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3rd February 2026

RE: Land Adjacent to Pear Tree Public House, Winchester Road, Botley, SO32 2DH

This letter report serves the purpose of supporting a planning application to Eastleigh Borough Council for the construction of 6 units together with access and landscaping. Ecosupport Ltd. were commissioned by Dorrington Homes UK Ltd. to undertake a Biodiversity Net Gain Assessment at Land Adjacent to Pear Tree Public House, Botley. This letter details the results of this assessment and outlines the measures required to achieve a net gain for biodiversity.

Methodology

Habitat Assessment

A walkover was conducted by Louise Davies BSc (Hons) on the 22nd September 2023 during which the habitat types on site were identified in accordance with the categories specified for a UK Habitats survey, using Habitat Definitions Version 2.0 (UKHab Ltd., 2023). This was chosen as an appropriate habitat categorisation system as it fits within the Statutory Biodiversity Metric calculation.

A condition assessment was carried out on the site on the 22nd September 2023 in line with the Biodiversity Metric 4.0 Technical Annex 1 – Condition Assessment Sheets (Natural England, 2023) as this was the most up to date metric at the time. The condition assessment was later updated in line with the Statutory Biodiversity Metric Technical Annex 1 (DEFRA, 2024). The area of identified habitats is calculated in hectares (ha), ignoring linear features or ditches (the area is measured to the centre line of such features). The length of linear features is measured separately in kilometres (km). The dominant habitat type was selected, according to those defined by UKHab Ltd (2023). Where there was disparity between the UK classification for habitat type and those present within the Statutory Biodiversity Metric calculator tool, this was noted within the condition assessment tables.

Habitat Distinctiveness

Each habitat was assigned a score for distinctiveness, according to the Statutory Biodiversity Metric calculator tool (DEFRA, 2024). This ranged from Poor - High for most habitats, or Not Applicable (e.g. Developed Land – Sealed Surface). Using the tool, habitats were assigned a score based on their distinctiveness.

Habitat Condition

The condition of each habitat was assessed following criteria set out in the Statutory Biodiversity Metric Technical Annex 1 (DEFRA, 2024) which includes detailed assessment criteria for different habitats. Full results of the condition assessments can be found within the below sections. The condition of each habitat was assessed individually on site but, where the condition was found to be the same across several parcels, these were grouped together.

Strategic Significance

Each habitat was assigned a strategic significance in line with the Statutory Biodiversity Metric User Guide (DEFRA, 2024). Given that the site lies outside of any designated sites or ecological networks (Ecosupport Ltd., 2023), all on-site baseline and post-development habitats have been assigned as holding a low strategic significance.

Mitigation Hierarchy

The proposed development has been designed to follow the biodiversity gain hierarchy as described in paragraph 186 (a) of the National Planning Policy Framework (DLUHC) which sets out a list of priority actions when achieving a net gain on site:

- avoiding adverse effects of the development on onsite habitat with a habitat distinctiveness score, applied in the biodiversity metric, equal to or higher than six;
- so far as those adverse effects cannot be avoided, mitigating those effects;
- so far as those adverse effects cannot be mitigated, habitat enhancement of onsite habitat;
- so far as there cannot be that enhancement, creation of onsite habitat;
- so far as there cannot be that creation, the availability of registered offsite biodiversity gain;
- so far as that offsite habitat enhancement cannot be secured, purchasing biodiversity credits.

Recording Baseline Trees

All of the trees on site formed part of hedgerows. The Statutory Biodiversity Metric User Guide (DEFRA, 2024) provides detailed guidance with regard to recording baseline trees within linear features: *"if any medium, large or very large trees within a hedgerow or 'rural' line of trees are being removed, record these in the area baseline as individual trees"*. Consequently, only those trees of medium size or greater that will be lost from the native hedgerows on site have been listed in the baseline assessment and recorded as lost.

Limitations

There were not considered to be any limitations to the condition assessment with the walkover carried out at the appropriate time of year for vascular flowering plants and with all areas of the site accessible.

