



ARBOR VITAE

ECOLOGY • FORESTRY • LAND USE

Preliminary Ecological Appraisal & Biodiversity Net Gain

Date prepared:	01/05/2026
Site name:	Laugherne Villa
Site address:	Laugherne Villa, Martley, Worcester, England, WR6 6QB
Grid reference:	SO76235980
Local authority:	Malvern Hills District Council
Client:	Boughton Butler
Prepared by:	Charlotte Skinner MSc
Reviewed by:	William Prestwood BSc

Contents

EXECUTIVE SUMMARY	2
1 INTRODUCTION	3
1.1 BACKGROUND TO DEVELOPMENT	3
1.2 SCOPE OF SURVEY	3
1.3 KEY PRINCIPLES.....	3
2 SITE DESCRIPTION.....	4
2.1 LOCATION, LANDSCAPE, AND BACKGROUND	4
3 SURVEY METHODOLOGY	4
3.1 DESK STUDY	4
3.2 SITE SURVEY.....	4
3.3 PERSONNEL.....	5
3.4 CONSTRAINTS	5
4 SURVEY RESULTS	6
4.1 DESK STUDY	6
4.2 HABITATS ON SITE	7
4.3 PROTECTED SPECIES	8
5 BIODIVERSITY NET GAIN	11
5.1 BASELINE & PROPOSED LAYOUT	11
6 REFERENCES	12
7 APPENDICES	14
Appendix 1. Reasonable Avoidance Measures Method Statement.....	14
Appendix 2. Wildlife Sensitive Lighting Plan	14
Appendix 3. Pre-commencement breeding bird inspection	15
Appendix 5. Great Crested Newt Reasonable Avoidance Measures	16
FIGURE 1 LOCATION.....	18
FIGURE 2 AERIAL PHOTOGRAPH	19
FIGURE 3 PONDS WITHIN 250M	20
FIGURE 4 ON-SITE HABITAT BASELINE	21
FIGURE 5 PROPOSED SITE PLAN.....	22
PHOTOGRAPHS	23

EXECUTIVE SUMMARY

Planning permission will be sought for the extension of an existing building and the construction of two new buildings at Laugherne Villa.

Arbor Vitae were commissioned by Boughton Butler to undertake an Ecological Impact Assessment, to include Biodiversity Net Gain, in order to assess the impact of the development on habitats and protected species.

The habitats on-site consist of the existing yard area, modified grassland, bare ground, a small pond and mixed/ bramble scrub on the western/ southern and eastern boundary. The proposed buildings will result in a loss of a small area of grassland and bare ground. The scrub and pond habitats will be retained and protected.

No field signs of badger were found within the search area. The habitats on site do provide suitable opportunities for badger. The plans are unlikely to impact the species; however Reasonable Avoidance Measures will be adopted to remove any residual risk.

The mixed scrub around the site may be used by foraging and commuting bats within the local landscape. The plans are not expected to interrupt any major flight lines or foraging areas as these features are to be retained, therefore no further survey work is required.

The mixed scrub and bramble scrub along the boundary of the site provides suitable coverage and opportunities for nesting birds. The plans will result in the retention of these habitats therefore the development will unlikely impact breeding birds.

Plans are unlikely to have any impact upon GCN and no further survey work is required, however Great Crested Newt Reasonable Avoidance Measures will be required to remove any residual risk to the species.

The risk to reptiles is low given that the scrub habitats will be retained and the area of grassland to be lost has a short sward height, thus providing limited vegetation structure for reptile. Reasonable Avoidance Measures will be adopted to remove any residual risk to reptiles.

A net gain in biodiversity will be achieved through the following:

- Retention of the mixed scrub, bramble scrub and the pond onsite.
- Enhancing the remaining grassland within the 'BNG' area to 'other neutral grassland' in a moderate condition.

1 INTRODUCTION

1.1 BACKGROUND TO DEVELOPMENT

Planning permission will be sought for the extension of an existing building and the construction of two buildings at Laugharne Villa.

Arbor Vitae were commissioned by Boughton Butler to undertake an Ecological Impact Assessment, to include Biodiversity Net Gain, in order to assess the impact of the development on habitats and protected species.

1.2 SCOPE OF SURVEY

The survey is primarily designed to:

- Identify and record habitats and important ecological features on site;
- Evaluate the potential of the proposed development site to provide opportunities for protected species;
- Determine any likely impact which the development and landscape proposals may have on these.
- Assess baseline habitats on site at the time of the survey,
- Provide relative condition assessment of each habitat parcel present,
- Provide an accurate habitat map of the site,
- Complete Biodiversity Net Gain Metric baseline and, where possible, 'habitat creation' for areas, hedges and rivers (where applicable).

