



Preliminary Ecological Appraisal Report

8 Edric's Green

Cholderton

Salisbury

SP4 ODP

July 2026

Wild Earth Ecology

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Project Details

Client:	John Hopkins
Site/Job:	8 Edric's Green, Cholderton, Salisbury, SP4 0DP
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Architect/Agent:	The Home Shop
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Quality Control

Version	Status	Date	Author(s)	Signature	Reviewed/ Approved by	Signature
1	Complete	20/07/2025	Matilda Taragel	M.Taragel	Laura Kahane	

This report remains valid for 12 months from date of issue.
Survey data are valid for 12-24 months from the date the survey was undertaken.
If during the planning process; the proposals change which results in an impact on a habitats which has not been mitigated for within this report or; the boundary line changes or; the habitat change significantly, a re-assessment in relation to ecology is likely to be required.

Disclaimer:

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This is a technical report which does not represent legal advice. You may wish to seek legal advice if this is required. This report is not intended to be submitted with a planning application for a development without supporting documents, including results of further surveys and detailed assessments of the effects of the proposed development.

¹ CIEEM (2017) *Guidelines on Ecological Report Writing*. Chartered Institute of Ecology and Environmental Management, Winchester.

It is the duty of care of the landowner/developer to act responsibly and comply with current environmental legislation if protected species are suspected or found prior to works.

Executive Summary

Purpose	Wild Earth Ecology was commissioned by John Hopkins (hereafter referred to as the 'client') to undertake a Preliminary Ecological Appraisal (PEA) to support a planning application for the erection of a new detached residential dwelling, garage, associated garden and parking at Land at 8 Edric's Green, Cholderton, Salisbury, SP4 0DP centred at grid reference SU 22752 42267 (hereafter referred to as the 'site'). The proposed development site is located within Cholderton village, approximately 5km east of Amesbury, Wiltshire.
Methodologies	- A field survey, in the form of an extended Phase 1 Habitat Survey was undertaken. Habitats within the site were identified and mapped in compliance with the 'Handbook for Phase 1 habitat survey: A Technique for Environmental Audit' (Joint Nature Conservation Committee, 2010). - An assessment was also undertaken of the likely presence or absence of protected and notable animal species within the zone of influence of the proposed development. - During the survey work undertaken, areas of modified grassland, scattered trees, native (species-poor) hedgerows (defunct), amenity planting, hardstanding and an outbuilding were identified within the site. A number of these habitats were recorded to be suitable to support nesting birds, and other species that occur locally, such as commuting bats, nesting birds and European hedgehog (<i>Erinaceus europaeus</i>). - A web-based desk study was undertaken for designated sites and protected species and habitat records within 2 km of the site.
Key Issues	<u>Root Protection Zone</u> All off-site trees that fall on the boundary of the site should be protected throughout the development in accordance with British Standards BS 5837:2012. Root protection areas should be 12x the diameter at breast height (DBH) or the reach of the longest branch (whichever is greater), unless otherwise advised by a qualified arboriculturist. The mature beech trees to the north of the site will likely have roots on site and should remain protected. No materials should be allowed to be stored within these root protection areas and no heavy machinery should run over them. <u>Nesting birds</u> In order to protect bird nests and comply with the law protecting them, any vegetation removal should take place outside of the breeding bird season, which is generally considered to be from March to September inclusive. If this is not possible, prior to removal, such vegetation should first be checked for the presence of nesting birds by an experienced ecologist. If any nests are found, they will be left undisturbed until the chicks had fledged. <u>Vegetation clearance</u> Any vegetation to be removed should be done so carefully by hand in order to allow any animals which may be present to escape. <u>Ecological Enhancement</u> Enhancements will be easy to integrate into the design of the development and suitable recommendations which will aim to meet the NPPF / local planning policies which include a habitat pile, a bat box and two bird nesting boxes. The project is considered exempt from biodiversity net gain as falls <0.2ha in size.

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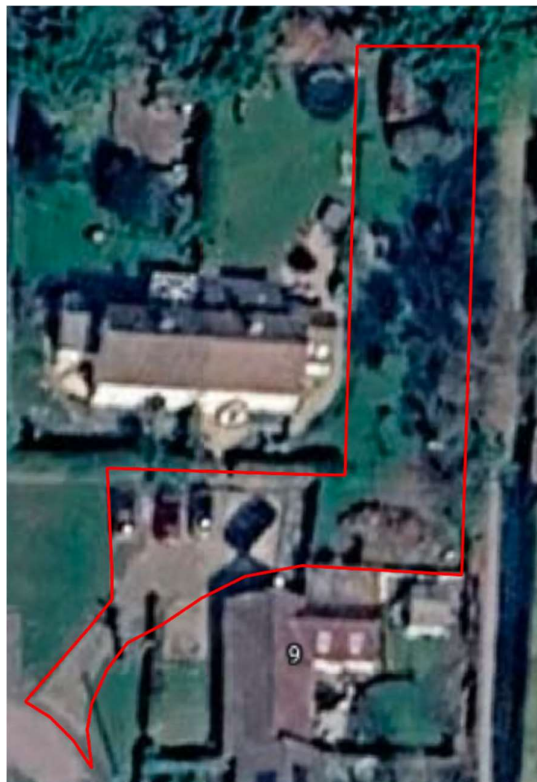
1.0 Introduction & Background

Overview & Proposed Development

- 1.1. Wild Earth Ecology was commissioned by John Hopkins (hereafter referred to as the 'client') to undertake a Preliminary Ecological Appraisal (PEA) to support a planning application for the development of a new detached residential dwelling, detached garaged, associated garden and parking at 8 Edric's Green, Cholderton, Salisbury, SP4 0DP centred at grid reference SU 22752 42267 (hereafter referred to as the 'site').

Site Description

- 1.2. The survey and report undertaken followed the Bat Conservation Trust (2023) guidelines and the standard JNCC Phase 1 Survey Methodology, extended to assess the potential for the site to support protected species. The proposed development site is located within Cholderton village, approximately 5km east of Amesbury, Wiltshire. The proposed site comprises an area of amenity garden including modified grassland, scattered trees, native hedgerows, amenity planting, hardstanding and two outbuildings, belonging to the adjacent house at 8 Edric's Green. Immediately surrounding the proposed development site are residential dwellings with associated gardens, agricultural land and mature trees (Map 1).



Map 1. Approximate boundary of the proposed development site (Copyright Google Satellite, 2026).

- 1.3. The wider landscape comprises areas of further agricultural, residential, hedgerows and woodland blocks to the east, south and west (Map 2). The surrounding habitats, particularly the agricultural

land and woodland, are considered to provide suitable foraging and commuting opportunities for a number of protected species, including commuting bats, badger, nesting birds, common reptiles and European hedgehog.



Map 2. The proposed development site in the context of the wider landscape (Copyright Google Satellite, 2026).

2.0. Methodology

Desk Study

2.1. Table 1 – Sources of biodiversity and ecological records

Source	Information (search buffer between 2 km from site centre/boundary)
National Biodiversity Atlas (NBN)	Including a search radius of 2km from the site boundary.
Multi-Agency Geographic Information for the Countryside (MAGIC) and Joint Nature Conservation Committee (JNCC)	To obtain information on any designated sites of nature conservation interest within 2 km of the site and details of any European Protected Species licences issued within 2 km (http://www.magic.gov.uk/MagicMap.aspx).
Google Maps / Google Earth	To view aerial photographs, maps and mapnik data, to assess the ecological context of the site (http://acme.com/planimeter/).

