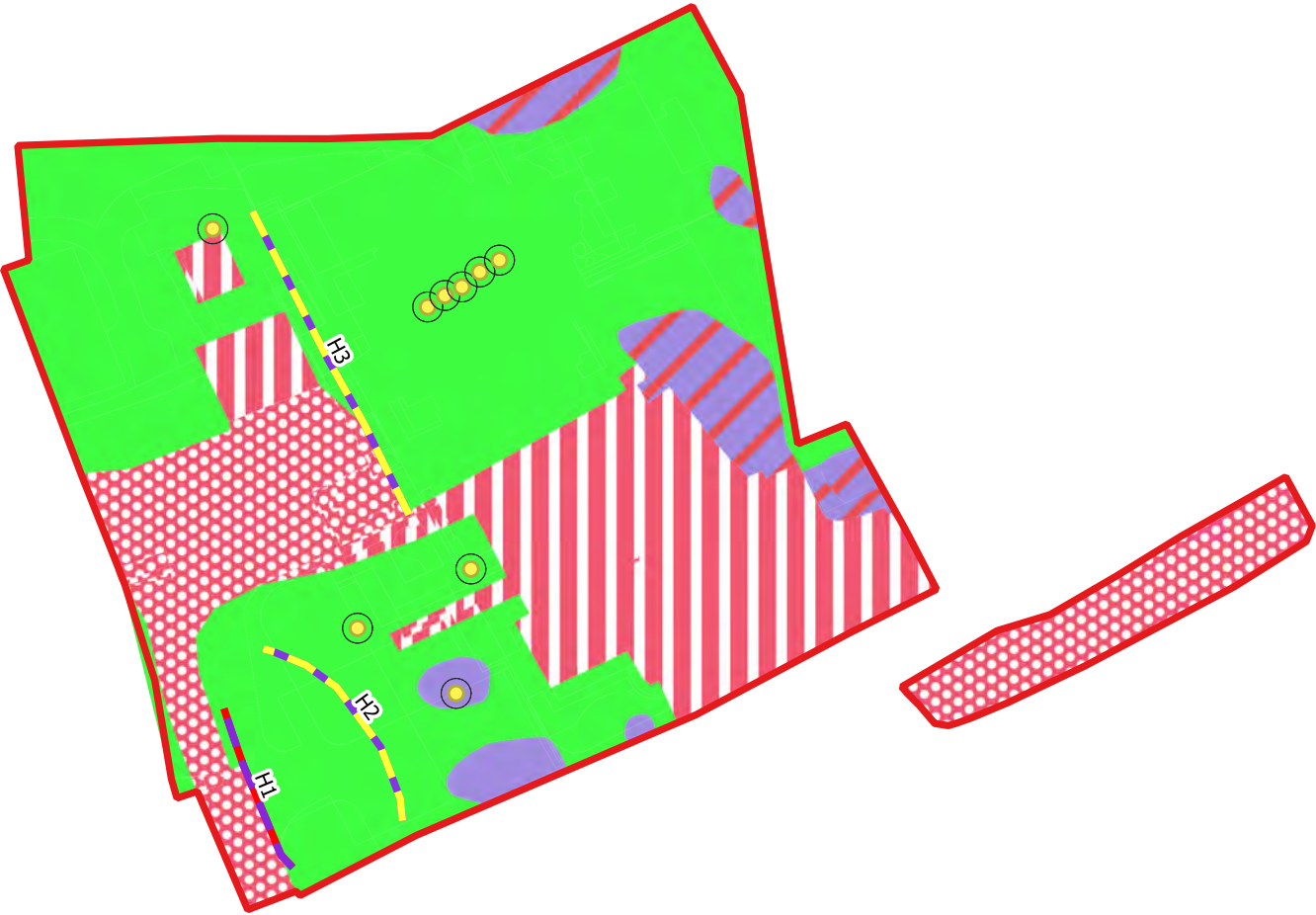
Scale : 1:200 Size : ISO A1

Drawing : 2601 / 3_101 P1

Appendix B: Baseline Habitats

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
- Artificial Unvegetated, Unsealed Surface
- Bramble Scrub
- Developed Land; Sealed Surface
- Introduced Shrub
- Mixed Scrub
- Modified Grassland
- Non-native and Ornamental Hedgerow
- Native Hedgerow
- Existing Medium Rural Tree
- Existing Small Rural Tree



ISSUE	DATE	DESCRIPTION	DRAWN	CHECKED
v1	12.05.26	First Issue	JP	U
v1	03.09.26	Second Issues - Updated development proposals	JP	U

