

- This form is not valid without an official correlated & current NET signed Certificate of Approval
- This form is solely for use for planning applications falling under the Dorset Biodiversity Appraisal Protocol.
- Form must be completed in full – DO NOT AMEND OR REMOVE ANY SECTIONS. FORMS SUBMITTED WITH SECTIONS DELETED WILL BE RETURNED.

Section A: Planning Application Details

Planning authority	Planning Officer (if known)	Application number (if known)	OUTLINE	FULL	HYBRID	NET USE ONLY Planning decision
North Dorset Council	Mr. Robert Lennis	2/2020/0406/OUT & P/OUT/2021/00170	✓			

Proposed development (please state area in hectares where appropriate)

Erection of up to 114 residential dwellings and up to 2,000 square metres of employment space along with associated vehicular and pedestrian access, public open space and other associated works.

Application site area = 5.65ha.

Number of new units	114 (up to)	Grid reference	ST 74172 17314 (centre)		
Site address	Land South of The Paddocks, Lower Road, Stalbridge		Post code	DT10 2PZ	
Ecological consultant	Alexander Heath	Ecological consultancy	Grass Roots Ecology		

Section B: Details of Biodiversity Features Affected

Protected species / BAP interests	Habitat feature (e.g. sett, pond, hedgerow, roof void, tree roost)	Type of bat roost (e.g. maternity, summer, hibernation, historic)	Population estimate and status (High, Medium, Low or Unknown)
Species-poor hedgerow (bats, birds, herpetofauna)	172m to be lost to facilitate development parcels. Note remaining hedgerows are being retained	N/A	Low ecological value
Arable (and narrow field margins)	Full loss of this habitat	N/A	Low
Bats (foraging)	Hedgerows, arable land	N/A	Low/Medium
Herpetofauna	Hedgerows and narrow field margins	N/A	Low
Birds (breeding)	Hedgerows and trees offer nesting opportunities	N/A	Medium
Badgers	Evidence of former use	N/A	Low

Please tick or place a X in the following boxes:

Worst-case scenario for bats	YES	✓	NO		DERC search	YES	✓	NO		N/A	SNCI (within 1km)	YES	✓	NO
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WCS FOR BATS ONLY justification statement: state level of impact and level of potential. Outline implications from delay for the application.

Development proposals would lead to a loss of bat foraging habitat (in area terms) and potential interference impacts from artificial lighting.

Summary of survey findings: include / or roost description and date of survey(s)

Habitats

The application site has been subject to a number of survey visits since July 2017 confirming that is of low intrinsic value, being under an intensive agricultural management regime. The hedgerows and occasional mature standard tree are the only habitat features of relative value.

The hedgerows have been subject to a detailed assessment which has confirmed that they are not 'ecologically important' under the Hedgerow Regulations 1997 and are not species-rich being largely dominated by only 2-3 native woody species.

Being under an intensive agricultural management, the application site supports very little field margin habitat and the hedgerows are also cut on a regular basis resulting in poor structure for wildlife value.

Bats

No trees were identified as having any obvious features (e.g. splits, cracks, cavities, peeling bark or similar) that could offer bat roosting opportunities.

An automated bat survey was performed in 2019 to ascertain the importance of the application site for local bat populations with further survey work in the form of three activity (transect) surveys in June, July and August 2021 and automated monitoring across 63 consecutive days from 26-May to 27-July 2021 in two locations (hedgerow H1 and southern boundary). Recorded activity was predominantly attributed to Common Pipistrelle with other species comprising occasional *Myotis* sp., Noctule bat, Serotine bat and Brown Long-eared bat with only one possible registration for Barbastelle along the southern boundary (00.44 on 12-July) and Greater Horseshoe bat along hedgerow H1 (23.09 on 20-July). The low proportion of recorded light sensitive species (in particular *Myotis* sp.) is considered to be reflective of the light spill from the northern boundary (street lights along Lower Road and from wider built development) and the location of the application site at the settlement edge.