A full biological records centre search was not undertaken as part of this assessment. This was not considered necessary given the limited scale of impacts and the nature of on-site and surrounding habitats.

Field Survey

- 2.2. Ecologist Laura Kahane BSc (Hons) MRes MRSB was commissioned to carry out a Preliminary Ecological Appraisal on 10th June 2026.
- 2.3. The survey included carrying out an extended Phase 1 habitat survey. This consisted of a walkover assessment of the site within the red line boundary provided, using a Phase 1 habitat survey methodology (JNCC, 2010, as amended by the Institute of Chartered Environmental Assessment (IEA, 1995)). This is a standard technique for classifying and mapping British habitats. All areas within the site were successfully surveyed, with main plant species recorded and habitat types mapped. Indications of ecological value were recorded which included any presence or signs of any legally protected or rare species.
- 2.4. The survey also included a search to identify the presence of any invasive, non-native plant species, particularly those listed on Schedule 9 of the Wildlife & Countryside Act 1981 (as amended) which include Japanese Knotweed *Reynoutria japonica* and Himalayan Balsam *Impatiens glandulifera*. Any existing trees on site were assessed for their potential to support roosting bats and birds.

Preliminary Ecological Appraisal

- 2.5. The PEA survey identified the habitats present and their potential for protected species, particularly bats, birds, hedgehogs, [REDACTED] hazel dormouse *Muscardinus avellanarius*, amphibians, reptiles and invertebrates following the standard guidelines set out by the Chartered Institute of Ecology and Environmental Management (CIEEM, 2018).
- 2.6. The survey focused on the land within the red line boundary of the planning application and the zone of impact.
- 2.7. The trees and other habitats to be affected within the site were assessed for their potential to support roosting and foraging bats, birds and other protected species.

Bats

- 2.8. Any trees to be affected by the proposed works were assessed visually for evidence of bats and assessed for features which increase the likelihood of bats roosting, such as storm damage, rot holes, ivy cover, flaying bark and splits in the trunk. Linear habitat features, both within and connecting to the site were visually assessed for their likely use as foraging and commuting corridors.
- 2.9. Other habitats on site were visually assessed for their likely use as foraging sites.

Amphibians

- 2.10. Any waterbodies within the site were assessed for their potential for use by amphibians and for features which increase the likelihood of use as breeding sites for great crested newts *Triturus cristatus*, such as suitable submerged vegetation, low water turbidity, absence of fish and low levels of use by waterfowl.

- 2.11. Other habitats on site were assessed for their likely use outside of the breeding season for both foraging and shelter purposes.

Reptiles

- 2.12. Open areas of habitat were visually assessed for suitability for reptiles and features which increase the likelihood of use by reptiles, including the presence of tussocky vegetation, log and rock piles, basking spots and compost heaps.

Otter

- 2.13. Habitats deemed suitable for Otter *Lutra lutra* such as rivers, streams, ditches, wetlands, reed beds, lakes, ponds and reservoirs within close proximity of the site or other potential important habitats such as fisheries, resting places, holts including tunnels and hollows within dense, undisturbed vegetation, was assessed. Field signs of Otter were also sought including spraints, feeding remains, footprints and slides.

Water Vole

- 2.14. An assessment for Water vole *Arvicola amphibius* observes suitable habitats and their proximity to the site such as rivers, streams, ditches, wetlands, reed beds, lakes, ponds and reservoirs as well as bank side vegetation and structure. Field signs including burrows, latrines, feeding remains, trails and footprints are also recorded.

Badger

- 2.15. [REDACTED]
[REDACTED]

Birds

- 2.16. An appraisal for nesting and wintering farmland birds on site assesses the suitability of habitat and the presence of bird species including active and inactive nesting sites.

Invertebrates

- 2.17. During the Ecological Appraisal, features including dead wood, plant diversity and flora, spoils, woodland structure, and waterbodies on site were assessed for their suitability to support a range of invertebrates.

Other Mammals

- 2.18. [REDACTED]
[REDACTED]
[REDACTED]

- 2.19. Open areas of habitat were visually assessed for signs of mammal tracks, push throughs and latrines.

- 2.20. Areas of woodland, copse, tree lines, hedgerows and other boundary vegetation were assessed for their likely use by hazel dormice, or increased likelihood of use due to presence of hazel and other suitable food species.

Surveyor Information

2.21. Table 2 – Surveyor Information

Surveyor	Licences	Ecological Experience or qualification
Laura Kahane	Class licence CL18 (Bats) Licence reference: 2020-45059-CLS-CLS	Member of the Royal Society of Biology MRes Ecology, Evolution & Conservation BSc (Hons) Wildlife, Ecology & Conservation Certificate in Ecological Consultancy
Matilda Taragel		MSc Global Wildlife Health and Conservation BSc (Hons) Biology 3 rd season of industry experience

Limitations and Assumptions

- 2.22. The desk study and field survey will not produce a comprehensive list of plants and animals as this will be limited by factors that influence their presence (e.g., activity and dormancy periods). An assessment can however be made of the habitats within the survey area, their nature conservation value and potential to support protected or priority species.
- 2.23. Bats can utilise buildings or trees seasonally, with frequent movement often caused by fluctuations in weather conditions. Therefore, they may arrive and begin utilising a site after it has been assessed for bats, or roost temporarily somewhere during the assessment. As a result, their cryptic nature means there is potential for them to be present during the assessment, remaining undetected, especially during the daytime when they are inactive.
- 2.24. No other limitations were encountered, or assumptions made during either the desk study or the field survey and it is considered that with the access gained and recording undertaken an accurate assessment of the site's ecological value has been made.

3.0 Results

Desk Study

Designated Sites (statutory)

- 3.1. There are no statutory designated sites situated within two kilometres of the site boundary. It does, however, fall into an impact risk zone with respect to Salisbury Plain Special Area of Conservation (SAC), but does not require you to consult Natural England regarding this development.

Designated Sites (non-statutory)

- 3.2. No non-statutory designated sites are present within 2km of the development boundary.

Priority Habitats and Ancient Woodland

- 3.3. No areas of priority habitat fall adjacent to or within the site boundary.
- 3.4. A number of priority habitats are present within the wider area, including areas of good-quality semi-improved grassland, lowland calcareous grassland, coastal and floodplain grazing marsh, deciduous woodland, woodpasture & parkland, traditional orchards and chalk rivers. The closest of these is an area of deciduous woodland approximately 135m south of the immediate site boundary. The River Bourne, a chalk river, also exists approximately 150m west of the site. No areas of ancient woodland are located within 2km of the site.

Impacts and Mitigation

- 3.5. Given their distance from the site, no designated sites or areas of priority habitat will be directly affected through land take (other direct effects) of the development. The mitigation and enhancement measures set out in this report will effectively minimise any indirect effects of the development.

Field Survey

Timing and Conditions

- 3.6. Table 3 – Summary of conditions during survey

<i>Survey Date:</i>	10/06/2026
<i>Survey Type:</i>	Preliminary Ecological Appraisal
<i>Temperature start:</i>	14°C
<i>Temperature finish:</i>	14°C
<i>Wind speed (Beaufort Scale):</i>	1
<i>Cloud Cover (Oktas Scale):</i>	8
<i>Precipitation:</i>	0

Habitat Groups

- 3.7. During the field survey, areas of modified grassland, native (species-poor) hedgerow, scattered trees, amenity planting, hardstanding and an outbuilding were identified within the site.
- 3.8. Figure 1 illustrates the location and extent of all habitats recorded on site. It should be noted that not all botanical species present could be observed due to the time of year and that the habitat descriptions do not encompass full floral species lists (only dominant native species present within each habitat type) which were observed at the time of survey.

