

Ecological Impact Assessment and Biodiversity Metric Assessment



Land at Bath Road
Bath Road
Chippenham
Wiltshire
SN14 0BJ

Planning Reference:		Report Reference:	250405 rev01
Client/s:	InstaVolt Ltd.		
Architect/Agent:	Lone Wolf Planning Ltd.		
Survey Date:	9 th May 2025		
Report Date:	August 2025	OS Grid Ref:	ST 89696 72221
Report Author:	Chris McCullough BSc (Hons), ACIEEM		
Approved By:	Andrew Charles BSc (Hons), MSc, MCIEEM		
Surveyor/s:	Willow West BSc, MScR, ACIEEM		
GIS:	Willow West BSc, MScR, ACIEEM		

CONTENTS

Summary.....	2
Introduction	4
Survey Methods	6
Survey Results	9
Assessment of Impacts	26
Recommendations	33
References.....	39
Appendices	41

DISCLAIMER

It is to be noted that this report is context specific. If any changes are made to the brief and/or the development proposal Ecologic Consultant Ecologists LLP must be informed, as amendments may be required. The information provided in this report must be reviewed and updated in the time following twelve months from the date of survey. This report (including any enclosures and attachments) has been prepared for the exclusive use and benefit of the addressee(s) and solely for the purpose for which it is provided. Unless we provide express prior written consent, no part of this report is to be reproduced, distributed or communicated to any third party. Ecologic Consultant Ecologists LLP do not accept any liability if this report is used for an alternative purpose from which it is intended, nor to any third party in respect of this report.

1.1 Introduction

It is proposed to construct a hard-standing parking area and install sixteen electric car charging points with associated infrastructure, lighting and landscaping at a parcel of land at Bath Road, Chippenham, Wiltshire, SN14 0BJ.

The survey site was located in the southwestern extent of the town of Chippenham, approximately 2 km from its centre (Figure 2.1).

1.2 Survey Results

The survey site was approximately 0.28 ha and consisted of areas of modified grassland, bramble scrub, individual trees, a line of trees, mixed broadleaved woodland and artificial unvegetated, unsealed surface. The habitats on site are considered suitable for foraging & commuting bats, birds, badgers, common amphibians, reptiles, hedgehog and invertebrates.

1.3 Impacts

The proposal will result in the removal of an area of modified grassland, individual trees, a line of trees and mixed broadleaved woodland to facilitate the construction, with landscaping, including the planting of replacement woodland in the northwestern extent of the site.

This will remove habitat for, and will negatively impact feeding & commuting bats, birds, invertebrates, badger, reptiles, amphibians and hedgehog.

1.4 Biodiversity Metric Assessment

The Biodiversity Metric Assessment demonstrates that the development will result in a net decrease of -1.04 'area habitat' units (-54.70%) through (1) the partial removal of the modified grassland, loss of four individual trees, and loss of mixed broadleaved woodland, and (2) replacement woodland planting created in the northwestern corner of the site, along with enhancement of parcel A2 from modified grassland to other neutral grassland and A3 from bramble to mixed scrub.

The development results in an increase of +0.29 (374.20 %) in 'hedgerow' units through the creation of 54 m (0.0544 km) of new species rich hedgerow which will separate the enhanced area habitats A2 and A3 at the southern extent of the site.

The site currently does not achieve the minimum legal requirement of 10% increase in 'area habitat biodiversity units'.

1.5 Recommendations

Recommendations for mitigation, compensation, and enhancement measures to alleviate impacts upon protected species are included within Section 6.

1.6 Conclusion

The proposal currently represents a negative ecological impact to biodiversity through habitat removal (see Section 1.4), and subsequent residual impacts to feeding & commuting bats, birds, invertebrates, reptiles, amphibians and hedgehog.

2.1 Site Location & Description

It is proposed to construct a hard-standing parking area and install sixteen electric car charging points with associated infrastructure, lighting and landscaping at a parcel of land at Bath Road, Chippenham, Wiltshire, SN14 0BJ.

The survey site was located in the southwestern extent of the town of Chippenham, approximately 2 km from its centre (Figure 2.1).

The survey site was approximately 0.28 ha and consisted of areas of modified grassland, bramble scrub, individual trees, a line of trees, broadleaved woodland and artificial unvegetated, unsealed surface. The site was partially bound by a wooden panel fence, a post and rail fence and broadleaved woodland.

The site was immediately adjacent to a children's nursery and the A350 to the west, deciduous woodland and commercial buildings to the east, residential dwellings and deciduous trees to the north and a fast-food outlet and the A350 and A4 to the south.

2.2 Proposal

It is proposed to remove areas of the modified grassland, individual trees, a line of trees and an extent of other broadleaved woodland to facilitate the construction of a hardstanding parking area with access road and install sixteen electric car charging points with associated infrastructure: including a Battery Energy Storage System (BESS), lighting and landscaping.

2.2 Survey Objectives

The Preliminary Ecological Appraisal (PEA) was undertaken to consider and assess the perceived ecological impacts associated with the proposal, including any perceived impacts to:

- Legally protected species or species of conservation concern;
- Legally protected habitats or habitats of conservation concern;
- Any statutory or non-statutory sites of conservation interest; and,
- Opportunities to provide biodiversity enhancement(s).

The Biodiversity Metric Assessment was undertaken in compliance with current guidance (Baker et al. 2019; Durkin & Baker 2024). The assessment was undertaken

to identify the Biodiversity Net Gain (BNG) calculation baseline habitats within the site and calculate changes in biodiversity units associated with the proposed plan.

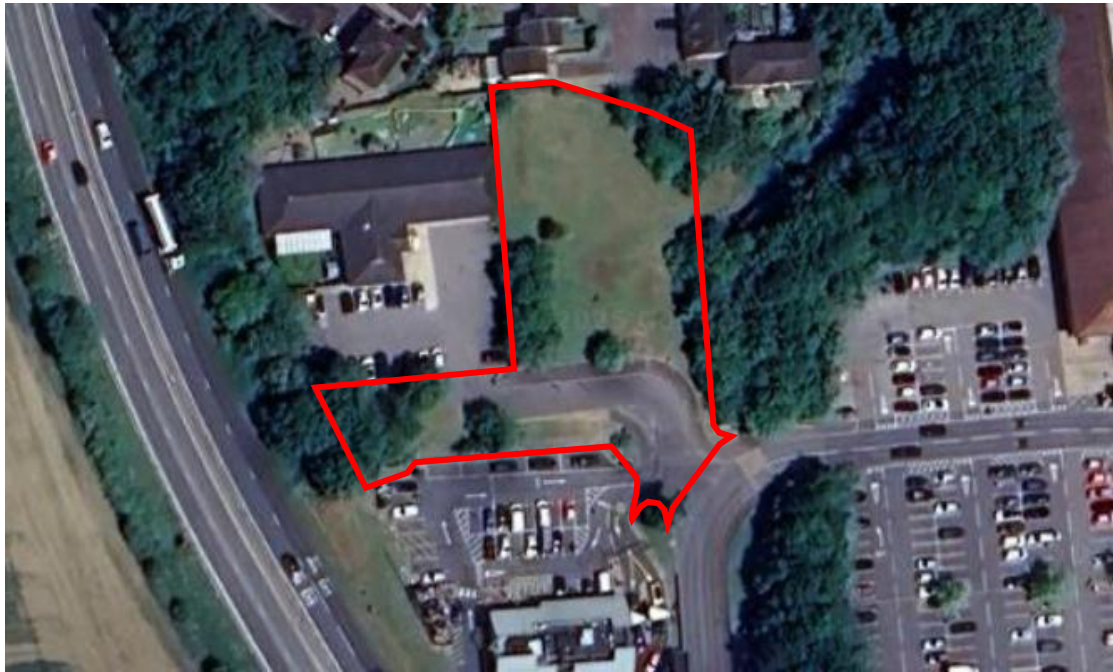


Figure 2.1. The survey site at Bath Road (outlined in red)

3.1 Preliminary Ecological Appraisal

3.1.1 Scope of the Assessment

The zone of influence covers the extent of the site, the site boundaries, and areas directly adjacent to the site. The assessment considers designated sites, habitats, and species of importance for biodiversity conservation and protected species.

3.1.2 Desk Study

A desk study was undertaken for the proposed alterations to the site and its surroundings comprising of ecological data obtained from web-based resources including:

- Ecological data purchased from Wiltshire & Swindon Biological Records Centre (WSBRC) (<https://www.wsbrc.org/>);
- Review of the Government's (DEFRA) mapping website MAGIC (www.magic.gov.uk); and,
- Review of the Government's Natural England Open Data Geoportal (NEODG) website (<https://naturalengland-defra.opendata.arcgis.com/>).

WSBRC

Data from WSBRC included a search of the survey area, and all areas within 1 km of the proposed survey boundary, which included details of statutory and non-statutory sites designated for nature conservation or interest, together with records pertaining to protected species and habitats and/or species and habitats of conservation concern.

MAGIC

Review of the DEFRA Magic website included a search of:

- International & European designated sites (Natura 2000 sites¹) – within a 10 km radius of the site;
- Priority habitats – within a 1 km of the site;
- Protected species licence records issued by Natural England since 2009 – within 4 km of the site; and,
- Great crested newt pond survey records within 1 km of the site; and,

¹ Natura 2000 is a European Union-wide network of nature conservation sites established under the EC Habitats and Birds Directives comprising Special Areas of Conservation (SACs) and Special Protection Areas (SPAs).

- Location of the site within a consultation zone designated for a protected species.