In terms of the rarer Barbastelle bat and Greater Horseshoe bat, the application site is clearly not part of any routine foraging/navigating ground given that only one registration (over a substantial monitoring period of 63 days) was recorded for each.

Birds

The hedgerows and trees offer some obvious opportunities for nesting birds.

Badgers

During the latest visits in March and April 2021 a number of mammal holes, possibly attributed to Badger in the past, were observed within the southwest corner of the application site. Many of the entrances are collapsed and/or concealed with debris with no obvious signs of recent activity along with evidence of Rabbit occupation with a number of droppings observed.

Herpetofauna

Being intensively managed, the application site is not judged to support any suitable rank or tussocky vegetation required for this group.

Consideration has been given to the likelihood of encountering Great Crested Newt given known populations in the local area and the application site being located within a 'amber' risk zone. Whilst the likelihood is judged to be very low given

the distance from known breeding ponds and the presence of barriers to amphibian dispersal, reasonable avoidance measures will be adopted during the construction phase as a precaution.

Hazel Dormice

DCNET have raised the potential for the central hedgerow which is proposed for removal to support this protected species. This hedgerow is not considered to be suitable in line with the known ecology of this protected species, given it lacks structure, is leggy with large gaps at either end (5m at the northern end and more than 30m at the southern end) already severing it from the wider hedgerow network. These factors severely limit its suitability being cut off from the surrounding landscape. In any event, the hedgerow is species-poor offering little in way of a food source with even Bramble being infrequent along its length.

In relation to the other hedgerows within the application site, these are of *relatively* higher suitability, being better connected to the wider landscape but are still judged to be of low value overall given and the absence of Hazel or dense areas of scrubby species such as Bramble and the lack of connectivity to more suitable habitat in the wider area (i.e. woodland). In any event, these hedgerows are being retained (with only minor gaps required to facilitate access) and on this basis no further survey is judged to be required. Indeed, following review of the available documentation available on Dorset's online planning register in relation to the adjacent schemes to the north and west, it is considered that dormice were also scoped out on similar grounds with no specific surveys performed based of the degree of hedgerow retention and subject to some precautionary measures when removing sections of hedgerow. We therefore seek a consistent approach in relation to these proposals.

Further information is contained within the ecological impact assessment (dated April 2020) which accompanies this submission.

Section C: BATS ONLY: Existing Bat Roost / Feature

Roost type e.g. roof void, cavity, tree	N/A			Foraging/commuting habitat	YES	<input checked="" type="checkbox"/>	NO	
Roost dimensions (m)	Void width	N/A	Void length	N/A	Void height (at apex)	N/A		
Roof aspect	N / S		NE / SW		E / W		SE / NW	

Section D: BATS ONLY: MITIGATION ONLY Summary (Please detail NET GAIN in Section H)

TYPE OF MITIGATION

Permanent replacement		Modified roost		Temporary replacement roost		Bat boxes / bricks	<input checked="" type="checkbox"/>
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TIMING OF WORKS TO ROOST (Please specify when works will take place by calendar month)

When works to existing roost can take place	N/A								
Completion of temporary roost provision (if applicable)	N/A								
Completion of permanent roost (if applicable)	N/A								
EPS Licence required PLEASE TICK OR X RELEVANT BOX.	YES	<input type="checkbox"/>	NO	<input checked="" type="checkbox"/>	Low impact class licence required	YES	<input type="checkbox"/>	NO	<input checked="" type="checkbox"/>

DESCRIPTION OF ALTERNATIVE TEMPORARY REPLACEMENT ROOST. INCLUDE: POSITION E.G. EXISTING BUILDING, NEW STRUCTURE, TREE

Temporary roost type e.g. bat box	N/A							
Temporary roost void dimensions(m)	Void width	N/A	Void length	N/A	Void height (at apex)	N/A		
Roof aspect	N / S		NE / SW		E / W		SE / NW	
Make of bat box	Number		Position					