Existing Habitats

For the purposes of the BNG assessment, the habitats on site were categorised according to UK Hab Ltd. Habitat Definitions Version 2.0 (2023) as listed below (please refer to the **Baseline Habitats map appended** for information on the locations of these habitats on site):

- Built-Up Areas and Gardens (u1) with vegetated garden (828) (**Fig 1**) – ***NB. This was previously listed as modified grassland and a very small patch of bracken within the Preliminary Ecological Appraisal (Ecosupport Ltd., 2024) however, given that this all forms part of a pub garden, it was considered more appropriate to list it as vegetated garden for the purposes of the BNG assessment.***
- Native Hedgerow (h2a) with trees (11) (**Figs 2 & 3**)
- Buildings
- Developed Land; Sealed Surface

Figure 1. View of the vegetated garden which comprised the majority of the site (taken September 2023).

Figure 2. View of the native hedgerow along the eastern boundary of the site (taken September 2023).

Figure 3. View of the native hedgerow with trees wrapping around the western and northern boundaries of the site (taken September 2023).

Tables 1 & 2 below provide detail as to the condition assessments undertaken of the habitats present on site with reference to the Statutory Biodiversity Metric Technical Annex 1 (DEFRA, 2024).

Table 1. Existing non-linear habitats present on site including details as to their condition and the condition assessment criteria that have been met / failed as per the Statutory Biodiversity Metric Technical Annex 1 (DEFRA, 2024).

Habitat Type	Area (ha)	Condition	Condition Assessment Notes	Strategic Significance	Parcel Reference
Vegetated Garden	0.234	Condition Assessment N/A	No condition assessment required as per the Statutory Biodiversity Metric Technical Annex 1 (DEFRA, 2024).	Area not in local strategy.	VG1
Developed Land; Sealed Surface	0.001	N/A - Other	No condition assessment required as per the Statutory Biodiversity Metric Technical Annex 1 (DEFRA, 2024).	Area not in local strategy.	B1
Developed Land; Sealed Surface	0.001	N/A - Other	No condition assessment required as per the Statutory Biodiversity Metric Technical Annex 1 (DEFRA, 2024).	Area not in local strategy.	DL1
Individual Tree – Urban	0.0163	Good	The tree is a mature, native Pear (*Pyrus communis*), with a continuous canopy. There is little evidence of human impact, and more than 20% of the canopy is oversailing vegetation. Niches for vertebrates and invertebrates are present. Specifically, all condition criteria are met.	Area not in local strategy.	T3 (as per Arboricultural Implications Assessment and Method Statement (Ecourban Arboricultural, 2024)).

Table 2. Existing linear habitats present on site including details as to their condition and the condition assessment criteria that have been met / failed as per the Statutory Biodiversity Metric Technical Annex 1 (DEFRA, 2024).

Habitat Type	Length (km)	Condition	Condition Assessment Notes	Strategic Significance	Parcel Reference
Native Hedgerow with Trees	0.09	Good	The hedgerow was 0.09km length and >1.5m in height and width along its length with no gaps noted. A 1m strip of undisturbed ground is present along its base however Nettles are present across over 20% of this area. The hedgerow was absent of invasive non-native species and was free from excessive management or inappropriate practice. Trees within the hedgerow were of a healthy condition but did not provide a range of age-classes. Specifically, criteria A1, A2, B1, B2, C1, D1, D2 and E2 were met.	Area not in local strategy.	HWT1
Native Hedgerow	0.052	Good	The hedgerow was 0.052km in length and >1.5m in height and width along its length with no gaps noted. A 1m strip of undisturbed ground is present along its base however Nettles are present across over 20% of this area. The hedgerow was absent of invasive non-native species and was free from excessive management or inappropriate practice. Specifically, criteria A1, A2, B1, B2, C1, D1, and D2 were met.	Area not in local strategy.	NH1

Proposed Created Habitats and Management

Following consultation with Dorrington Homes UK Ltd., in order to minimise the loss of biodiversity on site, the following habitats are being created (please refer to the **Post-Development Layout appended** for information on the locations of these habitats). **Tables 3 & 4** below have been provided to indicate the targeted condition for each of the habitat types and which criteria will need to be met in order to achieve the desired condition.

Table 3. Non-linear habitats to be created on site including details as to the condition assessment criteria that must be met in order to achieve the targeted condition as per the Statutory Biodiversity Metric Technical Annex 1 (DEFRA, 2024).