NEODG

Review of the Government's Natural England Open Data Geoportal included a search for great crested newt risk zones.

3.1.3 Field Survey

The field survey consisted of a walkover assessment of all areas of the site using the UK Habitat Classification System methodology (UKHab, 2023). This is a standard technique designed for classifying and mapping British habitats.

Each habitat was assigned the appropriate alphanumeric code followed by any relevant secondary codes in accordance with UKHab Category Definitions V2.0 (UKHab Ltd., 2023). These codes are shown on the UK Habitat Classification Map (Appendix 1). Apart from buildings, habitat areas below the minimum mappable unit of 25 m², additional points of ecological interest will be denoted by target notes and secondary codes. Target notes are used to indicate specific features, important habitats and/or field signs. The condition assessment for each habitat was undertaken following the Statutory Biodiversity Metric Condition Assessment (Defra 2024). An indicative list of observed plant species was compiled with the common name used in the main body of the report, and both the common and scientific names provided within Appendix 2.

The UKHab survey with Biodiversity Metric condition assessment was undertaken on the 9th May 2025 by Willow West. All areas within the site were surveyed and assessed for indicators of ecological value, including the presence or signs of any protected or rare habitats and species.

3.2 Statutory Biodiversity Metric Assessment

For each site habitat feature identified within the Defra Statutory Biodiversity Metric (2024), the metric records:

- Habitat type;
- Area or length;
- Distinctiveness;
- Strategic significance; and,
- Connectivity.

From the recorded parameters the metric calculates:

- 'Habitat units' for area habitats (e.g. grassland, woodland etc.);
- 'Hedgerow units' for hedges and lines of trees; and,
- 'River units' for rivers and streams.

The habitat values assigned to created and enhanced habitats include factors associated with 'risk' relating to the difficulty and/or time required to establish the new habitat type.

The following were used for calculation of the parameters, pre- and post-development:

- The site visit was undertaken on 9th May 2025;
- Desk study results (Section 4.1); and,
- Proposed site layout (Appendix 3).

4.1 Desk Study

4.1.1 Statutory Designated Sites

Statutory Sites of Nature Conservation Interest (International Importance)

The desk study identified one site of international importance within 10 km of the site consisting of:

- Bath & Bradford on Avon Bats (SAC) Special Area of Conservation, approximately 4.5 km west: Designated for habitats of heath, scrub and broadleaved deciduous woodland that supports Annex II species, including hibernation sites of approximately 15% of the UK's greater horseshoe bat population and small numbers of hibernating Bechstein's and lesser horseshoe bats.

Statutory Sites of Nature Conservation Interest (National Importance)

The desk study identified no statutory sites designated for nature conservation of national importance within 1 km of the site.

4.1.2 Non-statutory Designated Sites

The desk study identified one non-statutory designated site within 1 km of the site consisting of:

- Mynte Wood – LWS Local Wildlife Site, approximately 895 m southwest.

4.1.3 Priority Habitats

The desk study identified areas of deciduous woodland, traditional orchard and wood-pasture and parkland as priority habitats within 1 km of the site. The closest priority habitat was an area of deciduous woodland within the eastern boundary of the site.

4.1.4 European Protected Species Licences (EPSLs)

Bats

The desk study identified eleven European protected species licence (EPSL) returns pertaining to the presence of bats within 4 km of the site. Details are presented below:

- A licence granted in 2019 for the destruction of a soprano pipistrelle, brown long-eared and lesser horseshoe resting place was located approximately 590 m southeast;
- A licence granted in 2018 for the destruction of a lesser horseshoe resting place was located approximately 800 m southwest;
- A licence granted in 2013 for the destruction of a common pipistrelle and lesser horseshoe resting place was located approximately 2.2 km northeast;
- A licence granted in 2019 for the destruction of a common pipistrelle, soprano pipistrelle and serotine resting place was located approximately 2.5 km northeast;
- A licence granted in 2019 for the destruction of a common pipistrelle resting place was located approximately 3.0 km southwest;
- A licence granted in 2019 for the damage and destruction of a common pipistrelle resting place and breeding site was located approximately 3.1 km east;
- A licence granted in 2015 for the destruction of a soprano pipistrelle and brown long-eared resting place was located approximately 3.2 km northeast;
- A licence granted in 2018 for the destruction of a common pipistrelle, soprano pipistrelle and brown long-eared resting place was located approximately 3.5 km southeast;
- A licence granted in 2015 for the destruction of a brown long-eared, Natterer's and lesser horseshoe resting place was located approximately 3.6 km west;
- A licence granted in 2011 for the destruction of a common pipistrelle, soprano pipistrelle, brown long-eared and lesser horseshoe resting place and breeding site was located approximately 3.7 km southwest; and,
- A licence granted in 2017 for the destruction of a brown long-eared resting place and breeding site was located approximately 3.8 km south.

Dormouse

The desk study identified no EPSL's granted for dormouse within 4 km of the site.

Great Crested Newt

The desk study identified four EPSL's granted for great crested newt within 4 km of the site. Details are presented below:

- A licence granted in 2019 for the damage and destruction of a resting place was located approximately 1.1 km west;
- A licence granted in 2014 for the damage and destruction of a resting place was located approximately 2.1 km south; and,
- A licence granted in 2017 for the damage and destruction of a resting place was located approximately 2.4 km southwest;
- A licence granted in 2014 for the damage and destruction of a resting place was located approximately 2.1 km south.

Additionally, the desk study identified six great crested newt survey licence returns granted within 4 km of the site. Details are presented below:

- A licence granted in 2016 was located approximately 1.0 km southeast;
- A licence granted in 2016 was located approximately 1.1 km east;
- A licence granted in 2014 was located approximately 2.1 km south;
- A licence granted in 2014 was located approximately 2.1 km south;
- A licence granted in 2016 was located approximately 2.2 km south;
- A licence granted in 2015 was located approximately 3.8 km east; and,
- A licence granted in 2016 was located approximately 3.9 km southwest.

No great crested newt pond survey records were identified by the desk study within 1 km of the site.

4.1.5 Risk Zones

Great Crested Newt Risk Zone

The data search identified that the site is located within a great crested newt amber risk zone, which indicates main population centres for great crested newt and comprise important connecting habitat that aids natural dispersal (NE-Defra Open Data, 2022).

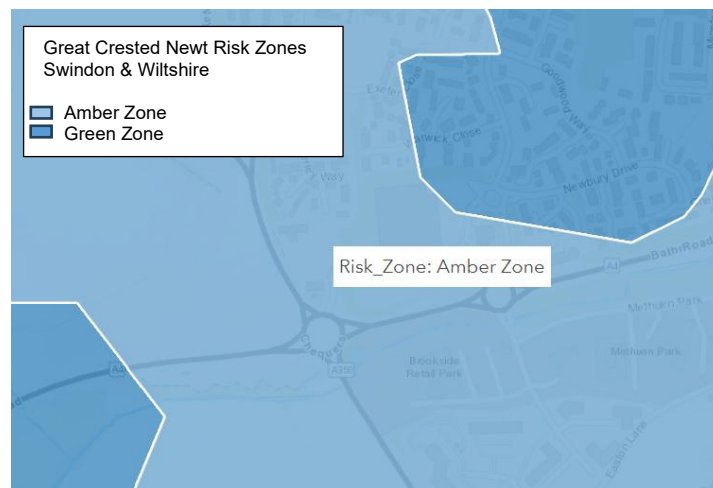


Figure 4.1. The site lies within an amber great crested newt risk zone (NE-Defra Open Data 2022)

4.2 Field Survey

The survey was undertaken in dry, warm weather as shown below in Table 4.1.

Table 4.1 Environmental conditions on 9th May 2025

Temperature (°C)	Wind Speed (Beaufort Scale)	Cloud cover (%)	Precipitation	Sunset time
20	1	15	0	N/A

Constraints on the survey:

The UK Hab survey does not necessarily record plants or animals that may appear on the site at other times of the year and were therefore not evident at the time of the survey.

4.2.1 Habitats

The survey site was approximately 0.28 ha and consisted of areas of frequently mown modified grassland (g4 106), bramble scrub (h3d 521), other broadleaved woodland (w1g 29 203), individual trees (g4 200), a line of trees and other developed land (u1b6 800).

Modified Grassland

Two areas of poor condition modified grassland (Parcels A1 & A2) constituted the majority of the site.

Parcel A1 formed the central and largest component of the site (Figure 4.2). The sward was approximately <10 cm in height, with an average of five species per m² and was dominated by a mosaic of grasses and forbs, including Yorkshire fog, cock's-foot, creeping bent, moss, daisy, dandelion and ribwort plantain. Additional species included: broad-leaved dock, creeping buttercup, meadow buttercup, black medic, red clover, oxeye daisy, speedwell species, bramble, cow parsley and hogweed.

Parcel A2 formed the central area in the southern extent of the site and included the same species assemblage as Parcel A1 and an area of vehicle-damaged bare ground (Figure 4.3). The varied sward ranged from approximately 10 cm – 20 cm in height, with an average of four species per m² and was dominated by Yorkshire fog, cock's-foot and creeping bent, with approximately 10% forbs cover.



Figure 4.2. Parcel A1: the central extent of the survey site



Figure 4.3. Parcel A2: the southern extent of the survey site

Bramble Scrub

An area of un-managed bramble scrub (Parcel A3) was located in the southwestern extent of the site (Figure 4.4), west of Parcel A2. Additional species included: spear thistle, oxeye daisy, cow parsley, goat willow and elder.

