

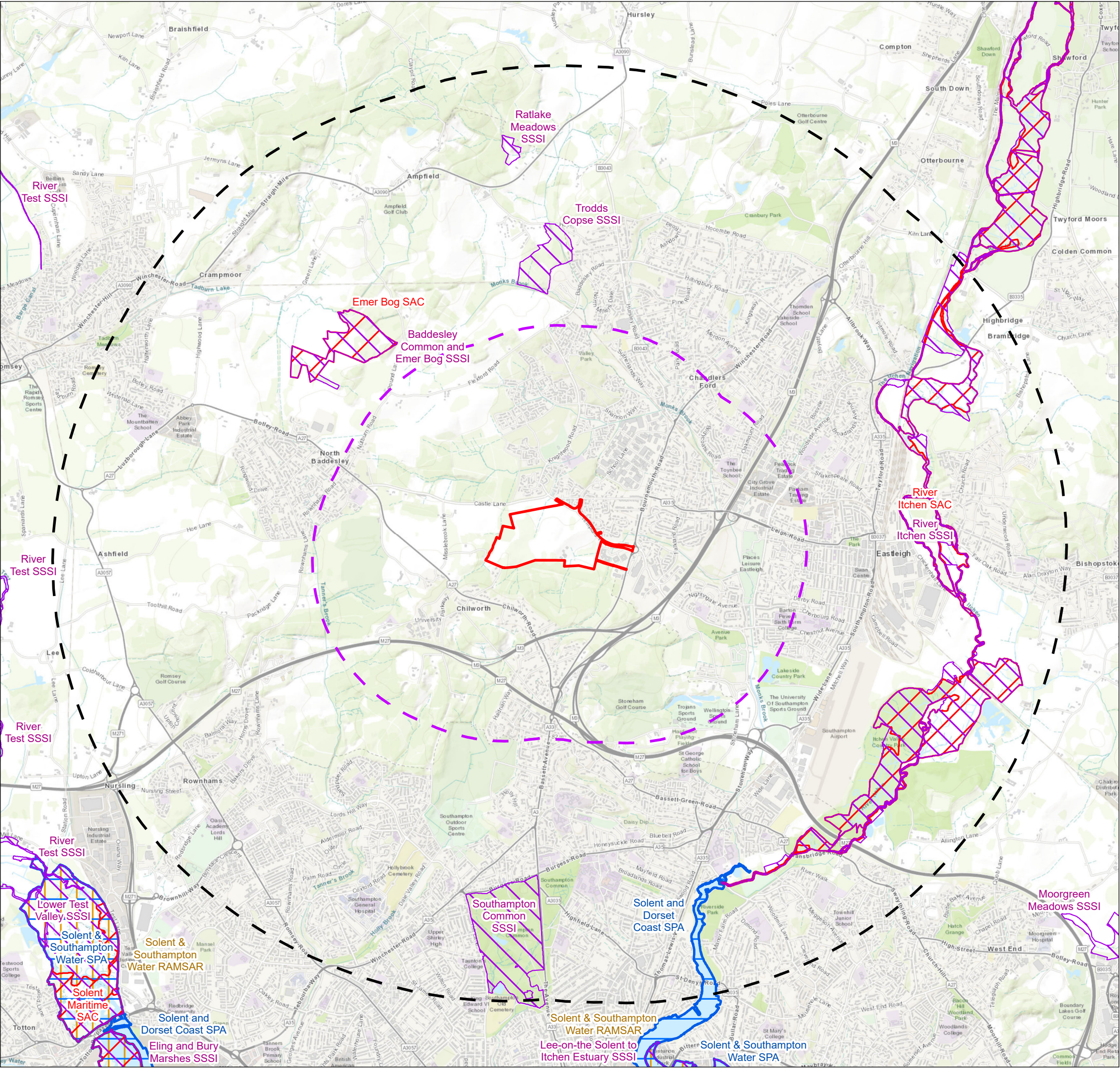


Figure 9.1 Site Location & Statutory Designated Sites

- KEY
- EIA Site Boundary
 - 2km linear distance from site boundary
 - 5km linear distance from site boundary
 - Special Protection Areas (SPA)
 - Special Areas of Conservation (SAC)
 - Ramsar
 - Sites of Special Scientific Interest (SSSI)