DETAILS OF PERMANENT ROOST							
Replacement roost type e.g. roof void, bat box	Bat boxes and bricks						
Replacement roost void dimensions(m)	Void width	N/A	Void length	N/A	Void height (at apex)	N/A	
Roof aspect	N / S		NE / SW		E / W		SE / NW
Make of bat box / brick to be installed			Number	Make of bat box / brick to be installed			Number
Schwegler 1FF bat box (trees)			5	Ibstock bat access brick (or equivalent) (within 50% of new dwellings)			No less than 57

DETAILS OF MITIGATION ONLY – INCLUDE FORAGING HABITAT, METHOD STATEMENT, MONITORING/COMPLIANCE & DESCRIPTION OF BAT ROOST FEATURES. INCLUDE: A PLAN SHOWING LOCATIONS OF ACCESS POINT(S), BAT BRICKS/BOXES, INTERNAL ROOSTING FEATURES. ENSURE MEASURABLE NET GAIN IS PLACED IN SECTION H.

50% of the new dwellings will support in-built bat roosting features (as prescribed above). Bat boxes will also be erected on suitable retained trees (again, see above). These features are shown on the submitted ecological mitigation and enhancements plan.

All perimeter hedgerows are being retained including a dedicated area for ecological habitat along the southern and southwestern boundaries of the application site. Measured (minimum) buffers are shown on the enclosed ecological mitigation and enhancements plan (see below). In relation to the northern boundary hedgerow, the retained buffer will exceed 2m.

In relation to bats, the ecological habitat within public open space will be designed to provide dark habitat for local bat populations where artificial light contributions will not exceed 0.5lux – see submitted ecological impact assessment and accompanying ecological mitigation and enhancements plan for further detail. Prior to works commencing a detailed lighting strategy and plan will be submitted to the local authority and DCNET to ensure compliance with the above and this can be secured by way of suitably worded planning condition. This will involve a sensitively designed lighting scheme to be designed by a suitably qualified lighting engineer in accordance with Bat Conservation Trust’s Guidance Note 08/18 (Bats and artificial lighting in the UK) and will involve light modelling to ensure compliance with 0.5lux. Prescribed lighting will adopt the following design principles:

- LEDs
- warm white spectrum (<2,700K)
- dimmable light or motion sensors (PIR) and short timers
- 0% upward light ratio
- careful consideration of position and height
- recessed internal lights
- screening measures (e.g. planting, hardscape, hoods or cowls)

The following additional measures will also be provided within the lighting strategy:

- lux contour plans
- luminaire and complete lighting specification, number, model, output settings, maintenance factors
- details of assumptions and conditions for example, duration, timers, internal lighting, curtains
- an explanatory note including potential glare sources and mitigation measures

Consideration was given to retaining the central hedgerow in safeguarding its role as a foraging/navigating corridor. However, it is of very limited value given its poor structure and orientation relative to existing built development and street lighting along Lower Road to the immediate north. It was therefore considered more appropriate to retain a continuous area of dedicated habitat which can comprise a mosaic of new (and more valuable) habitats which are better connected to the wider landscape to the south and east of the application site, rather than retain the central hedgerow

and encourage bat movement towards existing built development and areas subject to artificial lighting. It is for this reason that loss of this hedgerow is not judged to be significant to local bat populations.

The proposals will be designed to provide areas of species-rich grassland, ponds, new hedgerow planting together with other structural planting and this will ensure a mosaic of more valuable foraging habitats for local bat populations which is judged to more than compensate for the loss of the central hedgerow and areas of arable habitat.

**Section E: Other Protected Species (NOT BATS): Mitigation ONLY Summary
(Detail NET GAIN in Section H ONLY)**

TYPE OF MITIGATION

Avoidance of harm through best practice	✓	Measures to deter individuals from location		Capture and translocation of individuals			
Controlled destruction of place of shelter / breeding site		Replacement of place of shelter / breeding site		Habitat enhancement measures	✓		
EPS/NE Licence required PLEASE TICK OR X RELEVANT BOX.	YES	NO	✓	Low impact class licence required	YES	NO	✓

**Section F: Other Protected Species (NOT BATS) & Habitats: Mitigation & Method Statement
(Detail NET GAIN in Section H ONLY)**

List and quantify all mitigation features that *must* be applied to mitigate impacts to protected species and habitats and that will form a permanent part of the new development (e.g. number of bird boxes, length of native hedge planting, number or area of ponds).
Ensure long-term management plans for habitats such as hedgerows are referenced here.