1.3 KEY PRINCIPLES

All ecological surveys conducted by Arbor Vitae Environment Ltd are underpinned by the following key principles, as outlined by CIEEM (2018):

Avoidance - Seek options that avoid harm to ecological features (for example, by locating on an alternative site).

Mitigation - Adverse effects should be avoided or minimized through mitigation measures, either through the design of the project or subsequent measures that can be guaranteed – for example, through a condition or planning obligation.

Compensation - Where there are significant residual adverse ecological effects despite the mitigation proposed, these should be offset by appropriate compensatory measures.

Enhancements - Seek to provide net benefits for biodiversity over and above requirements for avoidance, mitigation or compensation.

2 SITE DESCRIPTION

2.1 LOCATION, LANDSCAPE, AND BACKGROUND

The site is located on the eastern outskirts of the village of Martley, between Kidderminster and Great Malvern. The site can be accessed via the B4204 and is an industrial yard with several units.

The surrounding landscape consists of the existing hardstanding yard area with several commercial units, in addition to agricultural land to the south, east and the west.

3 SURVEY METHODOLOGY

3.1 DESK STUDY

An initial desk study was completed to gain background information regarding any protected species or designations within the area. The main sources of information were MagicMap, Worcestershire County Council Mapping and NBN Atlas.

3.2 SITE SURVEY

A site visit was made on 07/04/2026. The survey was carried out in accordance with CIEEM (2017) best practice guidelines. The objective of the survey was to find and record any signs of use by protected species and to note the habitat features present.

An assessment of the available habitats both on and adjacent to the site led to consideration of the potential of the site for the following protected species:

- Badger
- Bats
- Breeding birds
- Great crested newt
- Reptiles

The survey methodology was tailored to evaluate the area for these species in the following ways:

Badger

An area within 50 metres of the site was closely searched for the following signs of badger activity:

- Setts,
- Tracks and footprints,
- Latrines,
- Snuffle holes.

Bats

The objective of the survey was to find and record any signs of use by bats, for example:

- Droppings, sometimes in concentrations below roost sites
- Feeding signs such as butterfly and moth wings
- Staining of timber, brickwork around access points

The general structure of the building was assessed for its potential to provide bats with roosting opportunities.

Breeding birds

The site was assessed in terms of its suitability to support breeding bird populations. Hedgerow habitat and nearby potential habitat were assessed and recorded.

Great crested newt

A desk study and a ground search were conducted to search for any areas of open water within 250 metres. Waterbodies were then assessed based on the Habitat Suitability Index for great crested newts (Oldham et al., 2000 and ARG UK, 2010).

Reptiles

The site was assessed based on its suitability to support reptile populations including connections to terrestrial land from water and suitable resting habitat nearby.

3.3 PERSONNEL

The survey was carried out by Charlotte Skinner MSc, Qualifying Member of CIEEM: Assistant Ecologist. Natural England Bat Licence Number: 2026-88179-SCI-CL17

3.4 CONSTRAINTS

There were no constraints to the survey being completed.

4 SURVEY RESULTS

4.1 DESK STUDY

The desk study found that within 1km of the site there were the following designations:

Name	Designation	Distance from site
Laughern Brook	Special Wildlife Site	150m
Great Hopehouse Coppice	Special Wildlife Site	900m
The search included Ramsar, SSSI, SAC, SPA, LWS, NNR and LNR. ¹		

Results from the desk study revealed that within a 1km radius of the proposed development site the following protected species have been recorded:

Species	Distance	Protection
Mammals		
Otter	700m	European Protected Species, Wildlife and Countryside Act 1981.
Birds total of 73 species of birds has been recorded within 1km, including the following red-listed species which may be associated with the habitat types on site:		
House martin House sparrow Fieldfare Starling Swift Yellowhammer	700m	Wildlife and Countryside Act 1981.
Amphibians		
Great crested newt	900m	European Protected Species, Wildlife and Countryside Act 1981.
Reptiles		
Slow worm Grass snake	500-900m	Wildlife and Countryside Act 1981.

¹ SSSI: Site of Special Scientific Interest, SAC: Special Area of Conservation, SPA: Special Protection Area, LWS: Local Wildlife Site NNR: National Nature Reserve, LNR: Local Nature Reserve.

4.2 HABITATS ON SITE

All habitats are classified using broad UKHab definitions.