Habitat Type	Action	Area (ha)	Target Condition	Condition Assessment Notes	Parcel Reference
Modified Grassland	Created	0.018	Poor	In limited verge areas adjacent to the northern and southern boundary hedgerows, modified grassland of poor condition will be created in line with the Statutory Biodiversity Metric Technical Annex 1 (DEFRA, 2024). Specifically, criteria C, F and G will be targeted for achievement with management implemented to minimise cover of scrub, bracken and invasive species.	G1-2
Other Neutral Grassland	Created	0.03	Moderate	Other neutral grassland habitat of moderate condition will be created in line with the Statutory Biodiversity Metric Technical Annex 1 (DEFRA, 2024). Specifically, criteria A, C and D will be targeted for achievement with sowing of an appropriate seed mix and appropriate management to minimise bare ground, scrub and bracken cover. Wherever possible, management will also aim to maintain a varied sward however this is not necessary to achieve moderate condition.	WF1-2
Individual Tree - Urban	Created	0.0326	Moderate	8 No. Individual trees of moderate condition will be created in line with Statutory Biodiversity Metric Technical Annex 1 (DEFRA, 2024). Specifically, criteria B, D and F will be targeted for achievement with appropriate management implemented to prevent adverse impacts to health and trees placed within suitable green space areas where at least 20% of the canopy will oversail vegetation beneath. Where possible planted trees will comprise of native species to achieve criteria A.	N/A
Vegetated Garden	Created	0.085	Condition Assessment N/A	No condition assessment required as per the Statutory Biodiversity Metric Technical Annex 1 (DEFRA, 2024).	VG2-11

Developed Land; Sealed Surface	Created	0.104	N/A – Other	No condition assessment required as per the Statutory Biodiversity Metric Technical Annex 1 (DEFRA, 2024).	B2-B4, DL2

Table 4. Linear habitats to be created on site including details as to the condition assessment criteria that must be met in order to achieve the targeted condition as per the Statutory Biodiversity Metric Technical Annex 1 (DEFRA, 2024).

Habitat Type	Action	Length (km)	Condition	Condition Assessment Notes	Parcel Reference
Native Hedgerow with Trees	Retained	0.09	Good	The native hedgerow with trees along the northern and western boundary of the site will be retained in its current good condition in line with the Statutory Biodiversity Metric Technical Annex 1 (DEFRA, 2024). In order to continue to meet criteria A1, A2, B1, B2, C1, D1, D2 and E2 post-development, the hedgerows will be fenced off from gardens with a 1m (average) access strip provided for management. Appropriate maintenance will be implemented to prevent gaps or invasive species establishment and preserve a height and width of at least 1.5m.	HWT1
Native Hedgerow	Retained	0.046	Good	The majority of the native hedgerow along the eastern boundary of the site will be retained in its current good condition in line with the Statutory Biodiversity Metric Technical Annex 1 (DEFRA, 2024). In order to continue to meet criteria A1, A2, B1, B2, C1, D1, and D2 post-development, the hedgerows will be fenced off from gardens appropriate maintenance will be implemented to prevent gaps or invasive species establishment and preserve a height and width of at least 1.5m. Wildflower grassland will be provided adjacent to the hedgerow.	NH1

Native Hedgerow with Trees	Created	0.047	Moderate	A native hedgerow with trees of moderate condition will be created in line with Statutory Biodiversity Metric Technical Annex 1 (DEFRA, 2024). Specifically, criteria A1, B1, B2, C1, D1, D2 and E2 will be targeted for achievement, with management implemented to maintain a height of at least 1.5m, limit horizontal and vertical gappiness, remove invasive species and encourage tree / hedgerow health. 1m of undisturbed ground will also be maintained adjacent to the hedgerow.	HWT2

The below sections detail the necessary management which must be implemented in order to achieve the targeted habitat conditions as outlined in **Tables 3 and 4** above. Management must continue for a period of 30 years.

Modified Grassland

Planting

The areas of modified grassland will be created through sowing of Emorsgate EL1 – Flowering Lawn Mixture (or similar approved by an ecologist). The sowing of these seeds will be completed either during the spring or the autumn when the temperatures are warm, and the ground is dry. The seed must be surface sown at an even distribution throughout the entire landscaped area.

Management

During the first year the landscaped areas must be regularly maintained to a height of 40-60mm every 3-4 weeks during the growing season to prevent the establishment of weeds. All arisings must be taken from site to prevent the addition of too many nutrients into the soil.

Once the seed is established after the first year, regular mowing is still expected which will result in a shorter sward height however grass should not be cut lower than 25-40mm.

Targeted scrub, bracken and invasive plant removal should also be carried out as needed to prevent encroachment into the grassland.