Nesting birds

Given the legal protection afforded to birds whilst nesting under schedule 1 of The Wildlife and Countryside Act 1981 (as amended), removal of any dense vegetation will be carried out outside of the nesting bird season (March to August inclusive) where possible. However, if removal is required within the nesting bird season then a check survey for nesting birds will be undertaken by a suitably qualified ecologist immediately prior to works taking place with a safe method of clearance agreed if required. If any nesting birds are identified then a suitable cordon may be required (depending on the species encountered) and works will cease until young have fledged.

No further specific mitigation measures are considered to be required in relation to other protected species and habitats. However, a range of enhancement measures are proposed.

Badgers

It is recommended that a check survey is performed by a suitably qualified ecologist prior to works with adoption of any necessary precautions.

Hazel Dormice

As a precaution, it is recommended that the following strategy is adopted when removing small sections of hedgerow to facilitate access:

- Vegetation to be cut to above stump level during the months December to March, outside of the active period;
- Remaining vegetation, stumps and roots to be grubbed out only during the months May to October, outside of the hibernation period; and
- All such works to be performed under the direct supervision of a suitably qualified ecologist.

Hedgerow replacement

The proposals would result in the loss of the central hedgerow (145m) and some minor gaps to facilitate access (totalling approximately 27m). Whilst none of the hedgerows are classified as being 'ecologically important' under the Hedgerow Regulations and are not deemed as being of any particular species-richness, in order to achieve net gain of at least 80% (see below and completed DEFRA metric which accompanies this submission) at least 345m of new native hedgerow will be planted (to exceed two-fold any loss).

Other new habitats

To compensate for the loss of the wider habitat within the application site (arable) 1.7h of open space (30% of the site area) has been incorporated into the proposals. This area will be designed to provide a mosaic of new habitats currently not present within the application site and include:

- species-rich (neutral) grassland
- new wildlife pond
- other drainage attenuation ponds also designed for wildlife and to hold an element of permanent water
- new hedgerow planting (as described above)
- other structural planting (see below)

All retained and proposed hedgerows will be within public realm, suitably buffered and enhanced through new bolster planting where required.

The above mitigation (and enhancement measures – see section H) will be set out in more detail in a Landscape and Ecological Management Plan (LEMP) which can be submitted and approved ahead of works commencing by way of planning condition.

Construction Environmental Management Plan (CEMP):

A CEMP will be provided to safeguard ecological interests and this will be provided ahead of works commencing by way of planning condition. Such measures to be adopted during the construction phase will include:

- Stalbridge SNCI (species-rich neutral grassland) is located approximately 250m to the north of the application site and best practice measures will be adopted during construction works to avoid any adverse impacts (such as dust deposition).
- In relation to retained habitats (hedgerows and trees) appropriate protective fencing in line with BS42020: 2013 (Biodiversity: Code of Practice for Planning and Development) and BS 5837: 2012 (Trees in Relation to Design, Demolition and Construction – Recommendations) is recommended
- Specifically for hedges, root protection zones would be safeguarded in line with provisions under BS 5837:2012
- In relation to newly seeded species-rich grassland, some degree of ground preparation will be required prior to seeding in line with the suppliers' recommendations. This will require the removal of undesirable species which may out-compete the grassland during establishment.
- Precautions have also been recommended above in relation to the potential presence of nesting birds, Badgers, Hazel Dormice and Great Crested Newts (see below).

As a precaution, construction works will also be performed in line with necessary reasonable avoidance measures as set out in Dorset Council's Great Crested Newt Licence Scheme Guidance Note. Such provisions will be set out within the CEMP.