Figure 1. Habitat Map



TN1: x16 tree stumps: x13 apple, x3 yew

TN2: Log pile

Baseline Ecological Conditions

Modified grassland

- 3.9. The site is dominated by modified grassland (species-poor) that has been managed by regular mowing (images 1-4). The sward present held a height of approximately 2- 5 cm. Perennial ryegrass *Lolium perenne* was dominant at ~85%, with a grassland and forbs diversity of approximately 3-5 species per m². Forb species included Dandelion *Taraxacum officinale*, Daisy *Bellis perennis*, wild strawberry *Fragaria vesca*, narrow-leaf plantain *Plantago lanceolata*, broad-leaf plantain *Plantago major*, yarrow *Achillea millefolium*, self-heal *Prunella vulgaris*, common nettle *Urtica dioica*, meadow cranesbill *Geranium pratense*, buttercup *Ranunculus sp.*, with occasional cow parsley *Anthriscus sylvestris*, thistle *Cirsium sp*, speedwell *Veronica sp.* Ground elder *Aegopodium podagraria* and wood dock *Rumex sanguineus* around the periphery. The proposal requires the new detached dwelling, garage and associated driveway to be located in the middle to southern portion of the site, which will impact an area of grassland approximately 270m² in size.
- 3.10. Overall, this habitat is considered to be of low botanical value due to low floristic diversity and frequent management by mowing.

Scattered trees

- 3.11. Three scattered trees exist throughout the site. These are all apple trees *Malus domestica*, one being mature and the other two semi-mature. All trees are due to be removed (images 5 & 8) to enable access. The semi-mature apple tree to the north measures approximately 5 m and is located to the northeast of the site. This tree had two shallow knot holes (potential roosting features). One features at knee height, which was north facing and the other was at chest height facing northeast. Both PRFs, however were inspected in full and were considered to be too shallow (2-3 cm) to offer potential to roosting bats given the cavity's level of exposure to natural light and the elements (images 6 & 7).
- 3.12. Given that mature trees off-site are likely to have their roots on-site, protective measures such as Heras fencing, ground protection and working procedures should be utilised in order to protect these habitats, which are of value ecologically. These should be erected prior to any works commencing and maintained throughout the development.

Native hedgerow (species-poor)

- 3.13. Three hedgerows exist within the site boundary. H1 is defunct and heavily pollarded and located along the eastern boundary fence, measuring approximately 2m H x 1m W x 43m L (image 9). It is comprised of several offset immature apple trees, beech *Fagus sylvatica*, sour cherry *Prunus cerasus*, blackthorn *Prunus spinosa* and elm *Ulmus procera*. H2 lies to the south of the house, measuring approximately 2m H x 2m W x 10m L (image 10). This comprises privet, yew and hawthorn. It has a minimal understory including ivy, pansy, daisy, nettles and cleavers. H3 lies to the north of the site and is comprised of beech with occasional holly *Ilex aquifolium*, measuring approximately 2m H x 2m W x 14m L (image 11). All of the hedgerows had a minimal understory of lawned ryegrass, with occasional common nettle.
- 3.14. It is understood under current plans that H2 will be removed to facilitate the new access to the south. Overall, the hedgerows present are considered to be of low-moderate botanical value and may provide important foraging and commuting habitats for species such as birds,

bats and small mammals such as hedgehogs. The hedgerows were assessed according to criteria set out in the Hedgerow Regulations 1997.

Amenity planting

- 3.15. Amenity planting was found throughout the site as a kept amenity garden, with species including rose *Rosa spp.*, holly *Ilex aquifolium*, eared willow *Salix aurita*, currants *Ribes spp.*, lavender *Lavandula sp.*, hazel *Corylus avellana*, allium *Allium sp.* and yew *Taxus baccata*. An area of amenity planting on the bank will be removed to create access (images 12 & 13).

Hardstanding

- 3.16. A circular concrete patio exists towards the northeast of the site (image 14) and a small area of pea gravel exists in front of the existing building to the west of the site. Additionally, an existing driveway exists to the southwest of the site, which will be expanded to create increased access for the new development.

Outbuildings/structure

- 3.17. A small timber shed (B1) exists in the middle of the site along the eastern boundary and measures approximately 2.5m L x 2m W x 1.8m H (image 15). A further small timber shed (B2) with a glass window and a felt roof is located towards the north of the site, adjacent to H3 (image 16). Both B1 and B2 were assessed internally and externally and presented negligible potential to support roosting bats, as there were no suitable roosting opportunities and the sheds both had tight-fitting external materials. No evidence of bats was found during the survey.

Schedule 9 species

- 3.18. No Schedule 9 (non-native, invasive) plant species were observed within the red line boundary.

Protected species

Birds

Desk Study

- 3.19. The study returned records of a number of protected, priority or notable bird species within 2km of the site, including the Wildlife & Countryside Act 1981 (as amended) Schedule 1 species including Starling *Sturnus vulgaris*, House Sparrow *Passer domesticus*, Woodpigeon *Columba palumbus*, Swift *Apus apus*, House Martin *Delichon urbicum*, Kestrel *Falco tinnunculus*, Turtle Dove *Streptopelia turtur*, Chiffchaff *Phylloscopus collybita*, Wren *Troglodytes troglodytes*, Linnet *Linaria cannabina*, Cuckoo *Cuculus canorus*, Mistle Thrush *Turdus viscivorus*, Redwing *Turdus iliacus*, Great Spotted Woodpecker *Dendrocopos major*, Green Woodpecker *Picus viridis*, Herring Gull *Larus argentatus*, Great Black-backed Gull *Larus marinus*, Black-headed Gull *Chroicocephalus ridibundus*, Yellow Wagtail *Motacilla flava*, Red-legged Partridge *Alectoris rufa*, Grey Partridge *Perdix perdix*, Skylark *Alauda arvensis*, Dunnock *Prunella modularis*, Whinchat *Saxicola rubetra*, Lapwing *Vanellus vanellus*, Marsh Tit *Poecile palustris*, Meadow Pipit *Anthus pratensis*, Garden Warbler *Sylvia borin*, Willow Warbler *Phylloscopus trochilus*, Chaffinch *Fringilla coelebs*, Bullfinch *Pyrrhula pyrrhula*, Greenfinch

Chloris chloris, Brambling *Fringilla montifringilla*, Quail *Coturnix coturnix*, Tawny owl *Strix aluco*, Barn owl *Tyto alba*, Greylag Goose *Anser anser*, Canada Goose *Branta canadensis*, Grey Heron *Ardea cinerea*, Coot *Fulica atra*, Mallard *Anas platyrhynchos*, Teal *Anas crecca*, Siskin *Spinus spinus*, Sand Martin *Riparia riparia*, Golden Plover *Pluvialis apricaria*, Reed Bunting *Emberiza schoeniclus*, Corn Bunting *Emberiza calandra*, Black cap *Sylvia atricapilla*, Spotted Flycatcher *Muscicapa striata*, Firecrest *Regulus ignicapilla*, Song Thrush *Turdus philomelos*, Yellowhammer *Emberiza citrinella* and Swallow *Hirundo rustica*.