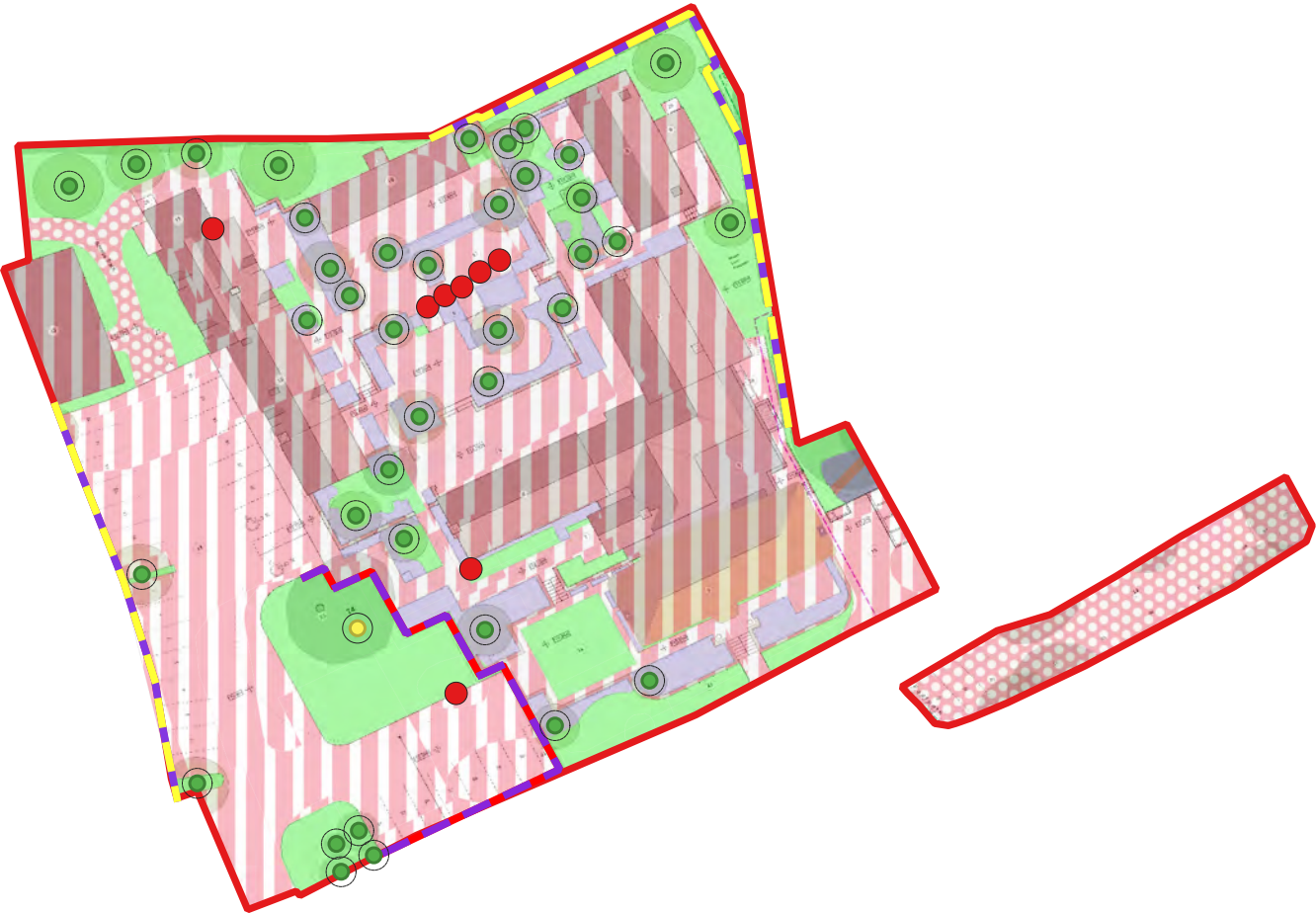
CLIENT:	Meeru Property Services Limited		
PROJECT:	The Seven Stars Inn		
DRAWING:	Baseline Habitat Map		1:700
NUMBER:	9095-XX-E0-01		A4
ISSUE:	v1		03.09.26



Appendix C: Proposed Habitats

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
- Artificial Unvegetated, Unsealed Surface
- Developed Land; Sealed Surface
- Introduced Shrub
- Mixed Scrub
- Modified Grassland
- Retained Medium Rural Tree
- Lost Rural Tree
- Proposed Small Rural Tree
- Non-native and ornamental hedgerow
- Native hedgerow



ISSUE	DATE	DESCRIPTION	DRAWN	CHECKED
v1	12.05.26	First Issue	JP	U
v2	03.09.26	Second Issue - Updated Proposals	JP	U

CLIENT:	Meeru Property Services Limited		
PROJECT:	The Seven Stars Inn		
DRAWING:	Proposed Habitat Map		1:700
NUMBER:	9095-XX-E0-02		A4
ISSUE:	v1		03.09.26