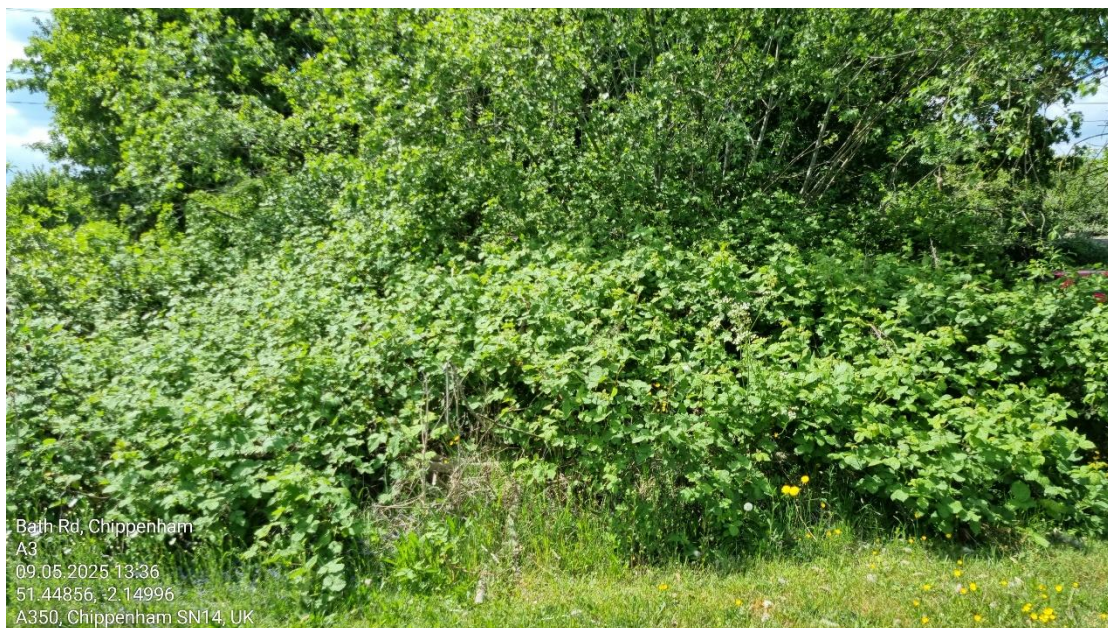


Figure 4.4. Parcel A3: un-managed habitat in the southwestern extent of the site

Other Broadleaved Woodland

Two areas of other broadleaved woodland (Parcels A4 & A5) were identified during the survey. Parcel A4 was located in the southwest of the site and partially formed the

western boundary. Parcel A5 was located to the east and partially formed the eastern and northeastern boundaries of the site.

Parcel A4 was an area of poor condition other broadleaved woodland (Figure 4.5). Woody species included: field maple, dogwood and a willow species. Ground flora species included: bramble, speedwell species, chickweed, hogweed, ribwort plantain, garlic mustard, ivy, lords and ladies and broad-leaved dock.

Parcel 5 was a proportion, of a larger off-site area, of other broadleaved woodland in moderate condition (Figures 4.6 & 4.7) and was divided on-site by a small area of modified grassland. Woody species included: Sycamore, ash, willow species, field maple, horse chestnut, dogwood, beech, rowan, hazel, apple and dogrose.



Figure 4.5. Parcel A4: the western boundary of the site

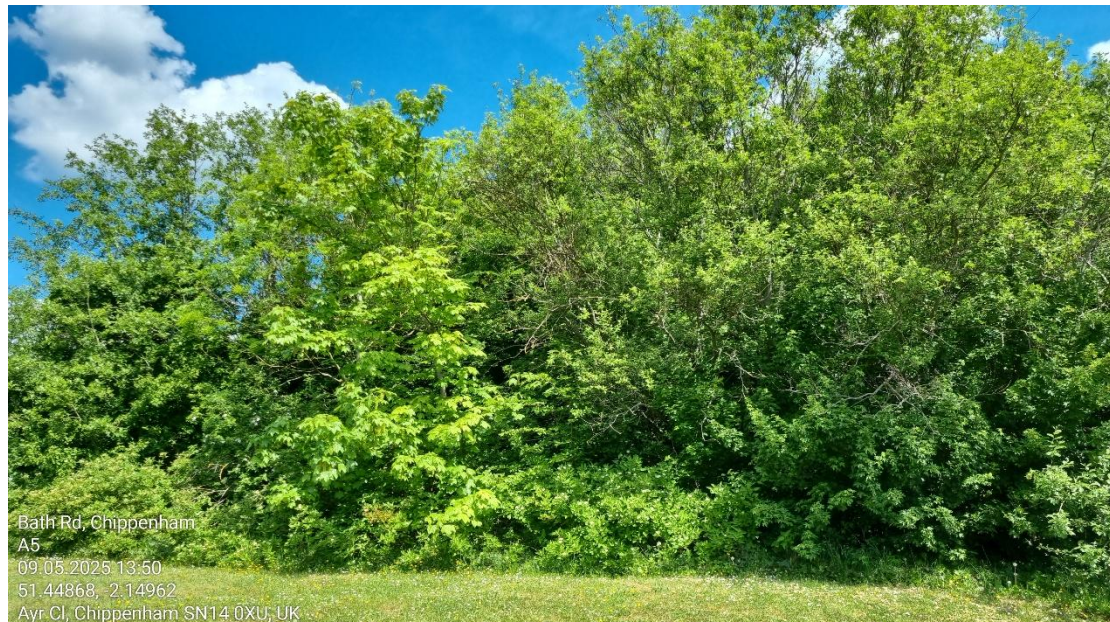


Figure 4.6. Parcel A5: the northern extent of the eastern boundary of the site



Figure 4.7. Parcel A5: the southern extent of the eastern boundary of the site

Trees

Seven individual trees and a line of trees of varied condition, were recorded on site (Figures 4.8 – 4.13). The individual trees were scattered across the site (Appendix 1) and species included: cherry, apricot, goat willow and hawthorn. A line of trees was located to the west of the site (Appendix 1), partially forming the western boundary. Species included: goat willow, with a single dogrose present. Additionally, a single buddleia was recorded in the northern extent of the site (Target Note 1, Appendix 1).



Figure 4.8. A cherry tree (T1), located in the northeast of the site



Figure 4.9. A goat willow (T3), located in the centre of the site



Figure 4.10. A hawthorn tree (T4) located in the west of the site



Figure 4.11. A line of goat willow trees and a dog rose (T5) located at the western boundary of Parcel A1



Figure 4.12. A goat willow tree (T6) located in the western extent of the site



Figure 4.13. An apple tree (T7) located in the western extent of the site

Artificial Unvegetated, Unsealed Surface

An area of gravel including brick and paving slabs (Target Note 2, Appendix 1) was located in the centre of the site, adjacent to T3 (Figure 4.14).



Figure 4.14. Unconsolidated materials adjacent to T3 in the centre of the site

4.3 Species

4.3.1 Amphibians

The desk study information included six records for amphibian species, including common frog (2 records), common toad (3 records) and 1 record for great crested newt within 1km of the site. There were no water bodies on site; however, fifteen water bodies were identified within 1 km of the site boundaries.

The scrub and woodland understorey represent suitable terrestrial habitat for amphibians. If allowed to grow, the modified grassland could additionally represent suitable terrestrial habitat.

4.3.2 Badger

The desk study included six records for badger within 1km of the site.

There were no signs of badger noted during the survey. However, it is considered possible that badger/s may frequent the site when dispersing and/or foraging.

4.3.3 Bats

The desk study information included 29 records for bats within 1km of the site for nine species and two genera including: pipistrelle species (5 records), brown long-eared (5 records), lesser horseshoe (5 records), common pipistrelle (4 records), noctule (2 records), Chiroptera (2 records), *Myotis* species (3 records), and 1 record each for soprano pipistrelle, serotine, Leisler's, Brandt's, Natterer's, long-eared species and a *Myotis* species.

There were eleven EPSL's granted for bats within 4km of the site, including common pipistrelle, soprano pipistrelle, serotine, brown long-eared, Natterer's, whiskered and lesser horseshoe (See Section 4.1.4).

Flight Lines & Feeding Habitat

The modified grassland, bramble scrub, trees and woodland provide suitable foraging habitat for bats species. The individual trees, line of trees and woodland provide a limited extent of sheltered flight line habitat for bats, in conjunction with more suitable adjacent, off-site wooded, linear features leading to hedgerows and deciduous woodland to the north of the site and within the wider landscape.

Roosting Bats

There were no on-site habitats identified as providing roosting features for bats.

4.3.4 Birds

The desk study provided 144 records for birds from 33 species within 1 km of the site. The data included skylark, swift, marsh tit, house sparrow, mistle thrush, fieldfare, starling, yellow hammer, greenfinch and barn owl.

The modified grassland, bramble scrub, individual trees, line of trees and woodland have the potential to provide foraging and nesting habitat for bird species.

4.3.5 Dormouse

There were no records for dormouse within 1 km of the site and no EPSL's have been granted within 4 km of the site.

The on-site woodland is not considered to provide suitable foraging or shelter habitat for dormouse due to the woodland being relatively isolated with a lack of connectivity to suitable off-site habitat within the wider landscape.

4.3.6 Hedgehog

The desk study information included 193 records for hedgehog within 1 km of the site.

The modified grassland, bramble scrub and woodland understorey provide suitable habitat and shelter for hedgehog, which are considered likely to utilise the site for foraging.

