

Standish Neighbourhood Development Plan

2026–2040

Pre-Submission Draft (Regulation 14)

Stagholt Farm: Protected Area of Search Site Evidence Paper 6

June 2026

**Standish
Parish
Council**





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Introduction

1. The purpose of this Evidence Paper is to justify the inclusion of Stagholt Farm in the Standish Neighbourhood Development Plan (the NDP) as a Protected Area of Search (PAS). The allocation is for houses and is also intended to protect and future proof infrastructure and access via Strategic Allocation PS19a, should that be adopted as a site allocation in the draft Stroud Local Plan at Examination in Public (EIP) or developed through a windfall planning application.

Explanation

2. In the context of UK planning, a PAS for housing within a NDP represents a strategic approach to safeguarding land for potential future residential development. This mechanism allows local communities to identify and reserve suitable sites that may be needed to meet long-term housing requirements, while maintaining control over the pattern and timing of growth. Unlike formal housing allocations, a PAS does not grant immediate planning permission but ensures land remains available for consideration as needs evolve, providing a balance between development requirements and local priorities.
3. The designation of a PAS in NDP follows a structured, evidence-based process. Communities must engage with residents, landowners and the local planning authority throughout the consultation process. The proposed PAS must align with the NDP's overall vision and objectives, and is subject to examination by an independent examiner before being put to a local referendum. Only upon successful examination and referendum approval does the PAS gain formal status within the made NDP.
4. Protected Areas of Search carry specific weight in the planning system without constituting a development commitment. While they protect land from competing uses that might preclude future housing, any actual residential proposals would still require full planning permission. This approach provides flexibility to review the PAS as circumstances change, such as shifts in housing demand or the availability of infrastructure. The designation typically applies to sites on settlement edges, brownfield land or other locations where future growth might be appropriate, always subject to environmental and policy constraints.
5. The legal basis for including a PAS in a NDP derives from the Neighbourhood Planning Act 2017 and national policy guidance. The National Planning Policy Framework explicitly supports community-led planning, provided such designations align with the strategic policies of the wider Local Plan. Importantly, a PAS cannot override higher-level protections such as Green Belt or Area of Outstanding Natural Beauty (National Landscape) designation unless exceptional circumstances can be demonstrated.
6. This approach offers communities a proactive tool to shape their area's future development. By identifying potential housing sites in advance through the NDP process, local areas can maintain greater influence over the location and character of future growth, rather than responding reactively to developer proposals. The PAS mechanism provides a measured way to balance housing needs with environmental protection and community aspirations, while retaining the flexibility to adapt to changing circumstances over time.