Other Neutral Grassland

Planting

The areas of wildflower meadow will be created through sowing of Emorsgate EM2 – Standard General Purpose Meadow Mixture (or similar approved by an ecologist). The sowing of these seeds will be completed either during the spring or the autumn when the temperatures are warm, and the ground is dry. The seed must be surface sown at an even distribution throughout the entire landscaped area.

Management

During the first year, newly sown areas will be dominated by annual weeds (species indicative of sub-optimal condition) arising from the soil seed bank and by grass growth. This should be controlled by regular mowing to minimise competition and weed seed production.

After the first year, the wildflower areas will be left to flower through to late July/August. This is beneficial for nesting birds, which do not fledge until late July, as well as insects and other wildlife. After flowering, the area will undergo a hay cut with growth reduced to 50mm.

To maintain maximum flowering interest and a varied sward height, sections of each grassland parcel should be managed at different times between August and September. Varying the mowing times from year to year is the best way to maintain a diverse balanced sward and minimise cover of sub-optimal species.

A second cut will then take place in Autumn with growth reduced to 50mm again. A further Spring cut is permitted if needed.

Targeted scrub and bracken removal will also need to be carried out as necessary to prevent encroachment into the grassland. Any form of vehicle parking on the modified grassland should also be restricted where possible in order to prevent damage to the grassland and prevent the formation of bare ground.

Individual Trees

Planting

A total of 8 No. native trees will be planted within the ecology area along the eastern boundary of the site. To minimise shading of the wildflower grassland and maximise benefit for biodiversity, small fruit trees will be planted with suggested species including Crab Apple (*Malus sylvestris*), Blackthorn (*Prunus spinosa*), and Pear (*Pyrus communis*).

Planting will be carried out in the first year. The best time to plant is late autumn and it is recommended to avoid freezing temperatures or heat. Rootgrow or Bonemeal will be applied to the new plants to encourage healthy root growth.

Mycorrhizal Treatment

To ensure a successful establishment of the newly planted trees, it is recommended that mycorrhizal treatment to the tree roots is conducted **during the planting**, this would reduce the risk of tree mortality and increase the long-term tolerance of these trees to periods of drought or adverse soil conditions thus ensuring a higher chance of successful long-term establishment.

Weed Management

All newly planted trees must have a 1-metre exclusion zone whereby weeds are routinely and pro-actively removed for the **first 2 – 3 years**. Bark mulch is recommended around each tree and will act as an effective management method to also supress weed colonisation.

Pruning

The trees will be subject to light pruning as required in October to ensure that they are developing healthy growth forms (but pruning will not be extensive enough to restrict expected canopy or height for their species).

Monitoring and Replacement

Trees will be inspected every 3 years by a suitably experienced arborist **during late winter – early spring of each year when required**. These monitoring visits will assess the general health of the trees and determine if any remedial action is required, including noting any presence of disease. As part of these monitoring visits, the arborist will produce a monitoring report which will be sent to the LPA outlining the results and appropriate recommendations (i.e. remedial works, removal /replacement). Any plants that are removed, die or become seriously damaged or defective shall be replaced like for like in the next planting season.

Hedgerows

Retained Hedgerows

As described in **Table 4** above, the existing native hedgerow with trees (Parcel Reference: HWT1) and the majority of the native hedgerow (Parcel Reference: NH1) will be retained in their current good condition. In order to continue to achieve good condition, these hedgerows will be managed as outlined below:

- Minimum height and width of 1.5m maintained.
- Cutting cycle implemented as per 'Retained and Created Hedgerows - Management' below to limit gappiness and maintain hedgerow and tree health.
- Fenced off from private gardens and 1m average width grassland access strip provided for management.
- Removal of any invasive species should they establish.

Created Hedgerows - Proposed Planting

A new native hedgerow with trees will be created along the southern boundary of the site (Parcel Reference: HWT2). This will lie outside of private gardens and will be accessed for management via a 1m average width grassland strip. Recommended species to plant include Blackthorn (*Prunus spinosa*), Hawthorn (*Crataegus monogyna*) and Hazel (*Corylus avellana*). At least 2 larger tree specimens must be planted less than 20m apart across the length of the hedgerow in order for it to qualify as a 'hedgerow with trees'. Suggested larger tree species include Oak (*Quercus robur*) and Willow (*Salix spp.*).