Section G: Off-site Compensation (N.B. Off-site measures will not be covered by planning condition)

Residual biodiversity losses may occur due to loss of nesting habitat, rough grasslands, hedgerows etc. and maybe addressed by an appropriate funding contribution or equivalent measures on another site.

After on-site mitigation will the scheme result in a residual loss to biodiversity?

NB. If 'yes' summarise additional off-site compensation measures below.

YES

NO



n/a

Section H: Net gain ONLY Measures (ALL SPECIES)

Summarise the measures to be secured in accordance with National Planning Policy Framework and Section 40 of the Natural Environment & Rural Communities Act 2006. **DO NOT INCLUDE MITIGATION IN THIS SECTION.**

Following completion of DEFRA biodiversity metric (version 2.0) the proposals can be designed to achieve at least 10% biodiversity net gain and is therefore in line with the requirement of NPPF and the forthcoming aspirations set out in the Government's Environment Bill. For example, to achieve a measurable biodiversity net gain of 10% approximately 70% of the open space allocation would need to provide species-rich grassland and other comparable value habitats such as structural planting. In terms of hedgerow net gain, a measurable net gain of over 80% has been calculated. The calculations under the DEFRA metric are discussed in more detail in the ecological impact assessment which accompanies this submission. In addition, the completed spreadsheet has also been sent separately in Microsoft Excel format.

The following additional enhancements measures will be adopted at detailed design stage:

- 10 bird nesting boxes (Schwegler 1B) to retained trees
- 50% of residential dwellings to build-in bird nesting features
- Forthcoming detailed landscape strategy to prescribe native species of local provenance. This should include a range of species to provide berry and fruits and those that provide a diverse structure and form
- New native hedgerow planting incorporating standard native trees within public open space and provided to replace loss of H1 by two-fold
- Retained hedgerows to be subject to target bolster/enhancement planting to increase species diversity;
- New hedgerows to include standard native trees with a minimum of 20m between trees to allow for full crown development
- New hedgerows to be subject to a minimum 2m buffer either side of the hedge starting at the edge of the hedge (assuming mature width of 1.5m) within residential zones with this increased to a minimum 5m buffer within non-residential zones
- Hedgehog friendly gravel boards / holes (10cm x 10cm) in garden fencing between houses
- Two bee bricks per dwelling
- New wildlife pond to be designed in line with Natural England's Great Crested Newt Mitigation Guidelines
- Two drainage attenuation features to be designed for the benefit of wildlife and to hold an element of water throughout the year
- Open space to be designed to accommodate a mosaic of new habitats to provide enhanced habitat for a range of additional faunal groups, such as herpetofauna and invertebrates
- Management of habitats for wildlife: hay meadow management regime of species-rich grassland, cutting of new established hedgerows to encourage wildlife.

Section I: Include an annotated illustrative masterplan for all residential developments / plan drawings for householder applications. Make sure that ecological features, mitigation and enhancements are clearly indicated.

Retained and new hedgerows (dark and light green) will be within public realm and buffered from adjacent built development - minimum 2m within residential and minimum 5m within non-residential zones. Retained hedgerows will be enhanced through new planting and protected during construction under CEMP. All hedgerows will be managed in accordance with a LEMP, the latter to be secured through planning condition.

Additional enhancement measures (dwellings):

- 2x bee bricks to be installed on each dwelling
- Hedgehog friendly gravel boards / holes (10cm x 10cm) in garden fencing between dwellings

50% of residential dwellings to incorporate bat roosting features (e.g. bat bricks and tubes) and bird nesting features

Note further habitat within other open space provision can be seeded with a species-rich grassland mix tolerant of more regular management

New planting to prescribe native species of local provenance

Loss of central (north-south) hedgerow (145m) to be compensated for through provision of new native hedgerow at 2x loss (e.g. 345m) (shaded dark green)

Ecological features would be safeguarded through compliance with a CEMP to be secured by way of planning condition

