

Land north of Pear Tree Cottage, Horton Heath

Project title	Land north of Pear Tree Cottage, Horton Heath	
Client	Osman Homes Ltd	
Planning application number	F/25/99584	
Project number	5838.5	
Date of issue	05/05/2026	
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Declaration	I confirm that the information provided in this document is truthful and accurate at the time of completion.	
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1. Ecologist's comments

1.1. Adjacent Woodland and Ponds

- 1.1.1. A site visit was undertaken on 15th April 2026 to inspect the woodland adjacent to the application site for ponds, as requested. No ponds or waterbodies were present within or immediately adjacent to the woodland. The same area was also surveyed on 7th October 2025, with no pond present at that time. These photos can be seen below.

Figure 1. photos of the pond location on the 7th of October 2025



Figure 2. photos of the pond location on the 15th of April 2026



- 1.1.2. A pond was referenced in the ecological assessment submitted in support of planning application F/24/96914; however, as no waterbody has been observed during two site visits undertaken across different seasons, this feature is considered to have been ephemeral and is no longer present.
- 1.1.3. Given the absence of any pond, the woodland adjacent to the site does not currently provide suitable breeding habitat for great crested newts (GCN) therefore no HSI has been completed for the site.
- 1.1.4. The site lies within an Amber Impact Risk Zone as defined by NatureSpace. However, as no pond is present within or adjacent to the site, and none was identified at the location previously mapped by NatureSpace, the pathway for GCN breeding habitat is absent.
- 1.1.5. Previous GCN records referenced within earlier assessments were noted to have a spatial accuracy of up to 1 km. The HBIC record identified approximately 400 m from the site may represent the same data point; however, no pond habitat is currently present within the woodland adjacent to the site that would support GCN breeding.

1.2. Badgers

- 1.2.1. A survey for badgers was undertaken within the red line boundary and the adjacent woodland habitat within 250 m of the site. No evidence of badger activity was recorded, including setts, latrines, paths, footprints, snuffle holes, or foraging signs.
- 1.2.2. The woodland immediately adjacent to the site is separated by a boardwalk and road, and no badger carcasses or evidence of road-related mortality were observed during the survey. No setts or other field signs were identified within the woodland to the east of the site

1.3. Bat potential of Buildings on Site

- 1.3.1. The building identified within the June 2025 Preliminary Ecological Appraisal comprises a small timber shed with a corrugated roof. The structure is of simple construction, in poor condition for bat roosting, and lacks suitable features such as cracks, crevices, lifted roofing materials, or gaps that could provide potential roosting features (PRFs).

1.4. Biodiversity Net Gain

- 1.4.1. The Biodiversity Net Gain (BNG) assessment has been rerun using the February 2024 pre-clearance baseline habitat types and condition assessments as submitted under planning application F/24/96914, in accordance with the Statutory Biodiversity Metric. The proposed development results in a net loss of habitat units relative to the baseline. The baseline habitat plan is shown in Figure 1, and the post-development habitat plan is shown in Figure 2.
- 1.4.2. The statutory metric calculation demonstrates that the development will require 0.27 habitat units to achieve the mandatory 10% Biodiversity Net Gain. This requirement is calculated based on the post-development habitat proposals as shown within the headline results below in Figure 3.

Figure 1. Baseline map of the development as seen in planning application F/24/96914.



Figure 2. Post development map of the development.