Impacts & Mitigation

- 3.20. The individual trees, native hedgerow and to a lesser extent the species-poor modified grassland within the site provide suitable nesting and/or foraging opportunities for a variety of bird species which may be found in the local area. On this basis, recommendations with respect to this species group are set out below to ensure that they are safeguarded throughout the development works. It is considered that the current development proposals, which impact scattered fruit trees and a section of hedgerow (H2), may result in loss of suitable nesting habitat for birds. Therefore, the following mitigation has been recommended.
- 3.21. All occupied bird nests have legal protection from damage and destruction under the Wildlife & Countryside Act (1981). If any active bird nests are found in the areas that need to be cleared, the chicks must first be allowed to fledge before work proceeds. In order to protect bird nests and comply with the law protecting them, any vegetation removal should take place outside of the breeding bird season, which is generally considered to be from March to September inclusive. If this is not possible, prior to removal, such vegetation should first be checked (a maximum of 24 hours before works) for the presence of nesting birds by an experienced ecologist. If any nests are found, they will be left undisturbed until the chicks have fledged.

Reptiles

Desk Study

- 3.22. The data search returned one record for reptiles. This was for the common lizard (*Zootoca vivipara*), located approximately 1.28km to the west of the site in 2019. Reptiles are however, under-recorded in areas and are likely to be present in surrounding habitats.

Habitat Assessment

- 3.23. Areas of short-mown modified grassland (species-poor) and amenity planting within the site offer limited potential to support common reptile species. These habitats are considered sub-optimal due to the lack of floristic diversity within the grassland and low sward height due to regular management. However, the brash piles and stumps on site could offer limited sheltering, basking and foraging opportunities. The site and area of impact, however, are of a limited size, and it is considered likely that only a small number of common reptile species will utilise the site, if present.

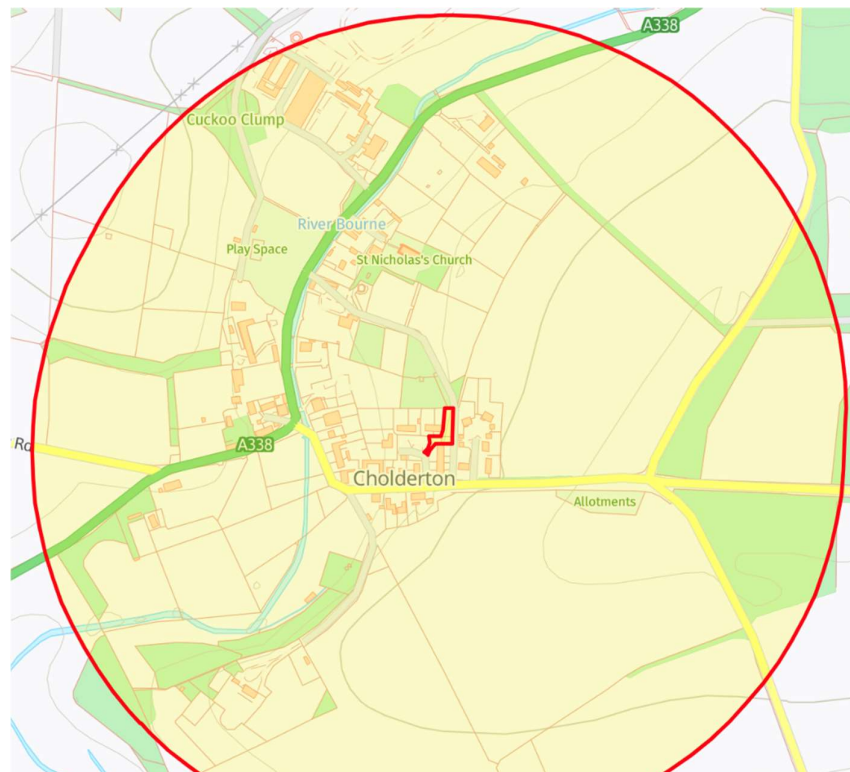
Impacts and Mitigation

- 3.24. Further to a habitat survey and desktop study of the site, as well as the general nature/structure of the 'kept garden', it has been concluded that any reptile population present in adjacent habitats is likely to be limited to low numbers or the possible presence of transient common reptile species, as part of a wider home range.
- 3.25. Given that the proposed development will not result in loss of areas of suitable reptile habitat it is not recommended that further survey work with respect to reptiles is carried out. To ensure that the proposed development area remains unfavourable, it is essential that the modified grassland area due to be impacted by the proposed development is maintained as a short sward until and throughout the construction phase. If the sward is maintained, then no further survey or mitigation is required. Any vegetation to be removed should be done so carefully by hand in order to allow any animals which may be present to escape.

Amphibians

Desk Study

- 3.26. Eight confirmed records for amphibians were returned within a 2km radius of the site. Four of these records were for common toad *Bufo bufo* and four records for common frog *Rana temporaria*. The closest of these were six records (two toad, four frog) occurring in the same location approximately 1.28km to the west between 2013 and 2021. No records of Great crested Newt *Triturus cristatus* were found within 2km of the site. These were all from the



Map 3. The proposed development site and the proximity of the waterbodies within 500m of the site (Copyright MagicMaps, 2026).

same location, approximately 1.06km south of the site in 2012, 2017 and 2017, all for the damage and destruction of a resting place.

Habitat Assessment

- 3.27. Only one water body was identified within 500m of the site boundary. The River Bourne, a chalk river, flows approximately 150m to the west of the site (Map 3). No other freshwater bodies are present within 500m of the site boundary. Residential properties and associated gardens lie between the river and the site, with a poorly lit rural road also lying between the southern portion of the river and the site. Therefore, it is considered that there is a small barrier for commuting amphibians. Most of the terrestrial habitats within the proposed site are considered sub-optimal in suitability, with the modified grassland maintained at a short sward. However, there are areas which offer a limited area of potential terrestrial and breeding habitat for common amphibian species, including the hedgerow, which could offer limited opportunities for refugia during their terrestrial phase. The site is located within a green area (indicating low habitat suitability for GCN) on the NatureSpace Partnership GCN impact risk zone map. GCN are known to routinely disperse 500m from breeding ponds to areas of dense scrub, woodland, or grassland habitat.

Impacts & Mitigation

- 3.28. Based on the area of the site to be impacted and the lack of lentic water bodies in close proximity to the site, it is unlikely GCN will occur in close proximity to the site. Therefore, no further surveys for this species are recommended.
- 3.29. Based on the River Bourne flowing 150m to the west, it is possible that common amphibians may pass through the site on occasion. However, if an individual is displaced, it will have minimal impact on this species' conservation value. Any green vegetation, including grassland, trees and hedgerows, to be removed should be done so carefully to allow any animals which may be present to escape. Any animals found remaining in the area should be carefully picked up in a gloved hand and moved to a suitable habitat. In the unlikely event that GCN are found during site works, all works must stop immediately, and a suitably qualified ecologist must be consulted. Research suggests that the vast majority of the GCN populations shelter within 50m of a standing water body, although this is certain to depend on the availability of suitable habitat. Jehle *et al* suggest the maximum extent of nightly migration to be 100m (based on several studies), which indicates the potential distance an animal could disperse during an active season, if desired. The fact that most animals appear not to do so is more telling. Also, home ranges/dispersal distances are always going to vary depending on habitat quality/availability and distribution, yearly or seasonal environmental changes, habitat losses/gains, animal age/sex/health, seasonal changes in resources, hibernation migrations, etc. In the absence of a detailed survey, it is reasonable to consider these factors to form a reasonable hypothesis as to the risk of impact.