Dedicated dark bat foraging zone within public open space (shaded brown) where modelled lighting will not exceed 0.5lux. A detailed lighting strategy involving light modelling and other mitigation measures will also be designed in line with current BCT/ILP guidelines and to ensure compliance with 0.5lux dark corridors. This lighting strategy will be secured by way of planning condition

New wildlife pond: to be planted with native species and managed to provide habitat for amphibians and other faunal groups including bats, birds and aquatic invertebrates. To be constructed to Natural England's Great Crested Newt Mitigation Guidelines specifications

10 Schweigler IB Bird Nest Boxes to be erected to suitable retained trees

Two drainage attenuation features to also be designed for wildlife and to hold an element of water

Five Schweigler LFF Bat Boxes erected on suitable retained trees to southern boundary

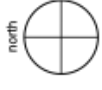
Informal open space to boundary to be designed to provide predominantly species-rich grassland along with a mosaic of structural native planting. Appropriate management of grassland to ensure and maintain botanical interest and value for a range of fauna, in particular herpetofauna, invertebrates and foraging bats

* note the concept masterplan is illustrative and therefore shows one example of the layout (Planning application being in outline), however, this ecological mitigation and enhancements plan establishes the location and form of ecological commitments (i.e. parameters) which are to guide detailed design/reserved matters

** this plan should be read in conjunction with the updated Ecological Impact Assessment (August 2021) and accompanying Biodiversity Plan submitted under the Dorset Biodiversity Appraisal Protocol

*** note dimensions for the bat foraging habitat shown for illustrative purposes

CLIENT:	Land Value Alliances LLP
REF:	1247
REV:	C
DATE:	31.08.21
SCALE:	n/a



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Section J: Specify compliance measure(s) WHICH MUST BE EVIDENCED AND SUPPLIED TO THE NET.

Tick here for cases requiring an EPS licence or of an area greater than 0.1ha for a post construction compliance visit and report to be sent to the NET.	✓	Tick here for simple cases where photographic evidence of the completed mitigation / enhancement measures is appropriate.	
Does the development fall between 400m-5km of the Dorset Heaths SAC /Dorset Heathlands SPA/Ramsar?	YES	NO	✓

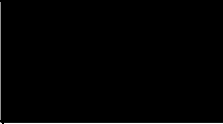
Section K: Declaration (To be completed by applicant/agent/ecological consultant PRIOR TO SUBMISSION)

NB. THIS FORM IS NOT VALID UNLESS SIGNED BY ALL PARTIES AS SET OUT BELOW

I hereby confirm that the measures set out in this BP will be completed in full including where stated above an application for an EPS/NE/Low Impact Class Licence.

Name of APPLICANT/AGENT	Matthew Kendrick, Grass Roots Planning	Signed 	Date 06-Sep-2021
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OR The applicant will comply with the measures set out in this BP and complete them in full.

Name of ECOLOGICAL CONSULTANT	Alexander Heath, Grass Roots Ecology	Signed 	Date 06-Sep-2021
NET signature		Date	

- This form is solely for use under the Dorset Biodiversity Appraisal Protocol.
- Read the published guidance for completing BP forms and ensure it is FULLY complied with.
- Visit www.dorsetcouncil.gov.uk to read the guidance documents.
- Ensure ALL BPs are submitted with ecology reports (unless agreed otherwise with the Natural Environment Team prior to submission) to net@dorsetcouncil.gov.uk
- Expand boxes above or use a continuation sheet. Ensure ALL continuation sheets are clearly referenced to the BP.
- Payment MUST be made with submission. For charges & payment methods visit www.dorsetcouncil.gov.uk
- Certificates will be issued using the date of the signature.
- Compliance (Section J) is for NET information only and must not be relied upon for the discharge of planning conditions.
- **The Applicant and not the Ecological Consultant is responsible for complying with the measures set out in this BP and for completing them in full.**
- Where ecological consultants sign this form on behalf of the applicant, the applicant is not obliged to engage that consultant for further work.
- Data submitted may be extracted by Dorset Environmental Records Centre.