Habitat type & description	Predicted Impact	Proposed mitigation measures
Modified grassland A recently cut grassland field with a short sward height and bare ground patches throughout. Within the grassland are several storage containers and disused cars. The following species were identified: Common bent, cock's foot, perennial rye grass, pendulous sedge, ribwort plantain, broadleaved dock, common sorrel, red dead nettle, common daisy, creeping buttercup, white clover, stinging nettle, dandelion, scentless mayweed, spear thistle, lambs' ear, creeping cinquefoil. Cow parsley and cleavers were found to dominate the boundary of the field.	A section of the grassland will be replaced with the extension of the existing unit, in addition to the two new units and access track. The grassland has large bare ground patches, no variation in sward height and less than 6 species per m2.	The loss of the grassland has been accounted for within the biodiversity net gain assessment.
Mixed scrub A mixed scrub corridor is situated along the western and southern boundary, which is developing into a young woodland corridor. The scrub has been planted in linear formation and the following species were identified: blackthorn, hawthorn, elder, bramble; in addition to several young silver birch, oak and Scot's pine trees throughout	The mixed scrub will be retained and protected as part of the plans for the site.	The corridor will be protected through hedgerow protection measures (Appendix 4).
Pond (non-priority habitat) A small pond which appears to have been recently created in 2025 on aerial imagery. The pond is piped in and the banks are unvegetated, in addition no	The pond will be retained as part of the plans for the site.	No mitigation required.

submergent or submerged vegetation was identified.		
Developed land, sealed surface The existing concrete yard to the east of the grassland field, with several commercial units. The existing unit to be extended is a box profile commercial unit with a brick base.	The existing hardstanding areas and the building will be retained. This habitat is of negligible ecological significance.	None required.
Bramble scrub A thick bramble scrub corridor growing along the western boundary of the grassland and the existing yard.	The bramble scrub will be retained and protected. Bramble scrub provides suitable opportunities for nesting birds and small mammals in addition to nectar for invertebrates.	None required.
Bare ground A large bare ground area at the access to the grassland formed from vehicular and machinery use.	The bare ground area will be replaced with hardstanding areas from the extension of the yard area. The loss of this habitat is of limited ecological significance.	None required.

4.3 PROTECTED SPECIES

Protected species	Predicted Impact	Proposed mitigation measures
Badger	There are no historical records of badger within 1km of the site and no field signs were found within the search area. The habitats on site do provide suitable opportunities for badger. The plans are unlikely to impact the species; however Reasonable Avoidance Measures will be adopted to remove any residual risk.	None required.
Bats	The building to be extended provides 'negligible' opportunities for bats, as the unit is single skin with no potential roosting features. The mixed scrub around the site may be used by foraging and commuting bats within the local landscape. The plans are not expected to interrupt any major flight lines or	A Wildlife Sensitive Lighting Plan will be adopted as part of the

	foraging areas as these features are to be retained, therefore no further survey work is required.	plans for the site (Appendix 2).
Breeding birds	The mixed and bramble scrub along the boundary of the site provides suitable coverage and opportunities for nesting birds. The plans will result in the retention of these habitats therefore the development will unlikely impact breeding birds.	Pre-commencement breeding bird inspection will be required for the extension of the building. Further details in Appendix 4.
Great crested newt	There are two ponds mapped within 250m of the site (Figure 3). Pond 1 is located onsite and has been assessed as providing 'poor' suitability for GCN. The pond has been recently created and there is no vegetation available for egg laying. Pond 2 is located 125m to the north and was not accessible at the time of the survey as it is on private land. Great crested newt surveys were carried out in 2024 by FPCR Environment and Design Ltd for a planning application to the north (M/24/01236/OUT). Population surveys concluded that a small population of great crested newt are present in the pond. The pond is located on the opposite side of the B4204, which provides a barrier to dispersal to the site. Studies have demonstrated that 95% of all summer refuges of GCN fall within 63m of their summer breeding pond (Jehle, 2000). Subsequent studies also found that capture rates of GCN were at their highest within 50m of a breeding site with a significant reduction in capture rates beyond 100m (Cresswell and Whitworth, 2004). Plans are unlikely to have any impact upon GCN and no further survey work is required, however Great Crested Newt Reasonable Avoidance Measures will be required to remove any residual risk to the species.	GCN Reasonable Avoidance Measures to be adopted (Appendix 5).