Dormice

Desk Study

- 3.30. No records of Hazel dormouse were returned within a 2km radius of the site. No evidence of dormice was found during the preliminary ecological appraisal of the site.

Habitat Assessment

- 3.31. It is understood that the native, species-poor and defunct hedgerow that is H2 is due to be removed to enable access for the development. This habitat on-site offers limited ecological value to dormice and does not provide connectivity to suitable off-site habitat of elevated value to this species.

Impacts and Mitigation

- 3.32. Dormice are unlikely to be present and therefore no impacts are anticipated on this species. It is not recommended that further survey work be carried out with respect to this species.

Hedgehog

Desk Study

- 3.33. The desk study revealed twenty-one records of hedgehog within 2km of the site. The closest of these were three records located in the same location, approximately 180m southeast of the site in 2020, 2021 and 2023. The modified grassland, trees and amenity planting on site are considered suitable habitat for foraging, commuting and hibernating hedgehogs, and therefore, it is considered likely that they are present on site on occasion.
- 3.34. Hedgehogs may be present on site and are likely to pass through the site. Hedgehogs are listed as a Priority Species for Conservation Action under the UK Biodiversity Action Plan and protected from harm in the UK under Schedule 6 of the Wildlife and Countryside Act 1981. Under the NERC Act 2006, the hedgehog is categorised as a ‘Species of Principal Importance’ for biodiversity.
- 3.35. Hedgehogs do not exhibit fight or flight behaviour and will therefore not move out of the way during works. Any areas of dense vegetation on site that are due to be cleared should be cleared carefully by hand. Any hedgehogs encountered are carefully removed to a safe place off-site.

Badgers

Desk Study

- 3.36. [REDACTED]

Habitat Assessment

- 3.37. [REDACTED]

Impacts and Mitigation

- 3.38. It is considered that the mitigation measures outlined above with respect to hedgehogs will safeguard any badgers in the event that they are present within the site during the development works. Where appropriate it is recommended that wildlife access holes suitable for badgers are incorporated into any proposed fence lines. 25cm by 20cm is suitable for badgers to pass through. In addition, any trenches or ditches created during the development should be covered at night or provided with a means of escape for mammals such as badgers and brown hares that feature in the surrounding landscape.

Brown Hare

Desk Study

- 3.39. The data search identified thirty-eight records of Brown hare *Lepus europaeus* within 2km of the search radius. The closest record occurred approximately 1.11km west of the site boundary in 2025.

Habitat Assessment

- 3.40. The areas of modified grassland within the site boundary provide suitable foraging habitat. No evidence of Brown hare was found within the survey area.

Impacts & Mitigation

- 3.41. Even if Brown hare are present on site, the limited size of the development would have minimal impact on this species and the mitigation measures outlined above with respect to hedgehogs and badgers will safeguard them in the event that they are present within the site during the development works.

Bats

Desk Study

- 3.42. The desk study returned a small number of records of bat species within 2km of the boundary, however, no European Protected Species Mitigation Licences (EPSM) for bats were returned. Confirmed records including common pipistrelle (*Pipistrellus pipistrellus*), Natterer's (*Myotis nattereri*), soprano pipistrelle (*Pipistrellus pygmaeus*), and brown long-eared (*Plecotus auritus*) were returned from the data search.

Habitat Assessment

- 3.43. Habitats within the site boundary, including the modified grassland, amenity planting and hedgerows, provide potential foraging and commuting opportunities for a range of bat species. The site, however, is limited in size and the habitats are not considered to form part of a significant resource for foraging/commuting bats. The site is considered to offer low suitability for foraging and commuting bats. All of the trees on site were assessed for their

suitability to support roosting bats, and no PRF's were considered suitable to support roosting bats.

Impacts and Mitigation

- 3.44. It is understood that the three apple trees on-site will be removed in order to allow access to the site, under the current development proposals. All trees show signs of recent management and are considered to be of low to moderate value, given their immaturity and lack of suitable roosting features. Therefore, these trees are considered to present low ecological value to foraging and commuting bats. These trees should be replaced with suitable native planting to ensure that the existing biodiversity value of the site is maintained in the long term.
- 3.45. All retained trees (off-site) should be protected throughout the development in accordance with British Standards BS 5837:2012. Root protection areas should be 12x the diameter at breast height (DBH) or the reach of the longest branch (whichever is greater), unless otherwise advised by a qualified arboriculturist. The mature trees located off-site on or adjacent to the northern boundaries will likely have their roots on-site and should remain protected. No materials should be allowed to be stored within these root protection areas and no heavy machinery should run over them.

Lighting

- 3.46. Where light spill occurs on linear habitat features, such as hedgerows or trees, this may deter bats, especially the more light-averse bat species, that may use these features. Bats are highly sensitive to light and could potentially avoid the area if access points or the surrounding areas become further lit. As other foraging and commuting bats are likely to be present in the local area and light-sensitive species have been recorded locally, it is recommended that any new external lighting be directed to avoid light spillage onto vegetation or foraging features such as the treeline to the south and east and the hedgerow to the north. Appropriate lighting options will prevent a negative impact on bats potentially using the habitats on site and should be approved by a suitably qualified Licensed Bat Ecologist.
- 3.47. Any potential impact on bats can be minimised through the use of "warmer" lights as these are less penetrating than bright white lights (such as LEDs), as well as maintaining the brightness as low as possible and limiting the times during which the lighting can be used to provide some dark periods. Motion sensors are strongly recommended, using a short timer to reduce the duration of lighting and reduce disturbance to bats. In addition, directing the lighting to where it is needed to avoid light spillage onto vegetated margins and minimising lighting upward by fitting lights with downward-facing baffles to avoid light pollution will also mitigate the impact of any new lighting on bat species.
- 3.48. Light can be restricted by fitting hoods which direct the light below the horizontal plane, at an angle less than seventy degrees. Limiting the height of lighting columns and directing light at a low level away from vegetation reduces the ecological impact of the light.

Timber Treatment

- 3.49. Any use of timber treatment or pest control treatment that is necessary for works should be from the approved lists for safe use in or near bat roosts which can be found at: <https://www.gov.uk/government/publications/bat-roosts-insecticides-and-timber-treatments/timber-treatment-products-suitable-for-use-in-or-near-bat-roosts>. Other approved brands are also available and can be provided on request.

Roofing Materials

- 3.50. It is recommended that bitumen roof felt type 1F is used as lining in any new residential buildings (or if otherwise applicable), which meets building regulations. If the proposed new tile type (if applicable) is one that will allow access to bats, then breathable roofing membrane should be avoided as it is proven to cause entanglement and will lead to fatalities within bat roosts for a prolonged period.

Residual & Cumulative Effects

- 3.51. No significant residual effects are anticipated on any of the species considered within this report. Therefore, there will be no cumulative effects on local populations as a result of the proposed works if the above mitigation and compensation outlined above are followed.