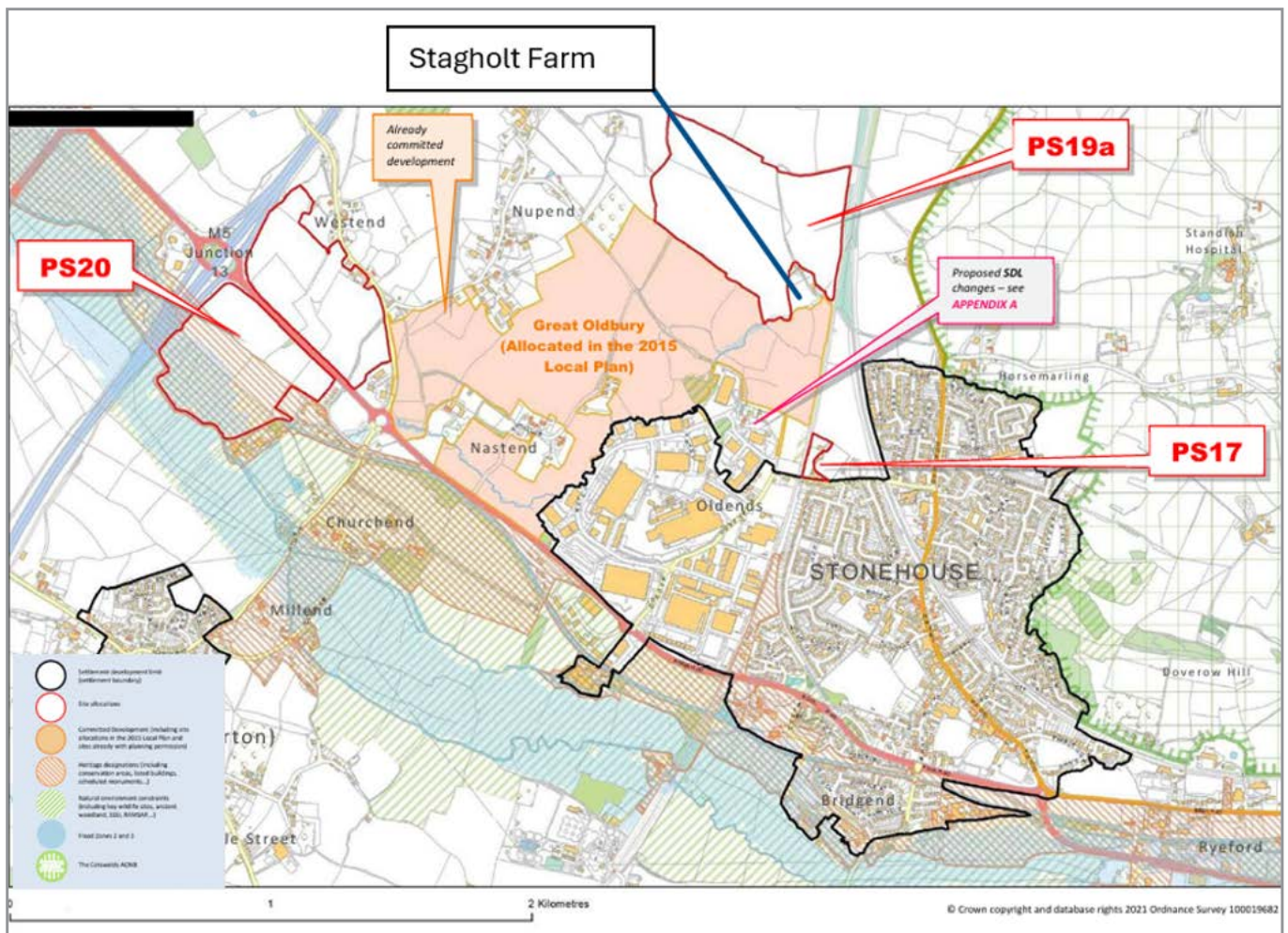


Figure 1. Extract from the Stroud District Submission Draft Local Plan 2021

Justification for the Site Allocation

7. The Planning Policy Context Evidence Paper 1 discusses the strategic planning context for the NDP and the allocation of PS19a.
8. The adopted Stroud District Local Plan (SDLP) covers a plan period to 2031 and was adopted in November 2015.
9. Core Policy **CP2** (Strategic Growth and Development Locations) of the SDLP establishes that at least **11,400 new dwellings** will be delivered in the district over the plan period. Of this total, 3,300 new dwellings are allocated at five strategic sites around the district. The largest of these is the SA2 West of Stonehouse strategic site (now Great Oldbury) to the south of Standish. This site is explored further under the subheading below.
10. Core Policy **CP3** (Settlement Hierarchy) of the SDLP establishes a five-tier settlement hierarchy for the district as follows:
Tier 1: Accessible Local Service Centres → **Tier 2:** Local Service Centres → **Tier 3:** Accessible Settlements with Limited Facilities → **Tier 4:** Accessible Settlements with Minimal Facilities → **Tier 5:** Unclassified
11. None of the settlements within the NDP area are large enough to feature at any tier of the hierarchy, meaning that they will be “*treated as open countryside, where development will be restricted*”. Accordingly, the settlements within Standish parish are given no housing target and no site allocations in the SDLP.
12. The draft Local Plan at EIP identifies a need for 700 houses in Standish parish north of Stonehouse allocation SA2/Great Oldbury.
13. The NDP was initially prepared in the context of the Stroud District Local Plan Review (LPR) Emerging Strategy Paper (November 2018) which excluded the site referred to here as “Stagholt Farm”, leaving it as an “island” of unallocated land between allocated site SA2 and proposed site PS19a.
14. To address the anomaly whereby Stagholt Farm was not allocated but was surrounded by PS19a and SA2, the landowner of Stagholt Farm nominated the site through the Stroud LPR call for sites process in 2019, after which it was assigned a Strategic Land Availability Assessment (SLAA) site number of STO021.

15. The call for sites nomination cites this anomaly as a key reason for nomination, stating that: *“Stagholt Farm is effectively surrounded by SA2 West of Stonehouse and PS19a – North/Northwest of Stonehouse.”* This can be seen in Figure 1.
16. The landowners later decided that they wished Stagholt Farm to be allocated in the Standish Neighbourhood Development Plan as a Protected Area of Search.
17. PS19a is under two separate ownerships: a private owner who engaged Pegasus Planning and Robert Hitchins as site promoters and developers (most of the site) and Gloucestershire County Council. The overall PS19a masterplan proposals presume that the entire site will be addressed as a single entity.