4.3.7 Reptiles

The desk study included 16 records for reptiles within 1km of the site, including two species: slow worm (13 records) and grass snake (3 records).

If allowed to grow, the modified grassland represents a limited extent of suitable terrestrial habitat for reptiles in conjunction with the bramble scrub and woodland understorey.

4.3.8 Invertebrates

The desk study identified 20 records for invertebrates within 1 km of the site. These included six species of Lepidoptera (small heath, dingy skipper, grizzled skipper, wall brown, Jersey tiger and cinnabar), one species of Odonata (common darter) and one species of Coleoptera (riffle beetle).

The modified grassland, bramble scrub, individual trees, line of trees and woodland provide suitable habitat for invertebrate species.

4.3.9 Other Species

The desk study information provided by WSBRC included records for rabbit (11 records), otter (6 records), brown hare (3 records), water vole (2 records) and one record for polecat within 1 km of the site.

It is not considered that the site provides suitable habitat for rabbit, brown hare or water vole due to it being located within an urban environment, its isolation and a lack of connectivity to suitable habitats in the wider landscape, therefore these species are not considered further in this report.

There were no signs of polecat noted during the survey. However, it is considered possible that polecat/s may frequent the site when dispersing and/or foraging.

4.3.10 Non-Native Botanical Species

The survey included a single buddleia plant in the northern extent of the site (Target Note 1, Appendix 1).

4.4 Biodiversity Metric Assessment

The site was not in a Local Nature Recovery Strategy (LNRS) area and there were no designated sites on site however, there was an extent of priority habitat broadleaved woodland directly adjacent on the eastern boundary of the site.

The Biodiversity Metric Assessment demonstrates that the proposal will result in a net loss of -1.04 area habitat units (-54.70% loss) through the partial removal of the modified grassland, loss of four individual trees, and loss of other broadleaved woodland.

Replacement woodland planting is to be created in the northwestern corner of the site, along with enhancement of Parcel A2 from modified grassland to other neutral grassland and A3 from bramble to mixed scrub.

The Biodiversity Metric Assessment demonstrates that there will be a net increase of 0.29 hedgerow units (374.20% gain) through the creation of 54 m (0.0544 km) of new species rich hedgerow, which will separate the enhanced area habitats A2 and A3 at the southern extent of the site.

The baseline and proposed habitats, including habitat distinctiveness, condition, strategic significance and biodiversity units are presented in Table 4.2.

Habitat area biodiversity unit change is summarised in Table 4.3.

Hedge biodiversity unit change is summarised in Table 4.4.

Area habitats are labelled with the map reference number on the baseline map presented on the Biodiversity Metric Assessment Plan (Appendix 4).

Table 4.2. Number of biodiversity units onsite at baseline. Area parcels and hedges labelled with map reference number on the Biodiversity Metric Assessment Plans (Appendix 4).

(Appendix 4):

Map ref	Habitat type	Area (ha) / length (km)	Habitat Distinctiveness	Habitat Condition	Strategic significance	Baseline biodiversity units
Area Habitats						
A1	Modified grassland	0.1427	Low	Poor	Low	0.29
A2	Modified grassland	0.0242	Low	Poor	Low	0.05
A3	Bramble scrub	0.0118	Medium	N/A	Low	0.05
A4	Other woodland, broadleaved	0.0265	Medium	Poor	Low	0.11
A5	Other woodland, broadleaved	0.0242	Medium	Moderate	Low	0.19
A6	Developed land, sealed surface	0.0503	V.Low	N/A	Low	0.00
T1	Urban tree	0.0366	Medium	Good	Low	0.44
T2	Urban tree	0.0163	Medium	Moderate	Low	0.13
T3	Urban tree	0.0163	Medium	Poor	Low	0.07
T4, T6 & T7	Urban tree	0.0489	Medium	Good	Low	0.59
	Total area habitat biodiversity units					1.90
Hedges						
T5	Line of trees	0.0192	Low	Moderate	Low	0.08
	Total hedge biodiversity units					0.08

Table 4.3. Biodiversity Metric area habitat biodiversity unit change summary

Biodiversity Unit Type	Description		Biodiversity Units
Area Habitat	On-site baseline area habitat biodiversity units		1.90
	On-site area habitat retention, creation, and enhancement biodiversity units:		
	Created	0.1168 ha developed land sealed surface 0.0075 ha Modified grassland 0.0331 ha replacement for felled woodland	0.10
	Enhanced	0.0242 ha modified to other neutral grassland 0.0118 ha bramble to mixed scrub	0.27
Overall net unit change			-1.04
Overall on-site net % change			-54.70 %
Trading rules satisfied			No

Table 4.4. Biodiversity Metric hedge biodiversity unit change summary

Biodiversity Unit Type	Description		Biodiversity Units
Hedges	On-site baseline hedge biodiversity units		0.08
	On-site area habitat retention, creation and enhancement units:		
	Retained	n/a	0.00
	Created	0.0544 km species-rich native hedgerow, moderate condition	0.36
	Enhanced	n/a	0.00
Overall net unit change			+0.29
Overall on-site net % change			+374.20%
Trading rules satisfied			Yes

5.1 Proposed Development

It is proposed to remove an area of modified grassland, individual trees, a line of trees and an extent of broadleaved woodland to facilitate the construction of a hardstanding parking area with access road and install sixteen electric car charging points with associated infrastructure, lighting and landscaping, including the planting of replacement woodland in the northwest of the site.

5.2 Desk Study

5.2.1 Statutory & Non-Statutory Designated Sites

The desk study identified one site of international importance within 10 km of the site. There were no statutory sites of national importance; however there was one non-statutory designated sites within 1 km of the site.

The site of international importance, Bath & Bradford on Avon Bats (SAC), is located approximately 4.5 km west of the site and non-statutory site, Mynte Wood – LWS Local Wildlife Site was located approximately 895 m southwest of the site.

There are no perceived direct or indirect impacts from the proposed development to the statutory or non-statutory designated sites due to the intervening distances/land use, character of these designated sites and character of the development.

5.2.2 Priority Habitats

The desk study identified areas of deciduous woodland, traditional fruit trees and wood-pasture and parkland as priority habitats within 1 km of the site. The closest priority habitat was located at the eastern boundary of the site.

5.3 Amphibians

The scrub and woodland understorey represent suitable terrestrial habitat for amphibians. If allowed to grow, the modified grassland could additionally represent suitable terrestrial habitat.

5.3.1 Great Crested Newt

The site is located within a great crested newt amber risk zone, which indicates main population centres for great crested newt and comprise important connecting habitat that aids natural dispersal (NE-Defra Open Data, 2022).

The desk study identified four great crested newt EPSL records and six great crested newt survey licence return granted within 4 km of the site. The closest records were located approximately 1 km and 1.1 km to the southeast and west of the site, respectively. No great crested newt pond survey records were identified within 1 km of the site.

The presence of great crested newt is typically associated with the presence of ponds, which form aquatic breeding habitat, and therefore they tend to have relatively 'localised' distributions.

There were fifteen ponds located within 1 km of the site. The nearest of which was a balancing pond located within a highways roundabout approximately 88 m south of the site. Four of the identified ponds were located within 500 m of the site, however barriers, in the form of major road infrastructure, are considered to isolate these ponds from the survey site.

Consequently, due to the intervening urban infrastructure between the ponds and the site, it is considered unlikely that great crested newts are present on-site.

5.3.2 Common Amphibians

The desk study identified records for common frog and common toad. Common amphibians, such as these species, are less dependent on established ponds and have a widespread distribution.

Common toad is listed upon the UK Biodiversity Framework (2024) and must be considered through the planning process. This and further species of amphibian may be considered through the Natural Environment & Rural Communities Act (NERC) 2006, with public bodies, including LPAs, minded to ensure due regard to the conservation of biodiversity of such species. Such considerations may seek to protect, re-establish or create habitat suitable for amphibian's post development.

An area of modified grassland and understorey associated with broadleaved woodland, which represent a limited extent of suitable terrestrial habitat for common amphibians, will be removed to facilitate construction of the electric car charging facility. Therefore, precautionary and enhancement recommendations are provided in Section 6 to ensure common amphibians are not harmed during the development, and are compensated for the loss of habitat.

5.4 Badger

There were no signs of badger noted during the survey. However, it is considered possible that badger/s may frequent the site when dispersing and/or foraging.

Badgers are protected by the Protection of Badgers Act 1992 and the Wildlife and Countryside Act 1981 (as amended), Schedule 6. Under the Wildlife and Countryside Act, it is illegal to intentionally kill, capture, injure or ill-treat any badger.

Precautionary measures should be employed to ensure no badgers are harmed or injured during the construction period of the development. These measures are detailed within Section 6.

5.5 Bats

The desk study identified eleven EPSL records for bats identified within 4 km of the site. The closest was a EPSL for soprano pipistrelle, brown long-eared and lesser horseshoe bats located approximately 590 m southeast.

Roosting

No trees or structures suitable for bat roosting were identified within, or immediately surrounding, the site.

Enhancement measures have been included within Section 6 to provide opportunities for roosting bats on site.

Flight Lines & Foraging Habitat

The modified grassland, bramble scrub, trees and woodland provide suitable foraging habitat for bats species. The individual trees and woodland provide a limited extent of sheltered flightlines for bats, in conjunction with hedgerows and deciduous woodland to the north of the site and within the wider landscape.

As a signatory to the Bonn Convention (Agreement on the Conservation of Bats in Europe 1991) the UK has committed to protecting bat habitats, which necessitates the identification and protection from damage or disturbance of feeding areas and commuting routes.