Impacts of Proposed Development

- 3.51. Table 4 – Summary of potential impacts of the proposed development on protected species

Species	Ecological Evaluation (including scale and nature of impact*)	Further survey recommendations
Bats	Negligible	No further survey recommendations
Hazel Dormouse	Negligible	
Reptiles	Negligible	
Great crested newt	Negligible	
Amphibians	Negligible	
European Badger	Negligible	
West European Hedgehog	Moderate	Wildlife access holes suitable for badgers are incorporated into any proposed fence lines. 25cm by 20cm is suitable for badgers to pass through.
Brown hare	Low	Any trenches or ditches created during the development should be covered at night or provide a means of escape for mammals.
Nesting birds	Moderate	In order to protect bird nests and comply with the law protecting them, any vegetation removal should take place outside of the breeding bird season, which is generally considered to be from March to September inclusive. If this is not possible, prior to removal, such vegetation should first be checked for the presence of nesting birds by an experienced ecologist. If any nests are found, they will be left undisturbed until the chicks have fledged.

**Ultimate assessment of the scale and nature of impacts is dependent on the final design of the proposed development and exact habitats affected.*

4.0. Enhancement recommendations

- 4.1. Below is a summary of measures, which should be implemented on-site to firstly achieve a minimum no net loss of functional habitat from the limited areas due to be impacted. Beyond this, recommendations aim to achieve a habitat enhancement for long-term wildlife benefits both on and off-site. Please note that a full biodiversity net gain assessment is not required as the proposed development is < 0.2 ha and therefore qualifies under the *de minimis exemption*. Further enhancements to meet the NPPF have been recommended. Providing the mitigation and enhancement recommendations included in the report are implemented appropriately, the proposed development will not have a negative impact on the biodiversity of the site and may result in tangible benefits for wildlife in the local area through the provision of nesting, foraging and roosting habitat. It is recommended that the habitat enhancement include the following;
- 4.2. Any future landscaping planting should seek to enhance biodiversity, improve connectivity to the surrounding habitats and provide food and shelter for a wide range of faunal species. All amenity planting and formal landscaped areas should be created from a palette of wildlife-beneficial plants (not necessarily native) chosen for nectar or fruit. Care should be taken to manage habitats in a suitable way to encourage a wide variety of insects and other wildlife to use the site. Non-invasive species should not be planted. Any invasive species found to be currently on site should be removed with care during vegetation clearance and disposed of appropriately.

Bat & Bird boxes

- 4.3. As records of a range of bat and bird species, including WaCA 1981 (as amended) and UK BAP priority species, have been returned from within the habitats surrounding the site, it is recommended that a number of roost/nest boxes be incorporated into the proposed development in order to improve the availability of roosting and nesting opportunities for these species groups.

Integrated bat box

- 4.4. A single integrated bat box should be featured on the southern gable end elevation of the new detached building. This should feature at the highest point possible (at least 3m in height), near the eaves. These integrated bat boxes are built into the walls of new buildings, offering an embedded unit so as not to impair the air-tightness of the building. Integrated bat boxes offer a secure, permanent space for bats with minimal maintenance and significantly improved thermal properties when compared to alternatives.
- 4.6. An integrated bat box could include products such as the following, or similar, depending on the material which can match the aesthetic of the building:
- Ibstock Integrated Bat Box (If, for any reason, the Ibstock integrated bat box is not available at the point of purchase, the following integrated boxes are also considered suitable):
 - Integrated Eco Bat box
 - Schwegler 2FR Bat Tube
 - Vivara Pro built-in woodstone bat box

- 4.7. All of the products below are made from lightweight, long-lasting woodcrete and can be bolted to supporting timbers or brickwork beneath, and set within timber cladding which is fitted around it with a hole cut in the cladding for entry. Alternative bat box suggestions have been made below, and other suppliers are available. Further advice on location or specification can be sought at any time from the author. Boxes for bats should face a south, southeast or south-westerly direction. These features should be installed a minimum of 3m from ground level with the entrance free from obstruction, and ideally as high up as possible on the building. Placement high up by the eaves on a building often helps shelter the box from the weather. These locations will enable the box to capture sun for part of the day, which can help attract breeding animals/maternity colonies as well as attract smaller species which utilise linear landscape features such as hedgerows and treelines found locally. An integrated bat box requires no maintenance as it is designed with angled baffles, which means droppings simply fall out of the entrance slot. Unlike bird boxes, once an integrated bat box has been installed, it should not be disturbed or cleaned. If bats are found to be present within a bat box, any checks or otherwise necessary maintenance will require a licensed bat ecologist. Bats often require time to locate new roosting sites, and it may be several years before a box is colonised. Any monitoring of bat boxes should be undertaken by a licensed ecologist.

Bird box

- 4.8. The proposal will not result in the loss of nesting opportunities for birds; however, it is advised that at least two bird nest boxes of different types be installed either on the retained trees or the new buildings on site, as an enhancement. Many small bird species, e.g., blue tits, great tits, and house sparrows, will preferentially nest in nest boxes, where available. The installation of bird boxes can provide additional nesting space, secure from introduced predatory animals. The type of bird boxes has been selected based on the presence of locally occurring species, as well as suitable surrounding habitat availability.

Enhancement should include;

- o at least one general-purpose nest box such as Schwegler 1B Nest Box, or equivalent (such as Vivara Pro WoodStone 28mm, Vivara Pro WoodStone 32mm or Schwegler 1SP woodcrete sparrow terrace). These should be fitted to trees in secluded locations on the boundaries, such as to the north or the eastern boundary. If trees are not yet mature enough to fit a box to, the fence line may be used, as long as the required height is reached.
- o a sparrow terrace such as the Schwegler model. These should be fitted to the northern-facing elevation of the new building. The new building is not considered suitable for swift bricks or swallow cups due to its character.

The boxes should be fitted as follows;

- Be positioned facing a northerly or easterly direction
- Be installed a minimum of 2m above ground and optimally at 3m + and should not be located close to any other nest boxes to avoid aggressive behaviour between bird species.
- Sparrow terraces should be fitted to an external wall of the new building, where they will benefit from the appropriate amount of direct sunlight to prevent overheating of nests and

eggs. Sparrow terrace nest boxes can be obtained from the RSPB or reputable other suppliers. These open-fronted boxes have an anticipated lifespan in excess of 25 years and require little to no maintenance. The terrace can either be fitted to the surface of the wall or incorporated into the wall itself if brick-built.

Deadwood Habitat Pile

- 4.6. To enhance the site for reptiles, amphibians, invertebrates and hedgehogs, it is recommended that a log or brash pile be created on site in a secluded location adjacent to areas of suitable on-site habitat such as mature trees or hedgerows, preferably with materials from the site. Any felled material on site can be used to create small log piles (300-500 mm lengths) or trimmed and used to create a hibernaculum for sheltering reptiles as described above. A suitable location for the habitat pile would be in the northern part of the site near to the row of off-site mature trees and the hedgerow offering refuge for amphibians and reptiles within their terrestrial, or hibernation phase. Further information on creating deadwood or brash piles can be found at:

<https://www.rspb.org.uk/birds-and-wildlife/advice/gardening-for-wildlife/dead-wood-for-wildlife/>

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6.0. Appendix

Appendix 1 – Protected Species Legislation

Bats

In England and Wales, all bat species and their roosts are legally protected under the Wildlife and Countryside Act (1981) (as amended); the Countryside and Rights of Way Act, 2000; the Natural Environment and Rural Communities Act (NERC, 2006); and by the Conservation of Habitats and Species Regulations (2019) (as amended). You will be committing a criminal offence if you:

- Deliberately capture, injure or kill a bat
- Intentionally or recklessly disturb a bat in its roost or deliberately disturb a group of bats
- Damage or destroy a bat roosting place (even if bats are not occupying the roost at the time)
- Possess or advertise/sell/exchange a bat (dead or alive) or any part of a bat
- Intentionally or recklessly obstruct access to a bat roost

Barbastelle, Bechstein's, greater horseshoe, lesser horseshoe, brown long-eared, soprano pipistrelle, and noctule bats are all priority species under the UK Biodiversity Action Plan (UK BAP) and have also been adopted as species of principal importance in England under Section 41 of the NERC Act 2006.