Stagholt Farm

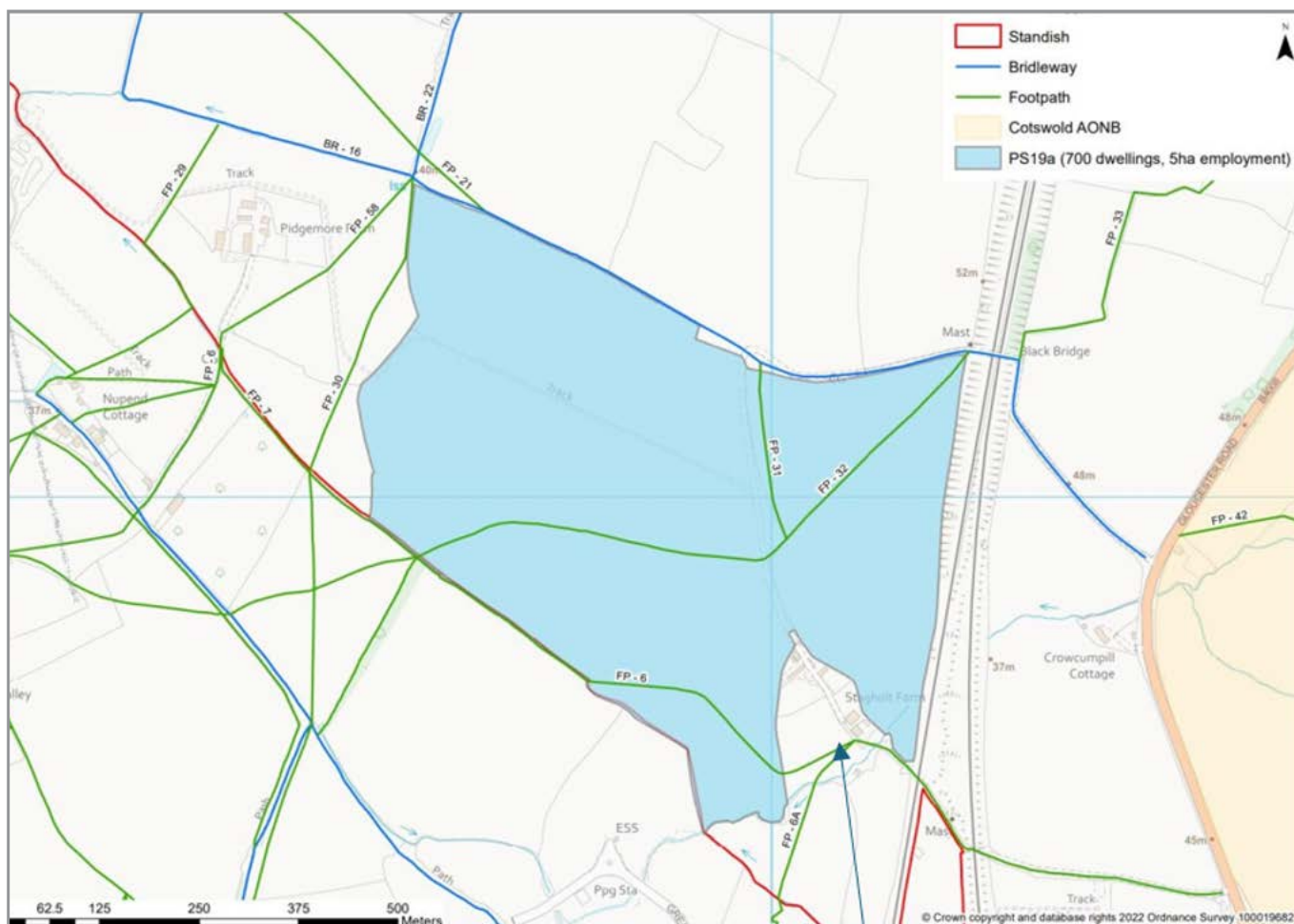
18. The landowners have lived at Stagholt Farm for many years and have raised their family there and run a business. During that time, they have made many environmental improvements, particularly to the land around a brook to the southern boundary of the site.
19. The site has road access over Black Bridge which crosses the railway line. This is a special arrangement between existing landowners and Network Rail. Black Bridge is a single-track bridge that would be unlikely to be able to support high levels of traffic in its current condition. There is no other current vehicular access to Stagholt Farm.
20. Vehicular access to the site was previously over a single-track route in the southeast corner, via a level crossing. When Network Rail closed the crossing to motorised vehicles, the arrangement described at paragraph 18 above was negotiated.
21. The farm is relatively flat, though slightly sloping to the south and east.
22. A brook approximately marks the southern boundary of the site. There is a finger of land to the southeast, where the track referred to in paragraph 19 is situated. This area runs up to the railway line, giving access to a public right of way which crosses under the railway line. The main farmhouse buildings are located in the western portion of the site, indicated in yellow shading in Figure 2. Scattered buildings for agricultural and B-class uses are located to the north of the site. The entire site is surrounded by mature hedges with interspersed mature trees.
23. The site is shown on an Ordnance Survey base map in Figure 2 and in an aerial photo in Figure 3.
24. Two footpaths intersect on the site, as shown at Figure 4.
25. The landowners have confirmed on a number of occasions that they wish Stagholt Farm to be allocated in the Standish Neighbourhood Development Plan as a Protected Area of Search.