It is proposed to remove an area of modified grassland, individual trees, a line of trees and an extent of broadleaved woodland to facilitate the construction, which represents habitat loss for bat species.

Additionally, it is understood that external lighting will be introduced as part of the development, therefore, mitigation measures in the form of a sensitive lighting plan, detailed within Section 6, will be required to mitigate the extent of impact upon dispersing and foraging bats.

With the implementation of sensitive lighting, it is considered that the development represents a minor negative impact on dispersing and foraging bats.

5.6 Birds

The modified grassland, bramble scrub, trees and woodland provide foraging habitat, whilst the bramble scrub, trees and woodland provide potential nesting habitat for bird species.

Whilst active, bird nest sites are legally protected from damage or disturbance (Wildlife & Countryside Act 1981). Therefore, care will need to be taken that any future established bird nests are not disturbed by the works.

It is proposed to remove an area of modified grassland, individual trees, a line of trees and an extent of broadleaved woodland to facilitate the construction, which represents habitat loss for bird species.

Mitigation and compensation measures are provided in Section 6 to mitigate the extent of impact upon birds and their nests.

With the implementation of mitigation and compensation measures, it is considered that the development represents a minor negative impact on bird species.

5.7 Dormouse

The desk study included no records for dormouse within 1 km and no EPSL records for dormice were identified within 4 km of the site.

The on-site woodland is not considered to provide suitable foraging or shelter habitat for dormouse due to the lack of connectivity to suitable off-site habitat within the wider landscape.

5.8 Hedgehog

The desk study identified 193 records for hedgehog within 1 km of the site. The modified grassland, bramble scrub and woodland understorey provide a limited extent of foraging resources and shelter for hedgehog which are considered likely to utilise the site.

Hedgehog are listed as rare and most threatened species under Section 41 of the Natural Environment and Rural Communities Act (2006) with public bodies, including LPAs, minded to ensure due regard to the conservation of biodiversity of such species. Such considerations may seek to protect, re-establish or create habitat suitable for hedgehog post development.

An area of modified grassland and understorey associated with broadleaved woodland, which represent suitable terrestrial habitat for hedgehogs, will be removed to facilitate construction of the electric car charging facility. Therefore, precautionary recommendations are provided in Section 6 to ensure hedgehog are not harmed during the development.

5.9 Reptiles

If allowed to grow, the modified grassland represents a limited extent of suitable terrestrial habitat for reptiles in conjunction with the bramble scrub and woodland understorey.

Reptiles are protected against intentional killing and injury under the Wildlife and Countryside Act 1981 (as amended). Natural England states that activities such as site investigations and movements of machinery may breach this legislation by causing death or injury to reptiles (English Nature, 2004).

An area of modified grassland and understorey associated with broadleaved woodland, will be removed to facilitate construction of the electric car charging facility.

Therefore, precautionary and compensation recommendations are provided within Section 6 to ensure no reptiles are harmed or injured during the works.

5.10 Invertebrates

The modified grassland, bramble scrub, trees and woodland provide suitable habitat for invertebrate species.

Areas of suitable terrestrial habitat for invertebrates, will be removed to facilitate construction of the electric car charging facility. Therefore, compensation measures have been included within Section 6 to increase the opportunities for invertebrates on site.

5.11 Other Species

Polecats are protected under the Wildlife and Countryside Act 1981 (as amended), listed upon the UK Biodiversity Framework (2024), on the IUCN international red list (Red List Europe post 2001-LC); and are a species of principal importance in England under Section 41 of the Natural Environment and Rural Communities Act (NERC Act 2006, England NERC S.41). As such, public bodies, including LPAs, minded to ensure due regard to the conservation of biodiversity of such species.

There were no signs of polecat noted during the survey. However, it is considered possible that polecat/s may frequent the site when dispersing and/or foraging.

Precautionary measures should be employed to ensure no polecats are harmed or injured during the construction period of the development. These measures are detailed within Section 6.

5.12 Non-Native Botanical Species

The surveyed site includes an amount of buddleia adjacent to the northern border. Buddleia, is not listed under the Wildlife & Countryside Act, Schedule 9, however, it is considered as a non-native invasive species and it is therefore recommended that it is not caused to spread beyond the site and is ideally removed from site prior to the commencement of works.

5.13 Biodiversity Metric Assessment

The Biodiversity Metric Assessment demonstrates that the development will result in a net decrease of -1.04 'area habitat' units (-54.70%) through (1) the partial removal of the modified grassland, loss of four individual trees, and loss of mixed broadleaved woodland, and (2) the replacement woodland planting is to be created in the northwestern corner of the site, along with enhancement of parcel A2 from modified grassland to other neutral grassland and A3 from bramble to mixed scrub.

The development results in an increase of +0.29 (374.20 %) in 'hedgerow' units through the creation of 54 m (0.0544 km) of new species rich hedgerow which will separate the enhanced area habitats A2 and A3 at the southern extent of the site.

The site currently does not achieve the minimum legal requirement of 10% increase in 'area habitat biodiversity units'. In order to off-set the impacts of the proposed development, 1.17 area habitat units will be required.

Units may be purchased from an off-site supplier, such as:

- <https://biodiversity-netgain.co.uk/>; and,
- <https://environmentbank.com/>.

If no offsite units are available for purchase, statutory BNG credits can be purchased from the government at a premium:

- <https://www.gov.uk/guidance/statutory-biodiversity-credit-prices>.

[See Section 3.2 & Appendix 4]

6.1 Ecological Impacts

The proposal will result in the removal of an area of modified grassland, individual trees, a line of trees and mixed broadleaved woodland to facilitate the construction of a hardstanding parking area and installation of sixteen electric car charging points with associated infrastructure, lighting and landscaping, including the planting of replacement woodland in the northwestern extent of the site.

This will remove habitat for, and will negatively impact feeding & commuting bats, birds, invertebrates, badger, reptiles, amphibians and hedgehog.

6.2 Avoidance/Mitigation Measures

To alleviate the impacts on protected species during development, the following measures should be undertaken (see Constraints Plan – Appendix 5):

- **Prior Habitat Management & Removal:** the modified grassland should be maintained with a short sward up until the commencement of and during the proposed development.
- **Nesting Birds:** the removal of the trees on site should take place outside the nesting bird season (the bird nesting season is considered to be March-August inclusive; although, depending on the species, geographical area and weather nesting can take place outside of these times).

If the works are undertaken during the nesting bird season, a nesting bird check will be required by a suitably qualified ecologist. Should nesting birds be found, then tree removal works will be required to be scheduled for when nesting is completed (i.e. after the last chick has fledged).

- **Excavations/Pipework:** any excavations or pipework, which are to remain open overnight, should be fenced or covered to prevent potential entrapment and/ or injury of species such as badger, hedgehog or polecat.
- **Lighting Specifications:** a sensitive lighting plan will be required, ensuring that the retained and created habitats within and beyond the site are not impacted by light spill (Section 6.2.1).

6.2.1 Lighting Specification

A sensitive lighting plan should be designed to ensure that the retained and created habitats, and surrounding habitats, are not negatively impacted by lighting. The sensitive lighting plan should follow the below specifications, specifically ensuring that there is no light spill above 0.5 lux upon the boundary vegetation and surrounding habitats. Further information can be found within Guidance Note 08/23: Bats and Artificial Lighting at Night.

External Lighting

If lighting is required, it is to be installed adjacent to charging points, steps etc. only, at the minimum height permissible and directed below a 70-degree plane. Any external lighting associated with the development will be adapted to be based on a Passive Infrared Sensor (PIR) system (being motion-sensitive only to large objects) and on a short timer (no longer than 1 minute). The bat provision and corresponding flight lines linking the site to the surrounding environment must not be illuminated by any artificial lighting. Lighting will specifically not be positioned where it could illuminate surrounding vegetation (woodland, trees, hedgerows, hedgebanks etc.) or any areas beyond the development area.

Lighting must be kept at the minimum height permissible. LED luminaires which lack UV elements with glass glazing should be used instead of mercury or metal halide lamps. This type of lighting can be used more directionally and will reduce the range of light wavelengths emitted thus significantly reducing the levels of light which may attract increased levels of invertebrate bat prey items. Such light should be positioned to only illuminate the required areas, limiting light spill, both horizontally and vertically beyond the site.

A warm white spectrum (ideally <2700 Kelvin) should be adopted to reduce the blue light component. Luminaires should feature peak wavelengths higher than 550 nm to avoid the component of light most disturbing to bats (Institution of Lighting Professionals & the Bat Conservation Trust 2023). Additionally, hoods, cowls, louvers and/or shields should be used to further direct any lighting.

6.3 Compensation & Enhancement Measures

To alleviate impacts to protected species the following compensation measures should be undertaken (see Compensation & Enhancement Plan – Appendix 6):

- **New Planting:** All new planting to be native and of local provenance.
- **Inbuilt Wildlife Provisions:** five bat, five bird and five invertebrate provisions to be positioned upon appropriate on-site trees at a minimum height of 4 m, 2 m and 1 m respectively (Appendices 7-9).
- **Tree/Woodland Planting:** Planting of a number of small-sized individual broadleaf trees on site to consist of native species that will provide habitat for a range of species. See tree planting specification in Section 6.3.1.
- **Hedgerow Planting:** Planting of species-rich native hedgerow to consist of a minimum of five native species of local provenance. See hedgerow planting specification in Section 6.3.2.
- **Grassland Enhancement:** Enhancement of modified grassland to other neutral grassland will provide habitat for a range of species. See grassland management specifications Section 6.3.3.
- **Scrub Enhancement:** Enhancement of bramble scrub to mixed scrub which will provide habitat for a range of species. See Habitat management specifications Section 6.3.3.