Badgers

Badgers and their setts are afforded strict protection under the Protection of Badgers Act 1992. This Act consolidates past badger legislation and, in addition to protecting the badger itself, makes it an offence to damage, destroy or obstruct badger setts. Badgers are also protected under Schedule 6 of the Wildlife and Countryside Act 1981 (as amended), and listed under Appendix III of the Bern Convention, as a species that is in need of protection but may be hunted in exceptional instances. Only badger setts that are currently in use are covered by wildlife legislation.

Birds

All wild birds in the UK are protected under Section 1 of the Wildlife and Countryside Act 1981 (as amended) which makes it an offence to intentionally kill, injure or take any wild bird or to take, damage or destroy the nest or its eggs. Some bird species, such as the barn owl *Tyto alba*, are listed in Schedule 1 of the 1981 Act and receive further protection, making it an offence to intentionally or recklessly disturb these birds whilst building a nest or in, on or near a nest containing eggs or young; or to disturb dependent young of such a bird. The NERC Act (2006) inserts a new schedule into the Wildlife and Countryside Act (1981) to protect the nests of some bird species that regularly re-use their nests, even when the nests are not in use. This protection currently applies to golden eagle, white-tailed eagle and osprey.

Reptiles

All British reptiles are listed under schedule 5 of the Wildlife and Countryside Act 1981 (as amended) and are therefore protected from intentional killing or injury. This is largely as a consequence of a national decline in numbers associated with habitat loss. Two scarcer native British reptiles (smooth snake *Coronella austriaca* and sand lizard *Lacerta agilis*), are afforded 'full' protection. This legislation makes it an offence to intentionally or recklessly kill, injure, disturb, take, possess or sell these species (in all life stages). It is also illegal to damage, destroy or obstruct access to places they use for breeding, resting, shelter and protection. All species of reptile are priority species in the UKBAP and have been adopted as Species of Principal Importance under Section 41 of the NERC Act (2006) in England (Section 42 in Wales).

Amphibians

Great crested newts (GCN's) and their habitats are fully protected by the Conservation of Habitats and Species Regulations (2019) and partially protected under the Wildlife and Countryside Act 1981 (as amended). This legislation makes it an offence to kill, injure or capture GCN's, their young or eggs, or destroy / damage their ponds or places of shelter used for breeding or protection. The great crested newt is also a Priority species in the UK Biodiversity Action Plan (UKBAP), and had been adopted as a Species of Principle Importance in England under Section 41 of the NERC Act 2006. The natterjack toad *Epidalea calamita* is fully protected under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended) and Schedule 2 of The Conservation of Habitats and Species Regulations 2019 making it a European Protected Species. The natterjack toad is also a priority species under the UK Biodiversity Action Plan. The pool frog *Rana lessonae* is protected under the Conservation (Natural Habitats & C.) Regulations 1994 (as amended). As a European protected species the deliberate capturing, disturbing, injuring or killing of this species is prohibited, as is damage or destruction of its breeding sites or resting places. The pool frog is also a priority species under the UK Biodiversity Action Plan due to a 100% decline over 25 years (1980-2005). Common toads are also designated UKBAP species due to a serious decline of populations across large areas of southern, eastern and central England, thought to be mainly due to changes in habitat management, mortalities on the roads, and climate change.

Dormice

Common dormice *Muscardinus avellanarius* and their habitats are fully protected by both the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations (2019). This legislation makes it an offence to kill, injure, disturb or capture dormice, or destroy or obstruct their resting or breeding places. The dormouse is also a priority species under the UK Biodiversity Action Plan and has been adopted as a species of Principal Importance in England under Section 41 of the NERC Act 2006 (section 42 in Wales) and so is protected from any adverse effects as a result of development.

Otters

Otters are protected by both the Wildlife and Countryside Act 1981 (as amended) and The Conservation of Habitats and Species Regulations 2019. This legislation makes it is illegal to; deliberately or recklessly kill, injure or capture an otter, deliberately or recklessly disturb or harass an otter, damage, destroy or obstruct access to a breeding site or resting place of an otter.

The otter is also a UK BAP Priority Species and has been adopted as a Species of Principal Importance in England under Section 41 of the NERC Act 2006 (Section 42 in Wales) and the Conservation (Scotland) Act in Scotland.

Water Voles

Water voles *Arvicola terrestris* are fully protected under the Wildlife and Countryside Act 1981 (as amended). This legislation makes it an offence to kill or injure water voles, and to damage, destroy or obstruct access to places used for protection or shelter, and to disturb water voles whilst they occupy such a place. The water vole is also a Priority species in the UK Biodiversity Action Plan, and had been adopted as a Species of Principal Importance in England under Section 41 of the NERC Act 2006.

White-clawed Crayfish

The white-clawed crayfish *Austropotamobius pallipes* is protected under the Wildlife and Countryside Act 1981 (as amended), making it a criminal offence to; intentionally or recklessly kill or injure a white-clawed crayfish, or sell or attempt to sell any part of this species. The Habitats Regulations (2019) provide further protection through the declaration of Special Areas of Conservation (SAC). This protection aims to prevent commercial harvesting of white clawed crayfish and prohibits their capture without a licence. The white-clawed crayfish is also a Priority species in the UK Biodiversity Action Plan (BAP), and has been adopted as a Species of Principal Importance in England under Section 41 of the NERC Act 2006.

Hedgehogs

Hedgehogs are UK Biodiversity Action Plan (BAP) species, and therefore must be taken into consideration as part of development planning. A recent report (Wembridge, 2011) shows that hedgehog numbers have declined by 25% in the last ten years.

Stag Beetles

Stag Beetles *Lucanus cervus* are protected under section 5 of the Wildlife and Countryside Act 1981 (as amended). This legislation prohibits: The killing, injuring or taking of Stag Beetles; the damage, destruction, or obstruction of access to any structure or place which Stag Beetles use for shelter or protection; or the disturbance of Stag Beetles while they are occupying a structure or place which they use for that purpose.

Appendix 2 - Planning Policy and Legislation

This section summarises the planning policy in relation to ecology and biodiversity within the Basingstoke and Dean Council administrative area. This information is then used to assess the compliance of the scheme in relation to relevant planning policy and where necessary, used to inform the necessary mitigation, compensation and enhancement measures.

Planning and Biodiversity

The biodiversity policies which are most relevant are the National Planning Policy Framework (NPPF, 2021), Biodiversity 2020, the Biodiversity Action Plan for Hampshire and the Test Valley Local Plan (2016), soon to be replaced by the Local Plan 2042.