Figure 2. Stagholt Farm Boundary.



Aerial photo of Stagholt Farm. (Source: Google Maps, 21 July 2019).



1. "Site Assessment for Neighbourhood Plans: A toolkit for neighbourhood planners", Locality, 2015, pages 11–14.

28. Normally, a site allocation in an NDP would require a call for sites, other activities to ensure that all available sites had been considered, and then a robust assessment of each site relative to the others to determine the best options.
29. However, the reason for allocating Stagholt Farm as a PAS is because of its unique location as a potentially landlocked site within surrounding development (see Figure 1). The purpose of the PAS allocation is to enable Stagholt Farm to be allocated for development in the future, should PS19a be adopted as a site allocation in the draft Stroud Local Plan at EIP or developed through a windfall planning application.
30. Stagholt Farm is adjacent to a strategic allocation – SO2/Great Oldbury. Under the adopted Local Plan policies, the site is within the countryside and outside the settlement hierarchy, along with the remainder of Standish parish where most development not related to agriculture would not be appropriate.
31. However, the draft Local Plan at EIP proposes land to be allocated for housing and employment at PS19a. Should this allocation be forthcoming, it would render Stagholt Farm an “island” between the strategic allocations, leaving the farm virtually landlocked between the major sites
32. The methodology used in this PAS allocation will therefore proceed directly to an assessment of the deliverability of the site in terms of its suitability, availability and achievability.
33. Suitability will be demonstrated by a consideration of:
 - Compliance with the policies in the Development Plan
 - Constraints and mitigation
 - Number of dwellings and other land uses
34. Availability is confirmed by written submission to the Parish Council in an email of 9 April 2019. This intention was re-confirmed in a letter to the Parish Council and Stroud District Council on 18 April 2021 and updated in signed documents dated 21 October 2023 and 10 January 2026.
35. Achievability will also not be considered further because there is a demonstrated need for additional housing in Stroud District, as set out in the evidence in support of the draft Local Plan at EIP which has identified a need for an additional 700 homes in Standish parish. Economic viability is also demonstrated through no known onsite exceptional constraints and the continued promotion of PS19a.

Compliance with the Policies in the Development Plan

36. Standish parish is rural and does not feature in the Stroud Settlement Hierarchy (SDLP Policy CP3). Stonehouse is identified as First Tier Settlement. Should PS19a come forward as a Strategic Allocation, it would functionally become part of Stonehouse (whilst in practice remaining part of Standish parish) and would presumably adopt Tier 1 Status. This argument would also apply to Stagholt Farm should this conditional allocation be triggered. It is therefore capable of being in conformity with this policy.
37. Core Policy CP14 requires development proposals to accord with mini-visions for each locality. As stated in the previous paragraph, should Stagholt Farm come forward following allocation of PS19a, it would become part of the Standish Vision, being affected by policies in the Standish NDP. It is therefore capable of being in conformity with this policy.
38. Core Policy CP5 requires Strategic sites to be appropriately designed and built. The Standish NDP will have a significant influence on how this policy will be interpreted should PS19a be allocated and it will be important for Stagholt Farm to also be included in these considerations.
39. Core Policy CP9 would require Stagholt Farm to provide 30% affordable housing.
40. Delivery Policy HC3 requires strategic allocations to make provision for self-build housing. This could easily be accommodated in the area where the existing farm and business buildings are located to the north of Stagholt Farm site.
41. Core Policy CP13 supports major schemes that make provision for sustainable transport and the site can be linked to the public rights of way (PROW) which are discussed in other policies in the NDP.
42. Delivery Policy EI10 allows small-scale tourist attractions and accommodation that are compatible with wider landscape and biodiversity interest. Land at Stagholt Farm might be suitable for very small-scale tourism-related activity, such as small holiday lets.
43. Delivery Policy EI13 requires major development to provide new cycle routes within and connecting to the existing network.
44. Delivery Policy ES4 states that for developments

in areas with known surface water flooding issues, appropriate mitigation and construction methods will be required.