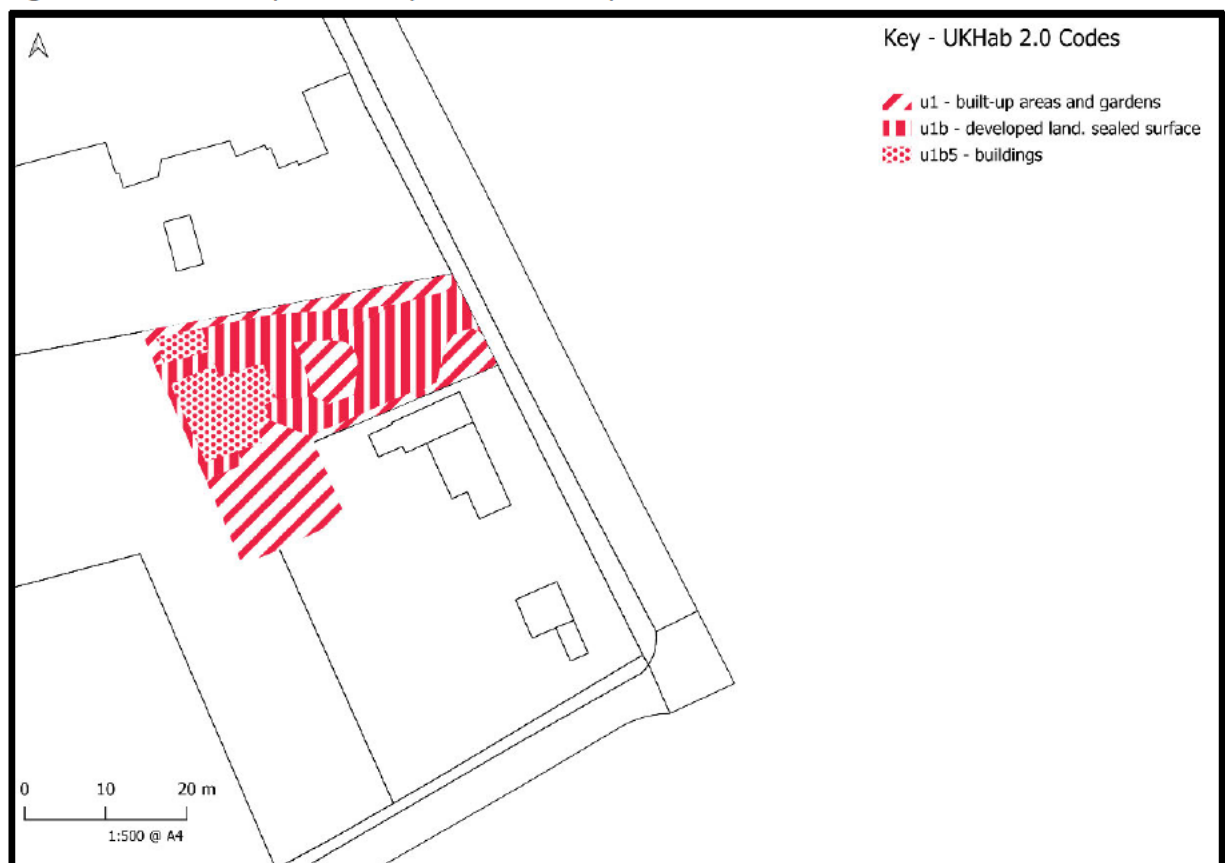


Figure 3. BNG metric headline results

Land north of Pear tree cottage

Headline Results

Scroll down for final results ▲

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On-site baseline	Area habitat units	0.28		
	Hedgerow units	0.00		
	Watercourse units	0.00		
On-site post-intervention (Including habitat retention, creation & enhancement)	Area habitat units	0.04		
	Hedgerow units	0.00		
	Watercourse units	0.00		
On-site net change (units & percentage)	Area habitat units	-0.24	-84.60%	
	Hedgerow units	0.00	0.00%	
	Watercourse units	0.00	0.00%	
On-site net gain is less than target net ▲				
Off-site baseline	Area habitat units	0.00		
	Hedgerow units	0.00		
	Watercourse units	0.00		
Off-site post-intervention (Including habitat retention, creation & enhancement)	Area habitat units	0.00		
	Hedgerow units	0.00		
	Watercourse units	0.00		
Off-site net change (units & percentage)	Area habitat units	0.00	0.00%	
	Hedgerow units	0.00	0.00%	
	Watercourse units	0.00	0.00%	
Combined net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Area habitat units	-0.24		
	Hedgerow units	0.00		
	Watercourse units	0.00		
Spatial risk multiplier (SRM) deductions	Area habitat units	0.00		
	Hedgerow units	0.00		
	Watercourse units	0.00		
Ensure bespoke compensation has been agreed where stated ▲				
FINAL RESULTS				
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Area habitat units	-0.24		
	Hedgerow units	0.00		
	Watercourse units	0.00		
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	Area habitat units	-84.60%	Total net gain achieved is less than target net ▲	
	Hedgerow units	0.00%		
	Watercourse units	0.00%		
Trading rules satisfied?		No - Check Trading Summaries ▲		
Unit Type	Target	Baseline Units	Units Required	Unit Deficit
Area habitat units	10.00%	0.28	0.31	0.27
Hedgerow units	10.00%	0.00	0.00	0.00
Watercourse units	10.00%	0.00	0.00	0.00
No additional hedgerow units required to meet target ✓ No additional watercourse units required to meet target ✓				