Policy EM4 – Biodiversity, Geodiversity and Nature Conservation

1. Development proposals will only be permitted if significant harm to biodiversity and/or geodiversity resulting from a development can be avoided or, if that is not possible, adequately mitigated and where it can be clearly demonstrated that:
 - a) There will be no adverse impact on the conservation status of key species; and
 - b) There will be no adverse impact on the integrity of designated and proposed European designated sites; and
 - c) There will be no harm to nationally designated sites; and
 - d) There will be no harm to locally designated sites including Sites of Importance for Nature Conservation (SINCs) and Local Nature Reserves (LNRs); and
 - e) There will be no loss or deterioration of a key habitat type, including irreplaceable habitats; and
 - f) There will be no harm to the integrity of linkages between designated sites and key habitats. The weight given to the protection of nature conservation interests will depend on the national or local significance and any designation or protection applying to the site, habitat or species concerned.
2. Where development proposals do not comply with the above they will only be permitted if it has been clearly demonstrated that there is an overriding public need for the proposal which outweighs the need to safeguard biodiversity and/or geodiversity and there is no satisfactory alternative with less or no harmful impacts. In such cases, as a last resort, compensatory measures will be secured to ensure no net loss of biodiversity and, where possible, provide a net gain.
3. Applications for development must include adequate and proportionate information to enable a proper assessment of the implications for biodiversity and geodiversity.

4. In order to secure opportunities for biodiversity improvement, relevant development proposals will be required to include proportionate measures to contribute, where possible, to a net gain in biodiversity, through creation, restoration, enhancement and management of habitats and features including measures that help to link key habitats. Approaches to secure improvements could be achieved through:
- a) A focus on identified Biodiversity Opportunity Areas and Biodiversity Priority Areas as identified in the councils Green Infrastructure Strategy (and subsequent updates) where appropriate; and through b) On-site and/ or off-site provision linked to new development in accordance with the council's adopted green space standards.

Implementation and Monitoring

The policy will be implemented through:

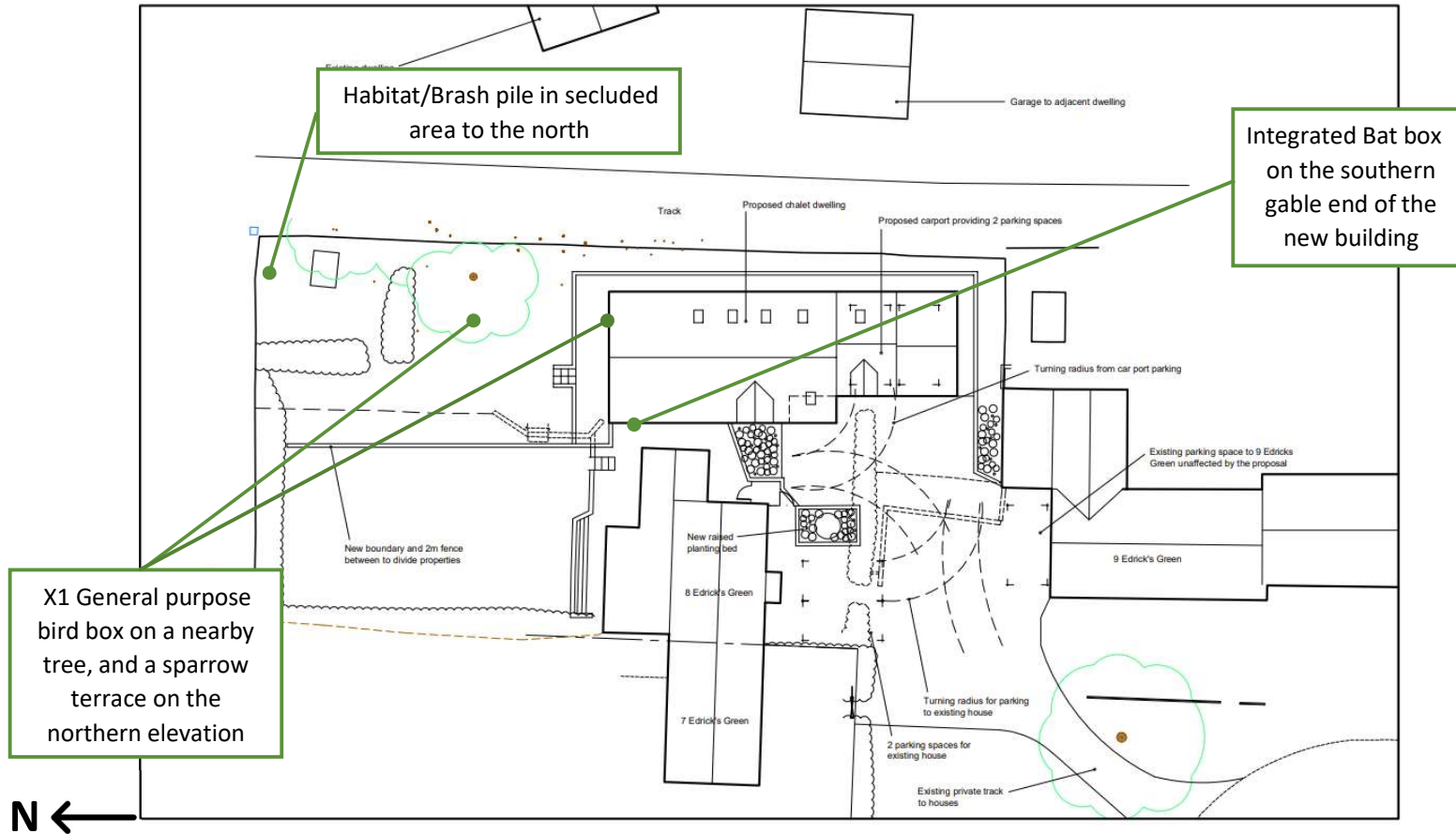
- Advice on and the determination of relevant planning applications; and
- Working in partnership with Natural England, the Hampshire and Isle of Wight Local Nature Partnership and Hampshire Biodiversity Information Centre.

The policy will be monitored against:

- The condition and extent of SSSIs and extent of council owned SINC's in the borough
- Key semi-natural habitat lost to development
- Area of habitat creation/restoration associated with new development or on private land through council initiatives
- Increase in the area of council open spaces managed for biodiversity interest.

This monitoring will be reported through an annual Living Landscape Update, incorporating outputs from the relevant strategies/action plans above and relevant indicators arising from Biodiversity 2020 (when available).

Appendix 3 – Ecological Enhancement Recommendations Site Map (extracted from The Home Shop architecture site plan, 2026).



Appendix 4: Photographs



Image 1-4. 1. View of the site from the northern section of the site looking south, including modified grassland to be impacted, hardstanding patio and semi-mature apple tree due for removal. 2. View of modified grassland from the proposed access which will be impacted, including view of H1 along the eastern boundary. 3. View of modified grassland from the south of the site including B1, H1 to be removed and stumps. 4. View of modified grassland to be impacted by a new parking area from the south-eastern corner of the site.



Image 5-7. 5. View of semi-mature apple tree 8mH to northeast of the site due for removal. 6. View of knee-high PRF. 7. View of chest high PRF



Image 8-11. 8. View of immature apple tree 1mH to northwest of B1 due for removal. 9. View of southern portion of H1 along eastern boundary. 10. View of H2 towards access which is due for removal. 11. View of H3 to north of site.



Image 12-13. 12. View of amenity planting on bank due for removal. 13. View of existing pebble access and amenity planting to be removed for access.



Image 14-16. 14. View of hardstanding patio. 15. View of B1. 16. View of B2 to north of site, with view of log pile (TN2) and mature beech trees adjacent to northern site boundary.