SCALE: 1:43,500 at A3

0 500 1,000 1,500 2,000 2,500 Metres



CLIENT: Wates Development Ltd

PROJECT: Velmore Farm

DATE: 07 January 2026

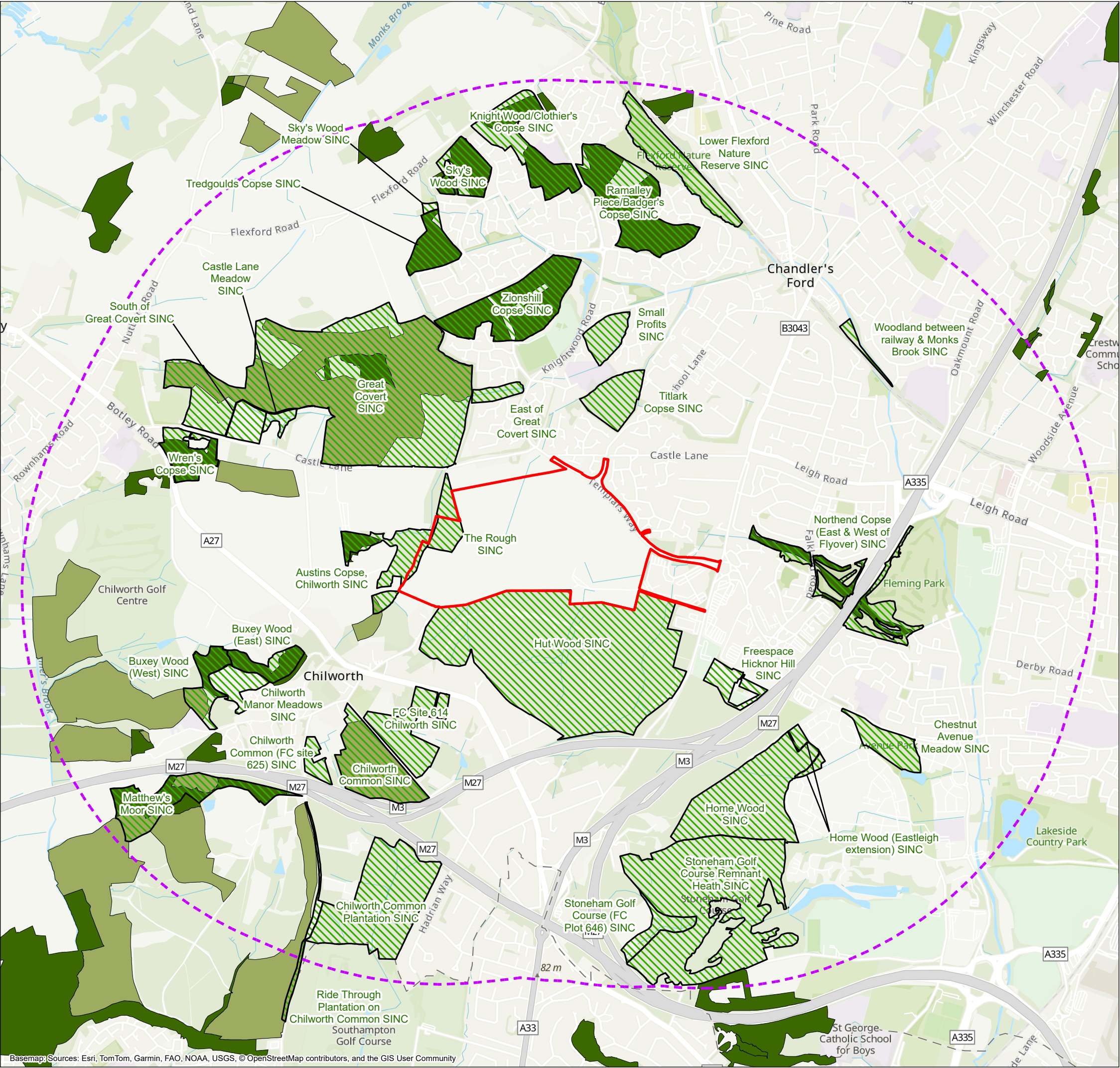


Figure 9.2 Site Location & Sites Protected by Planning Policy

KEY

- EIA Site Boundary
- 2km linear distance from site boundary
- Site of Importance for Nature Conservation (SINCs)
- Natural England's Provisional Ancient Woodland Inventory
 - Ancient & Semi-Natural Woodland
 - Ancient Replanted Woodland

SCALE: 1:20,000 at A3

0 250 500 750 1,000 1,250 Metres

N



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PROJECT: Velmore Farm

DATE: 09 January 2026



Figure 9.3 Baseline Habitats

- KEY
- EIA Site Boundary
 - Area not surveyed
 - c1b - Temporary grass and clover leys
 - c1c - Cereal crops
 - f2b - Purple moor-grass and rush pastures
 - g1c - Bracken
 - g3 - Neutral grassland
 - g3c - Other neutral grassland
 - g3c8 - Holcus-Juncus neutral grassland
 - g4 - Modified grassland
 - h3a - Blackthorn scrub
 - h3d - Bramble scrub
 - h3e - Gorse scrub
 - h3h - Mixed scrub
 - h3j - Willow scrub
 - u1 - Built-up areas and gardens
 - u1b5 - Buildings
 - u1c - Artificial unvegetated, unsealed surface
 - u1d - Suburban mosaic of developed and natural surface
 - u1f - Sparsely vegetated urban land
 - w1f - Lowland mixed deciduous woodland
 - w1f7 - Other lowland mixed deciduous woodland
 - w1g - Other broadleaved woodland

SCALE: 1:6,250 at A3

0 100 200 300 400 Metres



CLIENT: Wates Development Ltd