Retained and Created Hedgerows - Management

The most favourable approach to managing hedgerows for the benefits of biodiversity is to encourage minimal interference and ensure when there is any cutting, it does so after autumn fruiting (so late winter is preferable). Therefore, the following management prescriptions will be followed as far as is possible (adopting recommendations as outlined within Bright and MacPherson 2002):

- Cutting will be done on a 3-year cycle (part of the hedges on site cut during the first year, another part of the hedges cut during second year and no cutting during the third year), to provide sustained foraging opportunities across the site every active season. Hedgerows will be allowed to develop into a tall, dense, bushy structures and maintained at a height of 3 – (preferably 4) meters (if possible).
- Not all hedgerows should be cut in any one year, so some heavy fruiting hedges are always present. Flails should not be used if possible meaning management works will likely involve cutting using hand tools.
- Coppicing or laying should be used to manage any of the hedgerows on site which become gappy or sparse.
- If the size of the hedgerow needs to be reduced, avoid cutting the top and cut one side.
- Targeted removal of invasive species will be carried out as necessary.

Given the proximity of the hedgerows to private gardens on this particular site, it is expected that more regular management may be required than is stated above and this is permitted provided that the condition criteria set out in **Table 4** are achieved as described.

Retained and Created Hedgerows - Monitoring

Annual monitoring will take place of the retained and newly planted hedgerow for the first 3 years, with bi-annual monitoring between 4-10 years. This will be carried out by a suitably experienced ecologist during late winter – early

spring of each year. These monitoring visits will assess the general health of the hedgerow and determine if any remedial action is required (some of which are outlined below such as replacement planting or altering the frequency of cuts).

Retained and Created Hedgerows - Replacement

Any plants that are removed, die or become seriously damaged or defective during the 10- year monitoring period of planting shall be replaced like for like in the next planting season.

If hedgerows become very thin, coppicing of selected plants / laying of short lengths of hedgerow may be required and will be beneficial to promote vigorous, dense regrowth. Such works must be undertaken during the period October – February to avoid the breeding bird season.

Metric Calculations

Following the incorporation of the above measures into the DEFRA Statutory Biodiversity Metric, ***on site there is a net loss of -24.76% habitat units (or -0.16 habitat units) and the habitat trading rules are not satisfied*** **(Fig 4).** Furthermore, ***on site there is a net gain of +16.33% hedgerow units (or +0.23 hedgerow units) and the hedgerow trading rules are satisfied*** **(Fig 4).** As the targeted 10% net gain has not been achieved for area habitats, it will be necessary to purchase BNG units from an off-site provider.

Figure 4. Screenshot of the 'headline results' output from the BNG assessment undertaken for the site using the DEFRA Statutory Biodiversity Metric.

FINAL RESULTS		
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	*Habitat units*	-0.16
	Hedgerow units	0.23
	Watercourse units	0.00
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	*Habitat units*	-24.76%
	Hedgerow units	16.33%
	Watercourse units	0.00%
Trading rules satisfied?	No - Check Trading Summaries ▲	

Applying the Biodiversity Gain Hierarchy

The proposed habitat retention, enhancement and creation described in the above sections follows the Biodiversity Gain Hierarchy as detailed within paragraph 186 (a) of the National Planning Policy Framework (DLUHC, 2023). The below sections cover each of the elements of the hierarchy and how we have sought to address them in this scheme (as there is a need for off-site units):

- **Avoid:** The existing habitats of most value to biodiversity comprised the boundary hedgerows of which the vast majority are set to be retained on site save for a small portion which must be lost to enable site access. Management will be implemented to maintain the current good condition of these hedgerows. The remainder

of the site comprised of low value vegetated garden of which some loss was unavoidable due to the small scale of the site and the quantum of residential development that must be delivered.

- **Mitigate:** In order to mitigate the loss of vegetated garden on site, far more valuable other neutral grassland will be created within the ecology area along the eastern boundary of the site. Furthermore, native hedgerow planting will be implemented along the southern boundary of the site which will more than compensate for the small loss of hedgerow along the eastern boundary. The loss of the single Pear tree will also be mitigated for through the provision of 8 new fruit trees.

- **Offset:** Through incorporation of the above measures, it was possible to deliver circa 16% net gain in hedgerow units on site. However, due to the small scale of the site and the quantum of residential development that must be delivered, it has not been possible to deliver the full net gain in habitat units despite maximisation of the ecology areas for biodiversity. Therefore, the remaining impacts will be offset through the use of an offsite provider.