6.3.1 Tree/Woodland/Mixed Scrub Planting Specification

Planting

Suitable native tree species to be planted include, but are not limited to beech, oak, hawthorn, lime, hornbeam, birch, field maple, hazel and rowan.

Size: Bare-rooted whips or Standards, Height: 250 – 300 cm, Girth: 8 – 10 cm, Pot size: 20 L (or similar).

All tree planting works and tree husbandry is to be carried out in accordance with BS 8545 2014: Trees from nursery to independence in the landscape.

Bare-rooted whips to be slot planted and fitted with a biodegradable tree guard.

All pot grown trees to be planted in pits 1 m² with depth dependent on the planting stock root ball depth. The rootstock/ball to rest directly on the underlying soil. Pits to be backfilled with 80% clean topsoil and 20% approved compost to PAS100 and 100 gms granular fertiliser. Water in heavily after planting. All pot grown trees to be double-staked and tied. Tree stakes and ties are to be removed at the end of years 3 to 5 following planting.

Trees planted in grass and shrub areas to be set within bare earth, 1 m diameter around trunk, which is to be supplemented with approved bark mulch to depth of 75 mm after planting.

Management

Trees are to be inspected annually for the first 5 years, and biannually thereafter. Trees to include no or limited pruning, allowing growth in their naturally occurring shapes.

Establishment maintenance for planting to be undertaken annually for the first 5 years, including watering, weed control, and replacement of any failures to original specification in the appropriate planting season following failure

During the first year after planting, it may be necessary to water during periods of prolonged periods of dry weather. In such circumstances, planting is to be watered to field saturation using clean fresh water on a weekly basis.

6.3.2 Hedgerow Planting Specification

Planting of a minimum of five native species, comprising but not limited to: hawthorn, blackthorn, field maple, hazel, dog rose, holly, spindle, beech and dogwood. Saplings should be planted at a density of 5 to 7 plants per meter.

Ongoing management should include weed management to allow the hedge to establish and trimming once per year.

6.3.3 Habitat Management

Grassland

To enhance the neutral grassland, yellow rattle seed should be sown during the autumn months and/or green hay spreading can be incorporated to introduce botanical species diversity. Management of the grassland should then comprise a maximum of two cuts per year – undertaken in late summer/autumn (Aug/Sep) and/or early spring (March).

Scrub

Brambles should be cut back during the autumn/winter months and saplings of blackthorn, hawthorn and hazel introduced. Ongoing management should include thinning of brambles, to allow for the sapling growth until they establish. Then ongoing management of thinning the scrub where it transitions into the grassland.

6.4 Biodiversity Net Gain

The Biodiversity Metric Assessment demonstrates that the development will result in a net decrease of -1.04 'area habitat' units (-54.70%) through (1) the partial removal of the modified grassland, loss of four individual trees, and loss of mixed broadleaved woodland, and (2) replacement woodland planting created in the northwestern corner of the site, along with enhancement of parcel A2 from modified grassland to other neutral grassland and A3 from bramble to mixed scrub.

The development results in an increase of +0.29 (374.20 %) in 'hedgerow' units through the creation of 54 m (0.0544 km) of new species rich hedgerow which will separate the enhanced area habitats A2 and A3 at the southern extent of the site.

The site currently does not achieve the minimum legal requirement of 10% increase in 'area habitat biodiversity units'.

Units may be created off-site and/or purchased from an off-site supplier, such as:

- <https://biodiversity-netgain.co.uk/>
- <https://environmentbank.com/>

If no off-site units are available for purchase, statutory BNG credits can be purchased from the government at a premium:

<https://www.gov.uk/guidance/statutory-biodiversity-credit-prices>.

6.5 Conclusion

The proposal currently represents a negative ecological impact to biodiversity through habitat removal (see Section 6.4), and subsequent residual impacts to feeding & commuting bats, birds, badger, invertebrates, reptiles, amphibians and hedgehog.

REFERENCES

Agreement on the Conservation of Populations of European Bats (EUROBATS), 1991, EuroBats.

Biodiversity: Code of practice for planning and development (2013) BS42020:2013

Baker, J., Hoskin, H, and Butterworth, B. (2019) Biodiversity Net Gain. Good practice principles for development: A practical guide. Ciria C776. London.

Conservation of Habitats & Species Regulations 2017. HMSO

Department of Agriculture, Environment and Rural Affairs (DAERA), Scottish Government, Welsh Government and UK Government. (2025). Blueprint for Halting and Reversing Biodiversity Loss: the UK's National Biodiversity Strategy and Action Plan for 2030.

DEFRA (n.d.). *Magic Maps*. [Accessed April 2025] Available at:

<https://magic.defra.gov.uk/magicmap.aspx>

Defra (2024) The Statutory Biodiversity Metric Assessment – User Guide

Defra (2024) [Statutory Biodiversity Metric Assessment – Annex 1: Condition Assessment Sheets and Methodology](#).

Durkin, F., and Baker, J. (2024) Mandatory Biodiversity Net Gain in England. CIEEM, IEMA, and CIRIA.

English Nature (2004). *Reptiles: Guidelines for Developers*. Belmont Press, English Nature, Peterborough.

JNCC on behalf of the Four Countries' Biodiversity Group (4CBG). 2024. UK Biodiversity Framework. JNCC, Peterborough.

<https://hub.jncc.gov.uk/assets/19a729f6-440e-4ac6-8894-cc72e84cc3bb>.

Natural England Open Data Geoportal (2023) <https://naturalengland-defra.opendata.arcgis.com/>

Natural Environment and Rural Communities Act 2006 (Section 41).

Protection of Badgers Act 1992.

Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006 (England).

The Institution of Lighting Professional (2023) Guidance Note 08/23: *Bats and Artificial Lighting at Night*.

UKHab Ltd. (2023). UK Habitat Classification Version 2.0 (at <http://www.ukhab.org>)

Wildlife & Countryside Act 1981, as amended. HMSO

Wiltshire & Swindon Biological Records Centre (WSBRC) (<https://www.wsbrc.org/>)

APPENDICES

- Appendix 1: UK Habitat Classification Survey Map
- Appendix 2: Species List
- Appendix 3: Proposed Plan
- Appendix 4: Biodiversity Metric Assessment Plan
- Appendix 5: Mitigation & Constraints Plan
- Appendix 6: Compensation & Enhancement Plan
- Appendix 7: Examples of Bat Roosting Provisions
- Appendix 8: Examples of Bird Nesting Provisions
- Appendix 9: Examples of Invertebrate Provision



APPENDIX 2

SPECIES LIST

Common Name	Scientific Name
Flora (Plants)	
Apple	<i>Malus</i> sp.
Apricot	<i>Prunus armeniaca</i>
Ash	<i>Fraxinus excelsior</i>
Beech	<i>Fagus sylvatica</i>
Black medic	<i>Medicago lupulina</i>
Bramble	<i>Rubus fruticosus</i>
Broad-leaved dock	<i>Rumex obtusifolius</i>
Buddleia	<i>Buddleia davidii</i>
Cherry	<i>Prunus avium</i>
Chickweed	<i>Stellaria media</i>
Cock's-foot	<i>Dactylis glomerata</i>
Cow parsley	<i>Anthriscus sylvestris</i>
Creeping bent	<i>Agrostis stolonifera</i>
Creeping buttercup	<i>Ranunculus repens</i>
Daisy	<i>Bellis perennis</i>
Dandelion	<i>Taraxacum officinale</i>
Dogrose	<i>Rosa canina</i>
Dogwood	<i>Cornus sanguinea</i>
Elder species	<i>Sambucus</i> sp.
Field maple	<i>Acer campestre</i>
Garlic mustard	<i>Alliaria petiolata</i>
Goat willow	<i>Salix caprea</i>
Hawthorn	<i>Crataegus monogyna</i>
Hazel	<i>Corylus avellana</i>
Hogweed	<i>Heracleum mantegazzianum</i>
Horse chestnut	<i>Aesculus hippocastanum</i>
Ivy	<i>Hedera helix</i>
Lords and Ladies	<i>Arum maculatum</i>
Meadow buttercup	<i>Ranunculus acris</i>
Moss species	<i>Bryophyta</i> sp.
Oxeye daisy	<i>Leucanthemum vulgare</i>
Red clover	<i>Trifolium pratense</i>
Ribwort plantain	<i>Plantago lanceolata</i>
Rowan	<i>Sorbus aucuparia</i>
Spear thistle	<i>Cirsium vulgare</i>
Speedwell species	<i>Veronica</i> sp.
Sycamore	<i>Acer pseudoplatanus</i>
Willow species	<i>Salix</i> sp.
Yorkshire fog	<i>Holcus lanatus</i>
Fauna	
Badger	<i>Meles meles</i>
Barbastelle bat	<i>Barbastella barbastellus</i>
Barn owl	<i>Tyto alba</i>
Brandt's bat	<i>Myotis brandtii</i>
Brown hare	<i>Lepus europaeus</i>
Brown long-eared bat	<i>Plecotus auritus</i>
Chiroptera species	<i>Chiroptera</i> sp.
Cinnabar	<i>Tyria jacobaeae</i>
Coleoptera species	<i>Coleoptera</i>
Common darter	<i>Sympetrum striolatum</i>