	ARGUK GCN HSI Calculator			
	Pond Name		<i>Example</i>	P1
	Grid Ref		<i>SK123456</i>	SO76235973
	SI No	SI Description	SI Value	SI Value
	1	Geographic location	1.00	1
	2	Pond area	0.50	0.1
	3	Pond permanence	0.90	0.5
	4	Water quality	1.00	0.33
	5	Shade	1.00	1
	6	Water fowl effect	1.00	0.01
	7	Fish presence	1.00	1
	8	Pond Density	0.65	0.9
	9	Terrestrial habitat	1.00	0.67
	10	Macrophyte cover	0.90	0.3
	HSI Score		0.88	0.35
	Pond suitability (see below)		<i>Excellent</i>	Poor
Reptiles	The scrub along the boundary of the site provides suitable opportunities for reptile and there are local records of common species 500m west of the site. The plans result in the retention of these habitats and the grassland to be lost has a short sward height providing limited vegetation structure for reptile. Reasonable Avoidance Measures will be adopted to remove any residual risk to reptiles.			Reasonable Avoidance Measures (Appendix 1).

5 BIODIVERSITY NET GAIN

5.1 BASELINE & PROPOSED LAYOUT

The baseline habitat units provided at the site is 3.05. The post-intervention habitat units provided is 3.68, which equates to a 20.58% net gain.

There are no hedgerow or watercourse units present onsite.

A net gain in biodiversity will be achieved through the following:

- Retention of the mixed scrub, bramble scrub and the pond onsite.
- Enhancing the remaining grassland within the 'BNG' area to other neutral grassland in a moderate condition.

FINAL RESULTS		
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	<i>Area habitat units</i>	0.63
	<i>Hedgerow units</i>	0.00
	<i>Watercourse units</i>	0.00
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	<i>Area habitat units</i>	20.58%
	<i>Hedgerow units</i>	0.00%
	<i>Watercourse units</i>	0.00%
Trading rules satisfied?	Yes ✓	

Additional wildlife features will also be included as follows:

2x Woodcrete nestbox with 28mm opening. The boxes will be positioned on a mature tree or nearby building, at a height of no less than 2.5m from ground level. The opening of the boxes will face away from the prevailing wind.

2x Woodcrete multi-chamber bat boxes. The boxes will be positioned within a mature tree or on a nearby building, at a height of no less than 3m from ground level. Artificial lighting will not be installed within 5m of the box.

6 REFERENCES

ARG UK (2010). ARG UK Advice Note 5: Great Crested Newt Habitat Suitability Index. Amphibian and Reptile Groups of the United Kingdom

Bat Conservation Trust (2018) Bats and artificial lighting in the UK. *Bats and the Built Environment series*, Guidance Note 08/18. Institution of Lighting Professionals.

BS 8683 - Process for designing and implementing Biodiversity Net Gain – Specification. The British Standards Institution 2021

CIEEM (2017) Guidelines for Preliminary Ecological Appraisal, 2nd edition. Chartered Institute of Ecology and Environmental Management, Winchester.

CIEEM (2018) Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater, Coastal and Marine. Chartered Institute of Ecology and Environmental Management, Winchester.

CIEEM (2018), Guidelines for ecological impact assessment in the UK and Ireland. September 2019 Update 1.1.

CIEEM, CIRIA, IEMA (2019) Biodiversity net gain. Good practice principles for development. A practical guide. CIRIA C776a. London, 2019.

Collins, J. (2023) Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th edn). The Bat Conservation Trust, London.

Cresswell, W. and Whitworth, R., 2004. An assessment of the efficiency of capture techniques and the value of different habitats for the great crested newt. Natural England Research Reports, p.36.

Edgar, P., Foster, J. and Baker, J. (2010). Reptile Habitat Management Handbook. Amphibian and Reptile Conservation, Bournemouth.

FPCR Environment and Design Ltd (2024) GREAT CRESTED NEWT SURVEY REPORT.

Gent, A.H., and Gibson, S.D, eds (2003) *Herpetofauna workers' manual*. Peterborough, Joint Nature Conservation Committee.

GOV.UK. (2015) Badgers: surveys and mitigation for development projects. [online] Available at: [Accessed 29 October 2021].

Harris, S., Cresswell, P. and Jefferies, D. (1989) Surveying Badgers. 1st ed. London: The Mammal Society, pp.3-21.

Hundt L (2012) Bat Surveys: Good Practice Guidelines, 2nd edition, Bat Conservation Trust.

Jehle, Robert. (2000). The terrestrial summer habitat of radio-tracked great crested newts (*Triturus cristatus*) and marbled newts (*T. marmoratus*). *Herpetological Journal*. 10. 137-142.

JNCC (2010) Handbook for Phase 1 habitat survey - a technique for environmental audit, ISBN 0 86139 636 7.

Mitchell-Jones, T. (2004) Bat mitigation guidelines. External Relations Team, English Nature.

Natural England (2002) Badgers and Development. 1st ed. Peterborough: Natural England, pp.2- 12.

Natural England (2021) The Biodiversity Metric 3.0 (JP039)

Oldham R.S., Keeble J., Swan M.J.S. & Jeffcote M. (2000). Evaluating the suitability of habitat for the Great Crested Newt (*Triturus cristatus*). *Herpetological Journal* 10(4), 143-155.