45. Delivery Policy ES6 requires all new development to conserve and enhance the natural environment. Other policies in the NDP meet these requirements and will be applied to Stagholt Farm should it become an allocation. The site is therefore capable of being in conformity with this policy.
46. Delivery Policy ES7 requires development to conserve or enhance the special features and diversity of the different landscape character types and to retain and manage natural features such as trees, hedgerows and water features. The Standish NDP group has completed an environmental survey of Stagholt Farm, described in Stagholt Farm PAS Evidence Paper Appendix 6.2. The survey demonstrates the value and biodiversity of

hedgerows on the site. These will require protection under ES7. The Standish Parish Landscape Appraisal (Freestanding Appendices 1.1 and 1.2) is used as a consideration regarding landscape mitigation.

47. Delivery Policy ES8 flows from ES7 and requires development to enhance and expand the District's tree and woodland resource.
48. Delivery Policy ES14 sets out green space standards for new development. All strategic-scale residential development will be expected to have a network of such spaces. Provision from Stagholt Farm will need to be integrated with the assessment and design of green infrastructure with PS19a.
49. Stagholt Farm lies outside the Emerging Minerals Local Plan safeguarding area and is not mentioned in the Waste Core Strategy.

Constraints and Mitigation

Flooding

50. Stagholt Farm lies partially in Flood Zone 3 (shown in Figure 5). It will therefore be necessary to manage flood risks or to avoid them by preventing development from affecting the existing natural drainage systems on the site. It is therefore capable

of being in conformity with policy ES4. However, to do this, it will be necessary to retain a buffer of land around the brook and outside areas subject to flooding to retain the natural drainage functions of this site.



Figure 5. Flood Zone 3 in Standish and Stagholt Farm.

Trees, hedges and biodiversity

51. The existing trees and hedges, and planting along the brook, should be protected from development. The Standish Landscape Appraisal (Freestanding Appendices 1.1 and 1.2) has highlighted the

importance of retaining existing tree screen cover and enhancing it where necessary, to preserve the setting of the Area of Outstanding Natural Beauty (AONB), now Cotswolds National Landscape.

Transport

52. Transport access can only be accommodated via PS19a and SO2/Great Oldbury. Connections to the PROW with appropriate improvements will be necessary.

53. The main constraints affecting housing delivery are shown graphically in Figure 6. The light blue shading to the north shows existing buildings that may be suitable for redevelopment. The yellow area shows the domestic curtilage of Stagholt Farm. The dark green shading shows the approximate location of valuable hedges and trees that will be required to be protected. The blue shading to the south shows the area liable to flooding including a buffer to protect trees and local biodiversity. Grey shading shows existing transport routes that lead to Black Bridge which may become redundant depending on how the site it developed.