Off-Setting

In order to deliver the targeted 10% biodiversity net gain, it will be necessary to purchase a total of 0.23 habitat units from an off-site provider. Of these units, 0.10 units must comprise of individual trees while the remaining units need only be derived from low distinctiveness habitat types in order to satisfy trading rules.

Responsibilities and Monitoring

To ensure the on-site habitats are delivered as per the recommendations outlined within this report, the measures in the below sections must be adhered to for a period of 30 years.

Compliance Check

A compliance visit will be completed by a suitably qualified ecologist once the construction phase of the development has been completed. The check will be conducted annually for the first 5 years post-completion, and every 5-years thereafter until year 30. The compliance check will be carried out during a suitable time of year and in suitable weather conditions. The ecologist will check the condition of all of the habitats on site to assess if they have been achieved and make an assessment if any recommended changes are required to management.

On completion of the visit, a Biodiversity Net Gain (BNG) monitoring report will be compiled, including the following:

- Assessment of habitats against the objectives defined in this management plan
- Any presence of target species noted during the compliance check
- Date stamped photographic evidence taken from fixed monitoring points, of which will be the central point of each land parcel per habitat type as shown in **Tables 3 & 4,** during the first compliance check after the construction phase
- Detailed site notes including a condition assessment for each habitat type listed in **Tables 3 & 4** (where appropriate) using the condition criteria within the Statutory Biodiversity Metric Technical Annex 1 (DEFRA, 2024).
- Detailed specific recommendations on management actions to promote growth and establishment of target species / habitats including timescales for undertaking actions (if required) and marked site plans to show the actions

- Management of the above recommended actions must be carried out in the next phase and report of any details
- Each BNG monitoring report will be written up in accordance with the BNG Habitat Monitoring Report template provided by Natural England (2023) and will be sent to the LPA.

Management Responsibilities

Dorrington Homes UK Ltd. will assume responsibility for the management and maintenance of the newly created habitats. When required, responsibility will include ensuring all management works are completed and qualified ecologists, arborists or landscape managers are contracted, etc. If the land is to be transferred, the new landlords shall bear responsibility for the management and maintenance of habitats within their curtilage. If not, the responsibility shall remain with Dorrington Homes UK Ltd. All management works as described above will need to be secured by a Section 106 agreement for the site that will legally oblige Dorrington Homes UK Ltd. or other agreed party to carry out the works. Management works should continue in perpetuity.

A formal review process will be implemented when objectives and management recommendations are not reached / roles and responsibilities are not fulfilled as agreed. The details of this formal review process are as below:

- A suitably qualified ecologist will visit the site to conduct the compliance check (detailed above).
- The compliance check will include the write up and submission of a BNG Habitat Monitoring report.
- The ecologist will review the success for BNG that the previous recommendations or management actions have for the target species / habitats.
- The project manager is contacted by the ecologist and is informed of the recommendations or management actions which have not been fulfilled to identify what or who is responsible.
- The BNG Habitat Monitoring report will include a section addressing any raised issues identified during the compliance check.
- The BNG Habitat Monitoring report is submitted to the LPA for review and comment.

Conclusion

This letter outlines the results of the biodiversity net gain assessment for Land Adjacent to Pear Tree Public House, Botley. Following retention of the majority of the hedgerows on site and creation of a new native hedgerow with trees, on site there was a net gain of +16.33% in hedgerow units. However, despite creation of other neutral grassland and individual trees, on site there was a net loss of -24.76% in habitat units. Therefore, 0.23 habitat units will need to be purchased from an off-site provider of which 0.10 units must comprise of individual trees. Management and monitoring requirements for the on-site habitats have also been outlined within this letter and will need to be adhered to for a period of 30 years.

Kind regards,

Louise Davies BSc (Hons)

[redacted]

Project Ecologist

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Legend

- Site Boundary
- Native Hedgerow
- Native Hedgerow with Trees
- Buildings
- Vegetated Garden
- Individual Tree

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Map	Baseline Habitats
Site	Pear Tree Public House
Client	Dorrington Homes UK Ltd.
Date	03/02/2026

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Legend

- Site Boundary
- Native Hedgerow
- Native Hedgerow with Trees
- Building
- Developed Land; Sealed Surface
- Modified Grassland
- Vegetated Garden
- Urban Trees

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Map	Post Development Map
Site	Pear Tree Public House
Client	Dorrington Homes UK Ltd.
Date	03/02/2026

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