7 APPENDICES

Appendix 1. Reasonable Avoidance Measures Method Statement

A set of Reasonable Avoidance Measures will be adopted on site during all pre-construction, during, and post-construction phases. The following applies:

1. The site owner/site manager will ensure that anyone (including sub-contractors) undertaking construction, demolition and landscaping (both creation and management), is made aware of the potential for the site to support protected species, where to expect them, their protected status and the procedure to follow in the unlikely event that protected species are discovered during works. A copy of this Precautionary Method of Working will be always kept on site and available for inspection.
2. Should any hedgehogs or other protected species (i.e. common toads, reptiles, birds) be discovered during construction or other works on site, which are likely to be affected by the development, works will cease immediately. The owner/ site manager will then seek the advice of a suitably qualified and experienced ecologist and works will only proceed in accordance with the advice they provide.
3. Any vegetation clearance (i.e. removal of trees, scrub, hedgerows) or works to buildings shall not commence until a careful check for nesting birds has been completed, particularly during the main breeding season (months of March to August). If bird nests are found, then works in the area must stop until the chicks have fledged the nest.
4. All clearance works (i.e. clearance of log piles, debris, rough grass etc.) will be undertaken when hedgehog are likely to be fully active i.e. during the April to September period.
5. Clearance of dry-stone walls, logs, brash, stones, rocks or piles of similar debris will be undertaken carefully and by hand.
6. Any trenches left overnight will be covered or provided with ramps to prevent animals falling into the trenches and being trapped. Excavations left overnight should be checked prior to filling. Any open pipes left overnight will be covered.

Appendix 2. Wildlife Sensitive Lighting Plan

The following measures will be incorporated into site-wide lighting design:

- Hedgerows and key habitat features including the scrub on the boundary of the site will not be illuminated in order to retain dark movement corridors for nocturnal wildlife.
- Any exterior security or decorative lights to be installed on the development site will be less than 3 m from the ground and fitted with hoods to direct the light below the

horizontal plane, at an angle of less than seventy degrees from vertical, and shall not be fixed to, or directed at, bat boxes or gables or eaves.

- Security lighting will be set on motion sensors with short timers (<1 minute) and will be LED with a passive infrared trigger.
- Lighting must be less than 3 lux at ground level and there shall be no light splay exceeding 1 lux along buildings, eaves or roof or adjacent hedgerows or trees.
- External lights will be hooded and directed toward the ground to reduce upward light spill.
- A warm white spectrum will be adopted throughout the scheme to reduce blue light component (<2700Kelvin).
- Internal luminaires will be recessed where installed in proximity to windows to reduce glare and light spill. LED luminaires will be used internally where possible due to their sharp cut-off, lower intensity, and dimming capability.
- Luminaires will always be mounted horizontally with an upward light ratio of 0%.

Bat Conservation Trust (2023) Bats and artificial lighting at night. *Bats and the Built Environment series*, Guidance Note 08/18. Institution of Lighting Professionals.

Appendix 3. Pre-commencement breeding bird inspection

Prior to works starting on site, all structures or habitats which provide any suitable nesting habitat for breeding birds will be inspected thoroughly. If any sign of nesting behaviour is recorded, or nests are found, a minimum 5m buffer will be implemented around the nest until all young have fledged.

Appendix 4. Hedge protection measures

A gap of 2m will be left between any scrub on site and proposed construction work. During works, a protective barrier fence will be installed to protect the hedgerow and its root zone. Iron rods and netted fencing will be positioned approximately 1m from the spread of the hedge and retained throughout development.

As per section 7.4.2 of BS5837:2010 the following will be implemented when designing and constructing buildings within proximity to any hedge feature:

- The design should not require excavation into the soil, including through lowering of levels and/or scraping, other than the removal, using hand tools, of any turf layer or surface vegetation.
- The structure of the hard surface should be designed to avoid localised compaction by evenly distributing the loading over hard surfaces.

- New permanent hard surfacing should not exceed 20% of any existing unsurfaced ground within 2m of a hedge.

Appendix 5. Great Crested Newt Reasonable Avoidance Measures

Induction of contractors

- A toolbox talk will be given to all site personnel in order to make them aware of the possible presence of GCN, how to identify this species and the avoidance measures to be used on site.
- A paper copy of the avoidance measures will be retained on site together with the contact details of the GCN licensed ecologist.

Timing & duration

- All works should take place during daylight hours when GCN are unlikely to be moving around the area.