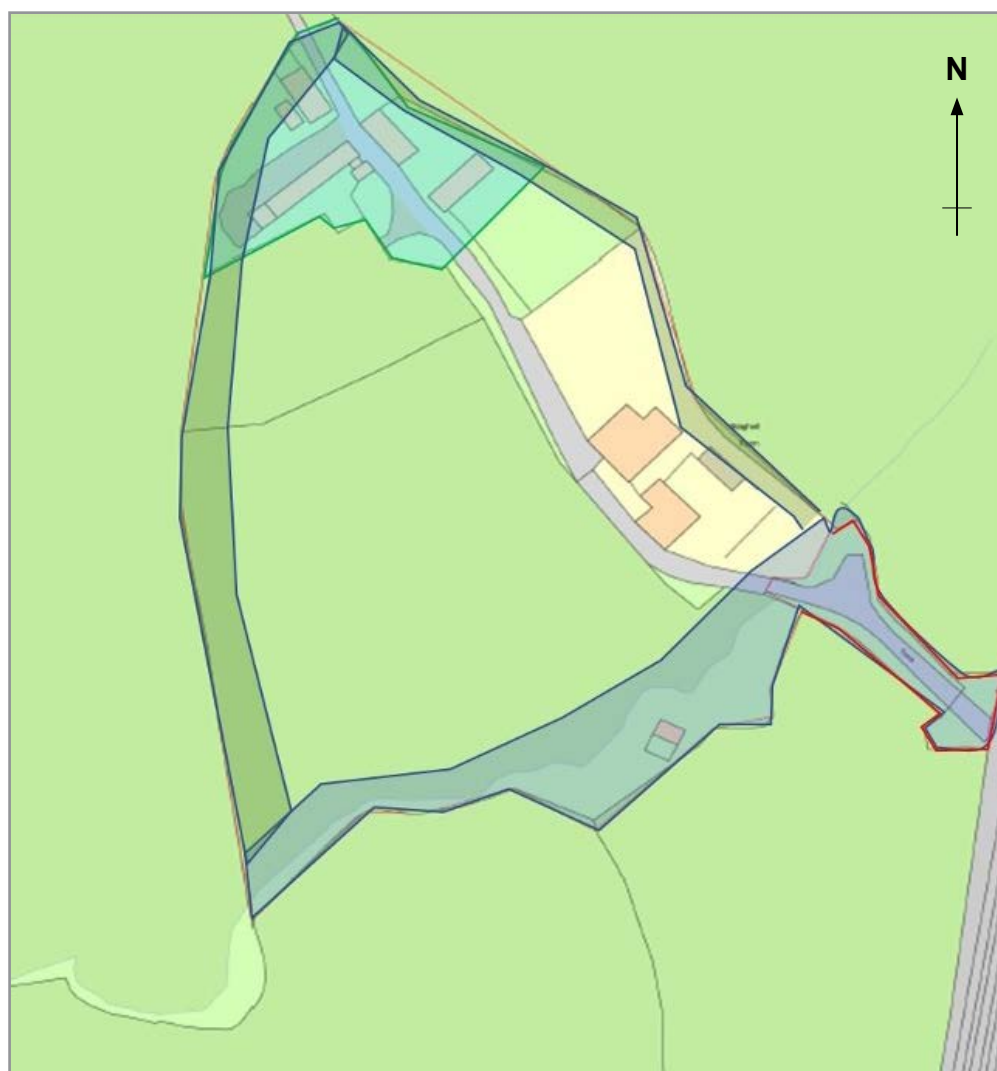


Figure 6. Main development constraints.

Green infrastructure

54. In support of the draft Local Plan at EIP, Stroud District Council produced the Stroud District Open Space and Green Infrastructure Study (June 2019). Provision Standards are provided on pages 166/7 and in Table 26. These indicate that the site fails to meet the minimum site size to require

green infrastructure provision, though it would when considered as part of the PS19a allocation. Nevertheless, the existence of the brook and existing trees and hedgerows support the provision of green infrastructure in the form of wildlife and movement corridors.

Number of dwellings

55. The local planning authority indicated that, depending on the character of a site, it would work to 2025 dwellings per hectare (dph) for a rural/urban fringe low-density site, 30 dph for medium-density typical suburban site, and 40–50 dph for a high-density urban site. Blocks of flats can be up to 100 dph.
56. The characteristics of Stagholt Farm could best be described as “rural/urban fringe” and it will therefore be assumed to be able to accommodate 28 dwellings per hectare.
57. Considering the constraints illustrated in Figure 6, and excluding land around the existing farmhouse, the land available will be as shown in Figure 7.
58. The land shaded in dark green in Figure 7 is approximately 0.8 hectares. This could accommodate up to 24 dwellings. In addition, the previously developed land to the north of the site could be redeveloped as conversions or modified in keeping with their current uses.
59. The site is assessed more fully in the Housing Site Assessment form in Appendix 6.1.



Figure 7. Land available for strategic housing allocation

Compliance with Habitats Regulations Assessment

60. Any planning application for the Stagholt Farm site should be supported by a shadow Habitats Regulations Assessment and the necessary evidence to allow Stroud District Council, as the competent authority, to rule out “adverse effects on integrity, alone or in-combination, for any European site”. This may require mitigation measures to be incorporated into the application and contribution to any strategic mitigation scheme in place at the time.

Appendix 6.1: Housing Site Assessment Form

For Standish Neighbourhood Development Plan Allocation

Standish Neighbourhood Plan – Stroud District

Assessor – Standish NDP Steering Group

1. Site Details

Site Reference Number: S1

Site Name/Location: Stagholt Farm

Site Area (ha): 0.8

Current Land Use: Farm Land, farmhouse, outbuildings, pond, wildlife area, track, trees, hedgerows, orchard,

Site Ownership Status: Owner identified

Proposed Use: Residential and protected wildlife area

Estimated Capacity (Dwellings): Up to 24 based on LPA density

2. Planning Policy Compliance

Assessment Criteria	Yes/No/Partial	Comments	Evidence Source
Aligns with Local Plan strategic priorities?	Yes	[]	[]
Complies with national planning policy (NPPF)?	Yes	[]	[]
Meets Neighbourhood Plan objectives?	Yes	[]	[]
No conflict with heritage/conservation designations?	No	Need to be consider as part of wider PS19a masterplan to protect S1	[]
No significant flood risk (SFRA compliance)?	Partial	Part of site flood zone 3	[]
No adverse impact on Green Belt/AONB/ other protected areas?	No	No GB in Stroud, no impact AONB or other protected areas	[]