PROJECT: Velmore Farm

DATE: 06 January 2026

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Figure 9.4 Linear Baseline Habitats

- KEY
- EIA Site Boundary
 - Area not surveyed
 - h2 - Hedgerows
 - r2 - Rivers and streams

SCALE: 1:6,250 at A3

0 100 200 300 400 Metres



CLIENT: Wates Development Ltd

PROJECT: Velmore Farm

DATE: 06 January 2026



Figure 9.5 Waterbodies Located within Zone of Influence

KEY

EIA Site Boundary

250m linear distance from site boundary

Waterbody (with ID)

SCALE: 1:8,000 at A3

0 100 200 300 400 500 Metres

N



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DATE: 06 January 2026



Figure 9.6 Reptile Survey Results - 2024

- KEY
- EIA Site Boundary
 - Area not surveyed
 - Slow-worm
 - Refugia

SCALE: 1:6,250 at A3

0 100 200 300 400 Metres



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DATE: 06 January 2026



Figure 9.7 Buildings with Suitability to Support Roosting Bats

KEY

EIA Site Boundary

Bat building suitability:

- High suitability
- Moderate suitability
- Low suitability
- Negligible suitability

SCALE: 1:1,000 at A3

0 10 20 30 40 50 Metres



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DATE: 06 January 2026



Figure 9.8 Confirmed Bat Roosts

KEY

	EIA Site Boundary
	Confirmed roost
	No further survey required
	High
	Low
	Negligible

SCALE: 1:1,000 at A3

0 10 20 30 40 50 Metres



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PROJECT: Velmore Farm

DATE: 06 January 2026