Common frog	<i>Rana temporaria</i>
Common pipistrelle bat	<i>Pipistrellus pipistrellus</i>
Common toad	<i>Bufo bufo</i>
Dingy skipper	<i>Erynnis tages</i>
Eurasian otter	<i>Lutra lutra</i>
Eurasian water vole	<i>Arvicola amphibius</i>
European polecat	<i>Mustela putorius</i>
Fieldfare	<i>Turdus pilaris</i>
Grass snake	<i>Natrix natrix</i>
Great crested newt	<i>Triturus cristatus</i>
Greater horseshoe bat	<i>Rhinolophus ferrumequinum</i>
Greenfinch	<i>Chloris chloris</i>
Grizzled skipper	<i>Pyrgus malvae</i>
Hazel dormouse	<i>Muscardinus avellanarius</i>
Hedgehog	<i>Erinaceus europaeus</i>
House sparrow	<i>Passer domesticus</i>
Jersey tiger	<i>Euplagia quadripunctaria</i>
Leisler's bat	<i>Nyctalus leisleri</i>
Lepidoptera species	<i>Lepidoptera</i> sp.
Lesser horseshoe bat	<i>Rhinolophus hipposideros</i>
Long-eared species	<i>Plecotus</i> sp.
Marsh tit	<i>Poecile palustris</i>
Mistle thrush	<i>Turdus viscivorus</i>
Myotis species	<i>Myotis</i> sp.
Natterer's bat	<i>Myotis nattereri</i>
Noctule bat	<i>Nyctalus noctula</i>
Odonata species	<i>Odonata</i> sp.
Pipistrelle bat species	<i>Pipistrellus</i> sp.
Rabbit	<i>Oryctolagus cuniculus</i>
Riffle beetle	<i>Riolus subviolaceus</i>
Serotine	<i>Eptesicus serotinus</i>
Skylark	<i>Alauda arvensis</i>
Slow worm	<i>Anguis fragilis</i>
Small heath	<i>Coenonympha pamphilus</i>
Soprano pipistrelle bat	<i>Pipistrellus pygmaeus</i>
Starling	<i>Sturnus vulgaris</i>
Swift	<i>Apus apus</i>
Wall brown	<i>Lasiommata megera</i>
Whiskered bat	<i>Myotis mystacinus</i>
Yellow hammer	<i>Emberiza citrinella</i>

APPENDIX 3

PROPOSED PLAN

NOTES

- InstaVolt to provide 12x wider EV charging bays and 4x fully accessible EV charging bays.
- Chargers to be installed flush to ground on proposed tarmac, level with bays.
- Feeder pillars, substation and BESS unit to be installed on proposed hardstanding verge as shown.
- Existing line painting within site boundary to be configured as shown.
- Existing vegetation to be removed within site boundary where required to accommodate equipment. For proposed landscaping information, see Appendix 6 of ecology report (Ref. no.: '250405') Further detail is expected to be provided in the form of an HMMP that will be conditioned:
 - Vegetation removed for hardstanding: 1087m²
 - New planting / habitat enhancement: 515m²
- Existing kerb line and verge (hatched blue) to be dropped for a new vehicle crossover. Proposed kerb line to be installed as shown (hatched pink). Footpath to be extended as shown (hatched green). Tarmac to be installed up to the proposed kerb line in level with the charging bays. Dropped kerb to be installed as shown (hatched orange) to provide vehicle access, with pedestrians retaining the right of way.
- Existing Trees (shown light blue) to be removed. New trees (area shown dark blue) to be planted. All new cabling must avoid retained tree's RPA's (shown circled pink around tree trunk).
- CCTV Masking Requirements:
 - Masking to be applied for all private property.
 - Masking to be applied for views of commercial buildings outside InstaVolt's leasehold.
 - Masking not required for roads and other publicly accessible areas.
- All measurements to be taken from the centre point of a line, unless stated otherwise.
- Site Area = 2899m²
- Please also refer to the following:
 - Transport Note - Ref. no.: '2508-020 TS01'
 - Tree Constraints Plan - Drawing no.: 'TCP-1'
 - Ecology Report - Ref. no.: '250405'

KEY

	BYD 160kW Charging Unit - Single Arm
	BYD 160kW Charging Unit - Double Arm
	RMC 1250 (Data Cabinet)
	Placeholder 16-Way Feeder Pillar for BESS (Spec TBC)
	TR7 (500kVA - 800kVA)
	20ft Storage BESS Container
	Proposed CCTV
	Slate Chippings with Concrete Edging Strip
	Bin attached to post
	Proposed Bollard
	New Lamppost to be installed by InstaVolt's contractors
	Proposed Medium InstaVolt Totem (3.8m(h) x 1.2m(w) x 0.25m(d))
	Proposed Small InstaVolt Totem (2m(h) x 1m(w) x 0.1m(d))
	Site Boundary
	Proposed Fence (approx. location)
	Fence Line
	Existing Tree (Green Hatch = Tree Canopy, Pink Circle = Root Protection Area (RPA), Solid Circle = Trunk)
	Existing Hedge/Foliage
	Proposed Tree Planting
	Proposed Habitat Enhancement
	Banking

COMMENTS

REV.	DESCRIPTION	REV. BY	APP.	DATE
A	Issued for comment	DB	NB	23/07/25
B	Updated layout as per latest design	NB	RK	05/09/25
C	Removed amended kerb line	NB	JM	12/09/25