3. Deliverability & Viability

Assessment Criteria	Yes/No/Partial	Comments	Evidence Source
Site available for development?	Partial	Site is proposed for PAS	[]
Developer interest confirmed?	Partial	Site is proposed for PAS	[]
No major infrastructure constraints (utilities, access)?	No	Should be considered through PS19a master plan	[]
Viable without unrealistic public subsidy?	Yes	[]	[]
Realistic delivery timescale (within plan period)?	Partial	Site is proposed for PAS	[]

4. Accessibility & Infrastructure

Assessment Criteria	Yes/No/ Partial	Comments	Evidence Source
Safe and suitable access to highway network?	Partial	Should be considered through PS19a master plan for main access	[]
Within walking/cycling distance of key services (schools, shops, GP)?	Yes	[]	[]
Public transport links available/improvable?	Yes	Should be considered through PS19a master plan	[]
Capacity in utilities (water, drainage, electricity)?	Yes	Should be considered through PS19a master plan	[]
Education/healthcare capacity sufficient?	Yes	Should be considered through PS19a master plan	[]

5. Environmental & Community Impact

Assessment Criteria	Yes/No/ Partial	Comments	Evidence Source
Safe and suitable access to highway network?	Partial	Should be considered through PS19a master plan for main access	[]
Within walking/cycling distance of key services (schools, shops, GP)?	Yes	[]	[]
Public transport links available/improvable?	Yes	Should be considered through PS19a master plan	[]
Capacity in utilities (water, drainage, electricity)?	Yes	Should be considered through PS19a master plan	[]
Education/healthcare capacity sufficient?	Yes	Should be considered through PS19a master plan	[]

6. Overall Suitability & Recommendation

Assessment Factor	Rating (High/Medium/Low)
Policy Compliance	High
Deliverability	Medium
Sustainability	High
Community Benefit	High
Risk of Constraints	Low
Final Recommendation:	
☐ Suitable for allocation (meets all key criteria)	
Yes	

Appendix 6.2: Habitat Survey of Stagholt Farm and Local Area (29.06.19)

Summary

Hedgerows are the most widespread semi-natural habitat in the UK; they support a large diversity of flora and fauna. Hedgerows provide food and shelter for a great many invertebrates, birds and mammals and a refuge for wild plants and animals in intensively farmed habitats.

There is a dedicated plan Hedgerow Biodiversity Action Plan (HAP) which covers ancient and/or species rich hedges and all hedgerows that include one native woody tree or shrub that is dominant (80%+). (Woodland Trust)

Hedgerows can be roughly dated by recording all the woody species in a length of 30 metres. Generally speaking, a new species is added every 100 years but results gained can vary by 200 years either way. Therefore, if 9 species are found the hedgerow is 900 years old, but there is a margin of latitude so it could be between 700 and 1,100 years old. Ideally, further information about the hedgerow is required to corroborate practical data collection.

The hedgerows with the most species in our survey were along the Lower Meadow and the arable agricultural area. It is possible that these hedgerows could be between 900 and 1,300 years old as 11 woody species were recorded.

Using this formula, hedgerows in the following areas:



Habitat	Number of species recorded	Estimated age of hedgerow	Notes
Pond and stream area by house	5	500 years or between 300 to 700years	Some species are known to have been planted more recently
Walking to Black Bridge	10	1,000 years old or between 800 and 1,200 years old	
Between Black Bridge and farm track	10	1,000 years old or between 800 and 1,200 years old	
Along track to farm	10	1,000 years old or between 800 and 1,200 years old	
Top meadow and area by house	3	300 years old or between 100 and 500 years old	
Lower Meadow	11	1,100 years old or between 900 and 1,300 years old.	
Arable field	11	1,100 years old or between 900 and 1,300 years old.	

The Lower Meadow at Stagholt had at least 11 different species of flowering plant per square metre, making it 'moderately species rich' (magnificent meadows). 7 species of butterfly were observed with 120+ butterflies recorded in this area.

All of these areas supported a large diversity of butterflies and some dragonflies were also observed.

There were several mature trees, predominantly ash, in the area, mostly in the hedgerows. Further study of the trees will be undertaken.

Further study of invertebrates in the area will be undertaken.

Background information

Present: Terry Hefferman (owner of Stagholt Farm), Sue Hartley, Gerald Hartley, Keren Mattfield, Jackie Knights, Rob West, Alison Widgery, Roy Widgery

This informal habitat survey was carried out to look in more detail at the area of Stagholt Farm and the adjoining fields as the building of a large (500 house plus small industrial area) development has been proposed in the area.