Site clearance

- All grassland on site will be maintained at a height of 10cm or less for a period of no less than 2 weeks prior to work on site starting.
- An experienced ecologist will carry out a ground inspection of the site before the turf strip commences. If GCN are found or suspected to be present, a GCN mitigation licence will be sought and all work on site will be suspended until such a time that a licence is granted.
- Building demolition will be carried out by hand. All material arising from the work will be stored on raised pallets or be removed from site immediately. This is to avoid creating resting places which amphibians are attracted to.

Site compound

- The site compound will be situated on an area of existing hard-standing to avoid creating GCN resting places beneath stored materials etc.
- All site materials will be stored on pallets or other raised objects to avoid creating resting places/refuges for GCN.
- Any toxic or poisonous materials should be safely stored within a locked container.

Construction methods and special precautions

- All excavations on site will be covered at night or ramps will be provided to allow amphibians to exit excavations. All excavations will be checked for amphibians each morning prior to the re-commencement of works.

- All exposed new pipework and drains will be capped at night so as to avoid trapping amphibians.
- All excavated materials/waste will be stored in skips or similar and not on the ground where it could be used as a refuge/resting area by amphibians. Alternatively, all waste will be removed from site daily.
- All stored building materials that might be used as temporary resting places by amphibians will be stored off the ground on pallets or similar.
- If GCN are found at any point during the development or activities outlined above, works must stop and an appropriately qualified ecologist should be contacted for advice, as well as Natural England. Contractors are prohibited from handling GCN.