SCALE
1:250

DRAWN BY
DB

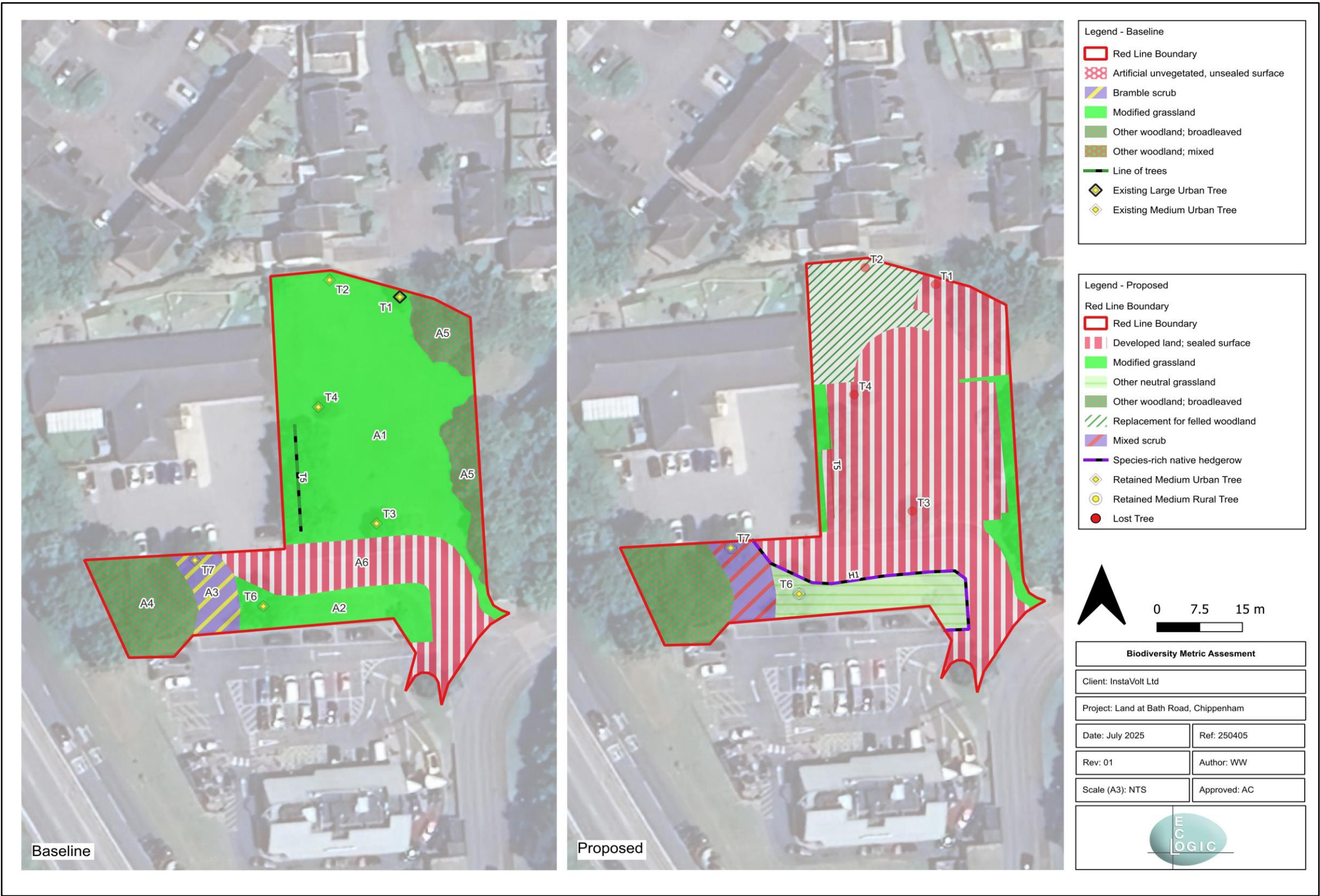
PROJECT NAME
COOPER ESTATES - CHIPPENHAM HUB

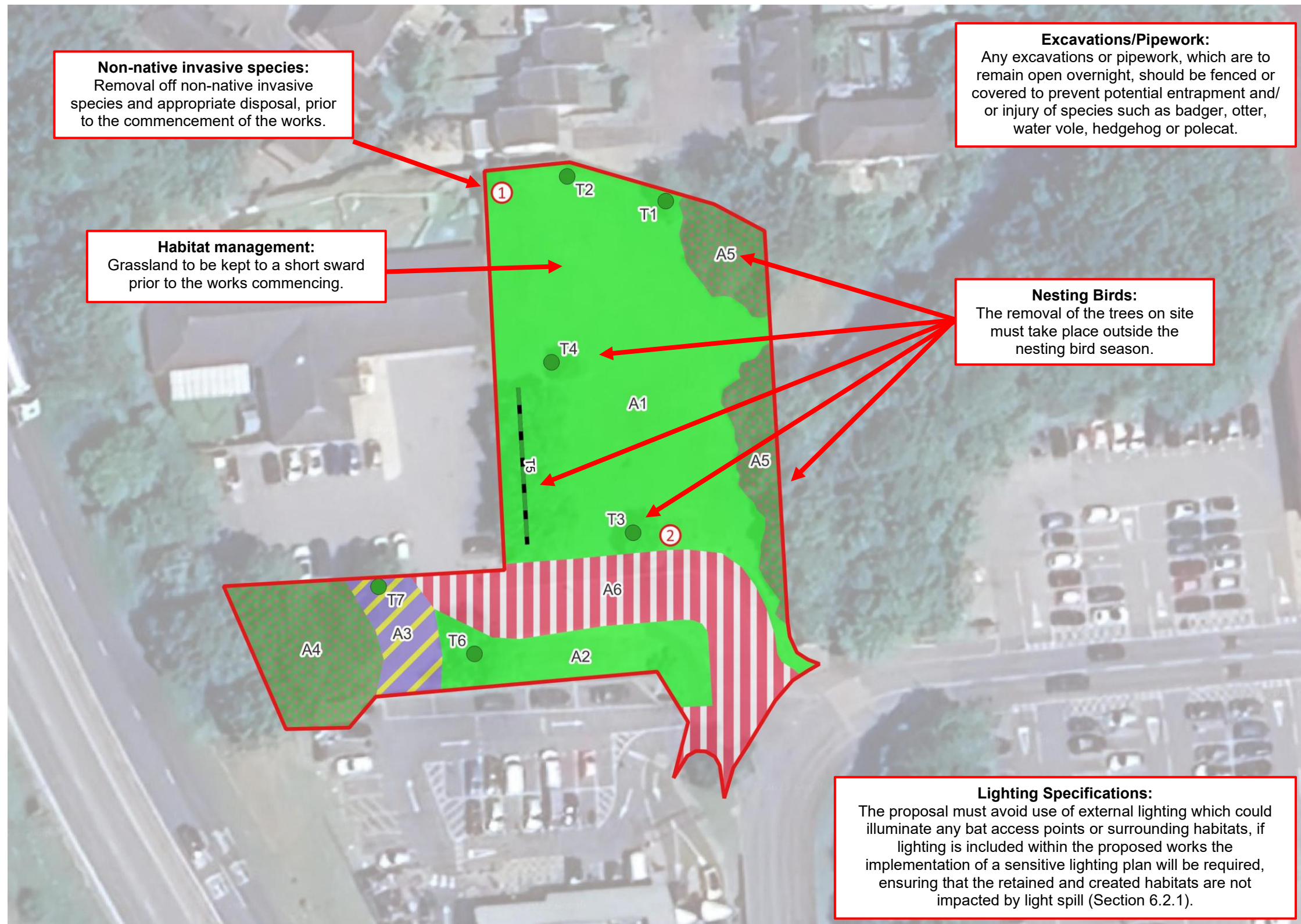
DRAWING TITLE
PLANNING SITE LAYOUT

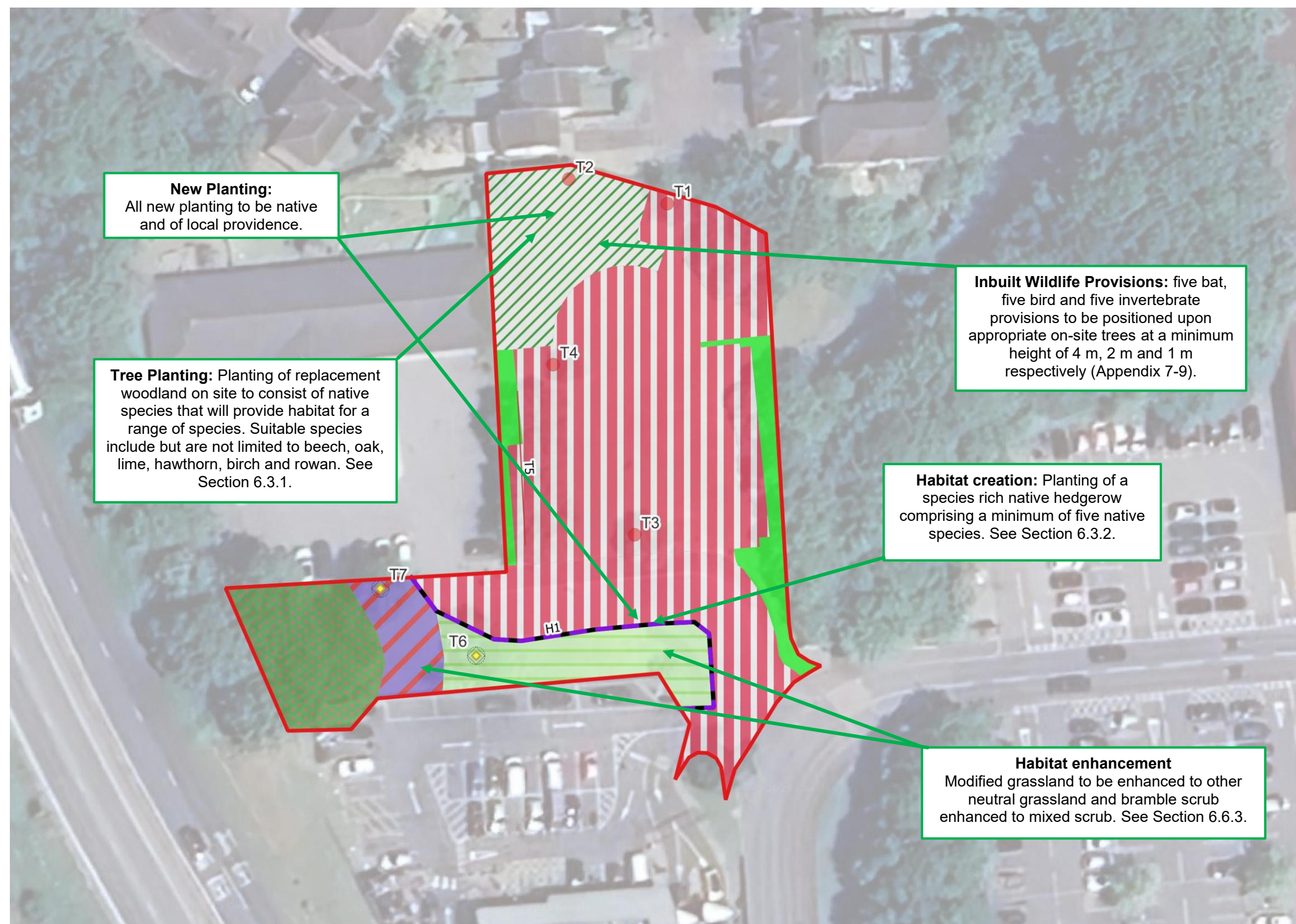
DRAWING NO.
10829 - 0001_01-PL

ADDRESS
Land lying North of Bath Road, Chippenham, SN14 0AF United Kingdom

INSTAVOLT
InstaVolt Ltd, 6 Cedarwood, Crookford Lane, Chineham Park, Hampshire, RG24 8WD © InstaVolt Ltd. 2025







Vincent Pro Bat Box

Material: Wood

Width: 180 mm
Height: 720 mm
Depth: 235 mm
Weight: 4.1 kg

Position: In a south facing location, minimum of 4 m above ground level.



Schwegler 2F Double Front Panel

Material: Woodcrete

Diameter: 160 mm
Height: 330 mm
Weight: 4.1 kg

Position: In a south facing location, minimum of 4 m above ground level.



Schwegler 2FN

Material: Woodcrete

Diameter: 160 mm
Height: 360 mm
Weight: 4.3 kg

Position: In a south facing location, minimum of 4 m above ground level.



Vivara Pro Barcelona Woodstone Open Nest Box

Suitable for wren, robin, pied wagtail and blackbird

Material: Woodstone

Height: 240 mm

Width: 190 mm

Depth: 175 mm

Position: Externally, at a minimum height of 3 m

**Vivara Pro Seville 32mm Woodstone Nest Box**

Suitable for: House sparrow, blue & great tit, nuthatch

Material: Woodstone

Height: 310 mm

Width: 200 mm

Depth: 200 mm

Weight: 6.9 kg

Position: Externally, at a minimum height of 3 m

**Eco Sparrow Tower**

Suitable for: House sparrow and individual blue & great tits

Material: Recycled LDPE plastic & FSC certified OSB

Height: 650 mm

Width: 170 mm

Depth: 170 mm

Weight: 2.8 kg

Position: Externally, at a minimum height of 3 m



Woodstone Insect Block

Suitable for bees, lacewings and ladybirds.

Material: Woodstone

Height: 270 mm

Width: 185 mm

Depth: 90 mm

Position: Site in a southerly facing location, adjacent to garden or boundary habitats at a minimum height of 1 m.