Weather conditions and time of day

A very hot, dry, sunny day. Survey carried out 11am to 1.45pm.

Aims

- To identify the types of habitat in the area.
- To identify areas of habitat that may be important for local wildlife.
- To identify particular features where further, more specific, surveys could be useful.
- To record the flora and fauna present, at that time, in the area. Looking particularly at hedgerows, trees and meadows.
- To develop a vision to show how the local area could be improved for wildlife.
- To work with landowners to manage the area for wildlife.
- To update Gloucestershire Naturalists' Society with details of habitats present in the area.
- To shape recommendations to developers by providing them with information gained in this survey about the sites of current wildlife corridors.
- To use information gained to recommend how habitats and wildlife can be protected in a large development.
- The information will also be used to support the emotional and physical wellbeing of those who live in the new development, if it goes ahead.
- To support planning authorities by providing information that can be used to support the case for the conservation of threatened habitats, especially in work connected with planning appeals.

Methodology

The group met Terry Hefferman (owner of Stagholt Farm) at Black Bridge on the B4008. He then led us along the track towards Stagholt Farm. We walked through private areas as well as PROWs.

We recorded the obvious habitats, flora and fauna seen at the time and noted areas for more detailed surveys.

Habitats

Meadow, mature hedgerows, running water (stream), pond, wild mature water margin, orchard, mature trees, arable agricultural land.

Flora and fauna

The following were observed during the survey period:

	Approximate number seen	Habitat	Areas to be surveyed in more depth
Pond and stream area by house		Pond, wild mature water margin, running water	
Large Red Damsel Fly	5		
Beautiful Demoiselle	1		
Cherry			
Alder			
Willow			
Sweet Chestnut			
Buckthorn			
Song Thrush			
Marbled White	1		
Brimstone larvae	5		
Walking to Black Bridge		Mature hedgerows, mature trees	
Ringlet	3		
Small White	1		
St John's Wort			
Honeysuckle			
Field Maple			
Ash			
Hawthorn			
Oak			
Blackthorn			
Elderberry			
Dogwood			
Bramble			
Between Black Bridge and farm track		Mature hedgerows, mature trees	
Marbled White	1		
Meadow Brown	15		
Large Skipper	5		
Comma	2		
Ringlet	8		
Small Tortoiseshell	2		
Red Admiral	3		

	Approximate number seen	Habitat	Areas to be surveyed in more depth
Oxeye Daisy			
Lucerne			
St John's Wort			
Dog Rose			
Field Mallow			
Honeysuckle			
Field Maple			
Ash			
Hawthorn			
Oak			
Blackthorn			
Elderberry			
Dogwood			
Dog rose			
Bramble			
Black Cap			
Chiff Chaff			
Linnet			
Long tailed tits			
Along track to farm			
Ringlet	23		
Meadow Brown	32		
Large Skipper	8		
Honeysuckle			
Field Maple			
Ash			
Hawthorn			
Oak			
Blackthorn			
Elderberry			
Dogwood			
Dog rose			
Bramble			
Top meadow by house and area		Meadow, mature hedgerows, mature trees	
Meadow Brown	5		
Ringlet	2		
Large Skipper	3		
Small White	1		

	Approximate number seen	Habitat	Areas to be surveyed in more depth
Ox-eye Daisy			
Wild Carrot			
Ox Tongue			
Buttercup			
Self-heal			
Teasel			
Ladies' Bedstraw			
Lime			
Willow			
White Poplar			
Lower Meadow		Meadow, Mature hedgerows, mature trees	
Common Blue	1		
Red Admiral	5		
Large Skipper	2		
Marble White	10		
Ringlet	15		
Painted Lady	2		
Meadow Brown	75		
Bugle			
Self-heal			
Wild Carrot			
Ladies Bedstraw			
Greater Knapweed			
Silverweed			
Red Clover			
White Clover			
Burdock			
Ox Tongue			
Crane's Bill			
Hazel			
Honeysuckle			
Field Maple			
Ash			
Hawthorn			
Oak			
Blackthorn			
Elderberry			

	Approximate number seen	Habitat	Areas to be surveyed in more depth
Dogwood			
Dog rose			
Bramble			
Meadow ants			
Arable field		Arable agricultural land,	
Mature hedgerows, mature trees			
Ringlet	7		
Meadow Brown	15		
Comma	1		
Emperor Dragonfly	1		
Honeysuckle			
Field Maple			
Ash			
Hawthorn			
Oak			
Blackthorn			
Elderberry			
Dogwood			
Dog Rose			
Bramble			
Wild Pear			

Sources

Woodland Trust – Ancient Tree Inventory

Save our Magnificent Meadows

Bumblebee Conservation Trust