FIGURE 1 LOCATION

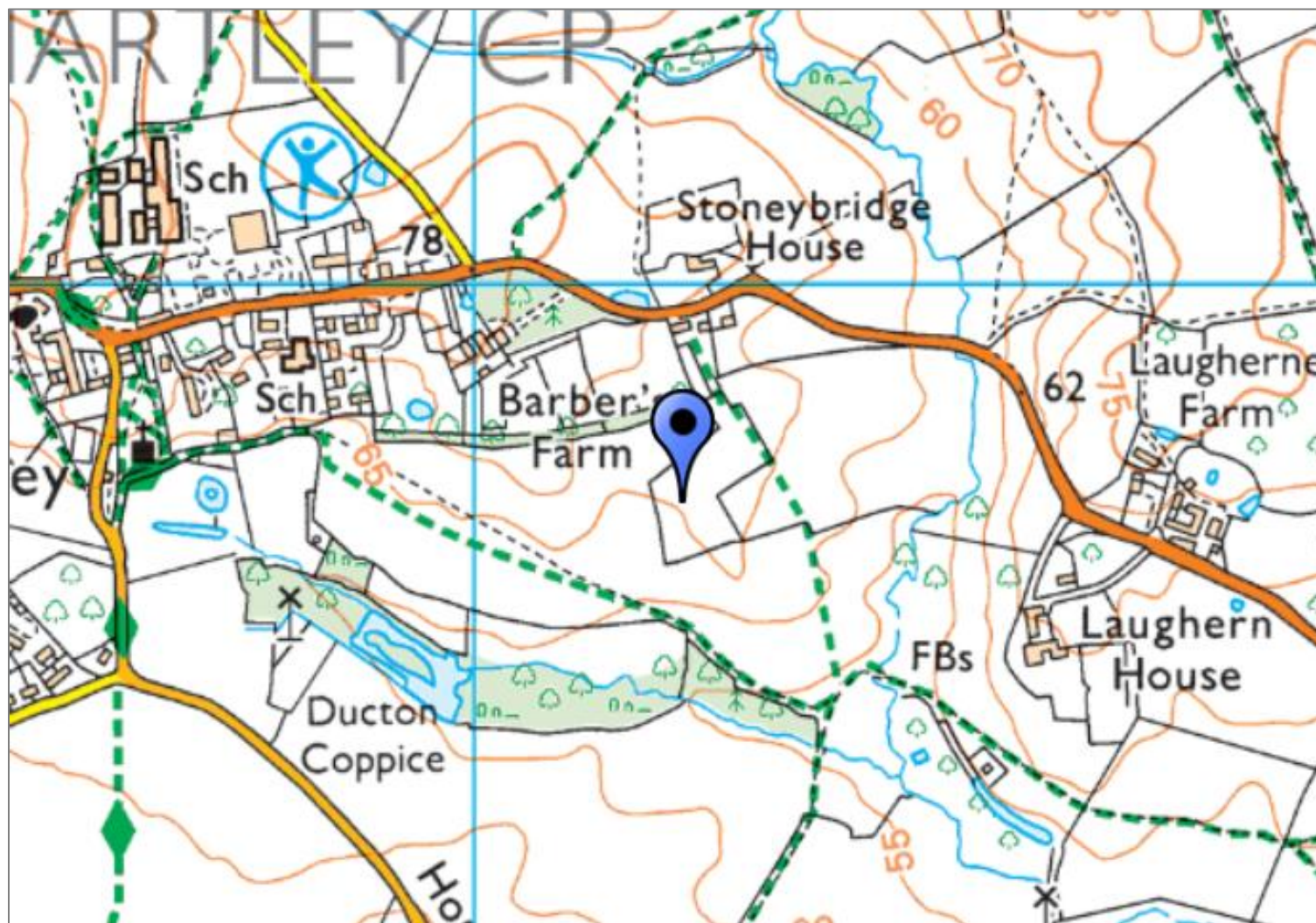


FIGURE 2 AERIAL PHOTOGRAPH



ARBOR VITAE
ECOLOGY • FORESTRY • LAND USE

FIGURE 3 PONDS WITHIN 250M

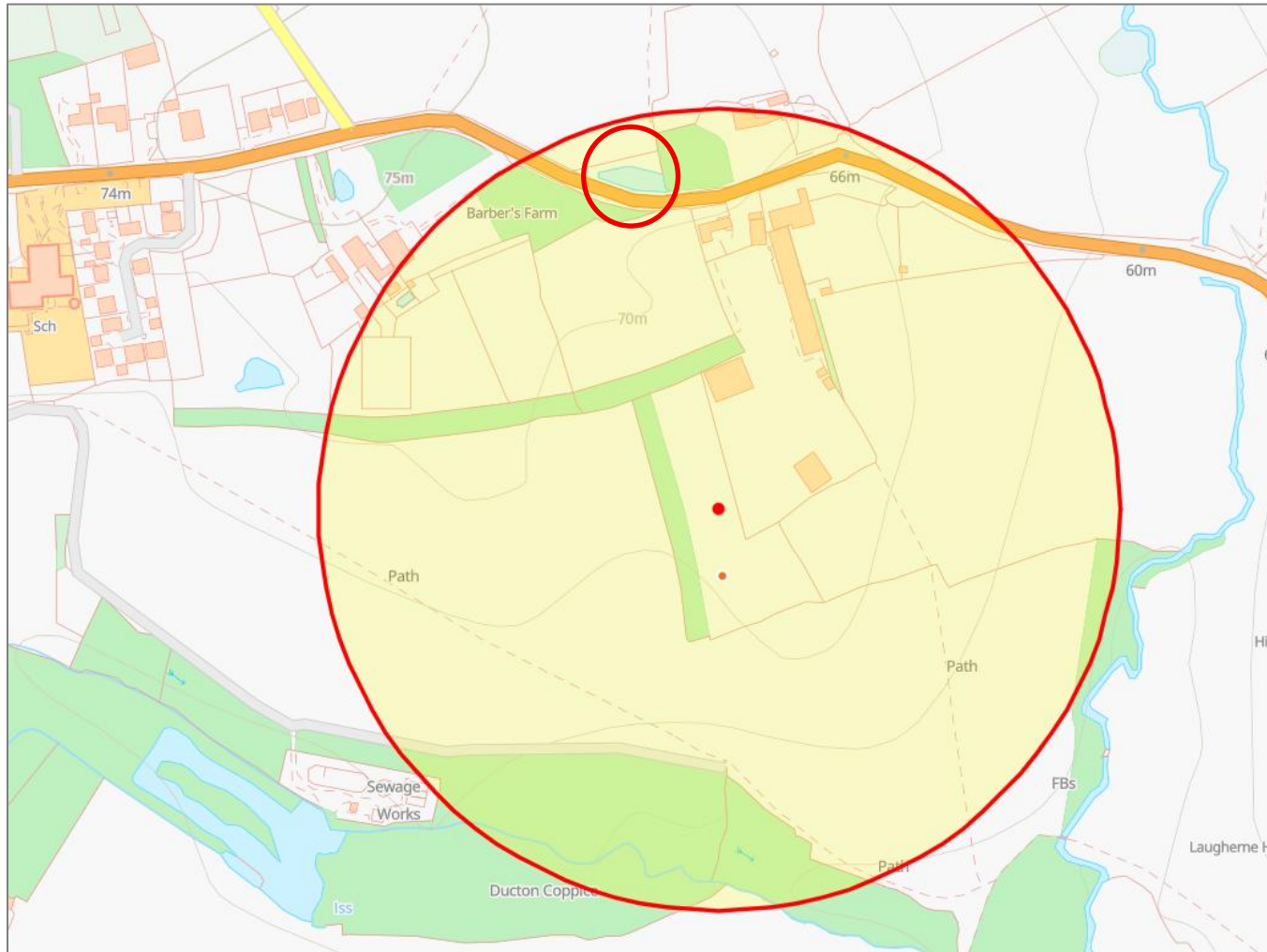
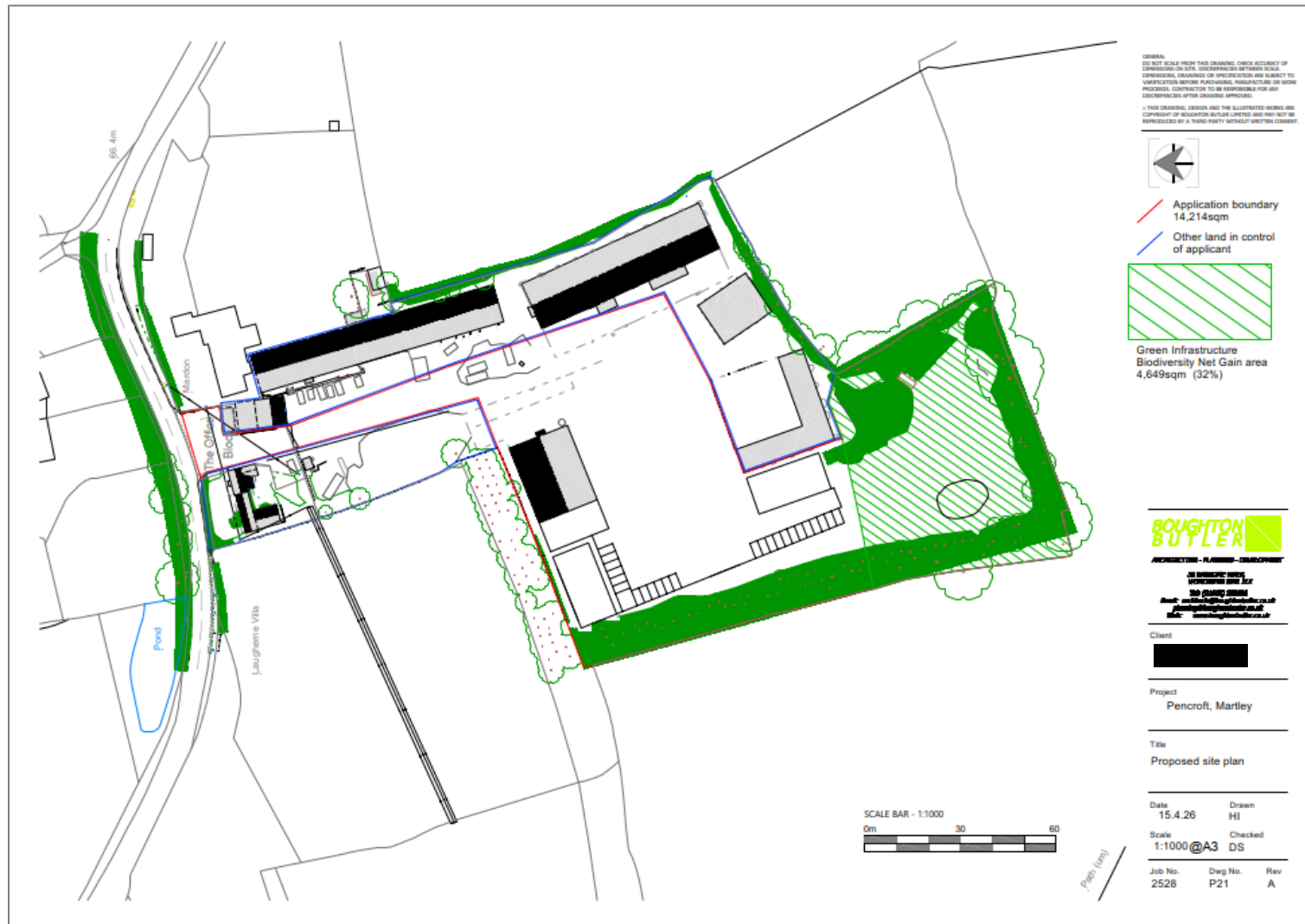


FIGURE 4 ON-SITE HABITAT BASELINE



FIGURE 5 PROPOSED SITE PLAN



ARBOR VITAE
ECOLOGY • FORESTRY • LAND USE

PHOTOGRAPHS



Bare ground area.



Bramble scrub.



Modified grassland.



Mixed scrub.



Pond 1.



Grassland and pond 1.



ARBOR VITAE
ECOLOGY • FORESTRY • LAND USE



Bramble scrub.



Mixed scrub.



Modified grassland.



Building to be extended and yard area.

