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SP1 3SU

20th November 2025

Ecological Impact Assessment – Dreambeds Westbury

1. Introduction

- 1.1 This Ecological Impact Assessment has been produced by Ethos Environmental Planning (Ethos) on behalf of Wolley and Wallis and provides details of the results of an ecological walkover and assessment for protected species at Dreambeds Westbury. In particular, this report was commissioned in relation to the Bath and Bradford on Avon Bat Special Area of Conservation (SAC) Mitigation Zone. The proposals comprise the extension of the warehouse facilities into the redline area shown in Figure 1.
- 1.2 The site is located within Brook Lane Industrial Park (Central Grid Reference: ST 8604651873). The ecological walkover was undertaken on 5th November 2025 by Joe Bamforth, Senior Ecologist, and Ollie Sowler, Assistant Ecologist, at Ethos.



Figure 1 Site location

2. Survey Results

Habitats/Structures

- 2.1 The site is an area of sealed surface used as a loading bay and temporary storage adjacent to an active bed-manufacturing factory (Photo 1, 2, and 3). There were no habitats on site that supported protective species as the site is entirely developed, sealed or unsealed surface (figure 2). The storage facility within the site along the southeastern site boundary and storage facility adjacent to the southwestern boundary of the site, were assessed to have negligible potential for bats, with no potential roosting features identified. To the rear of this building, was an unsealed gravel surface (Photo 4). Altogether, the site has no potential to support protected species.



Figure 2 UK habitat classification results and structures on site



Photo 1 Southeastern storage facility (front)



Photo 2 Southwestern offsite factory



Photo 3 Central loading area



Photo 4 Gravel at rear of southeastern facility

Designated Sites

- 2.2 The site is located within the Wiltshire SAC consultation Zone for greater horseshoe bats, which is part of Bath and Bradford-on-Avon Bat SAC Core Roosts buffers zones and within the Salisbury Plain 6.4km buffer (Figure 3). The site is also located 600m southwest of the Trowbridge Bat SAC buffer zone. Due to the small scale of the works and the fact that they do not relate to residential development, there are predicted to be no significant impacts on the Salisbury Plain SAC/SPA and the site is not considered further.

Bath and Bradford on Avon Bat SAC

- 2.3 The site is located within the Bath and Bradford-on-Avon Bats SAC consultation area for greater horseshoe bats due to its proximity to one of the core roosts associated with the SAC, as identified in the SPD relating to the Bat SACs.
- 2.4 The Bath and Bradford-on-Avon SAC comprises a network of significant underground sites including four Sites of Special Scientific Interest (SSSI), namely: Box mine, Winsley Mines, Combe Down and Bathampton Mines and Brown's Folly. These component sites comprised extensive networks of caves, mines and man-made tunnels which are used by bats for hibernation, breeding, mating and as a staging post prior to dispersal. The key roosting sites of Annex II species that are a primary reason for the selection of this site are: greater horseshoe bat, lesser horseshoe bat and Bechstein's bat. The SAC includes hibernation roosts for 15% of the UK's greater horseshoe bat population and for small numbers of Bechstein's bat hibernating in abandoned mines. The SAC is therefore of International Importance for Nature Conservation, in line with its designation.
- 2.5 Considering the nature of the site, the complete absence of any features of importance for nature conservation, it is concluded that the development proposals will have no significant effect on the SAC, therefore no further assessment is required.

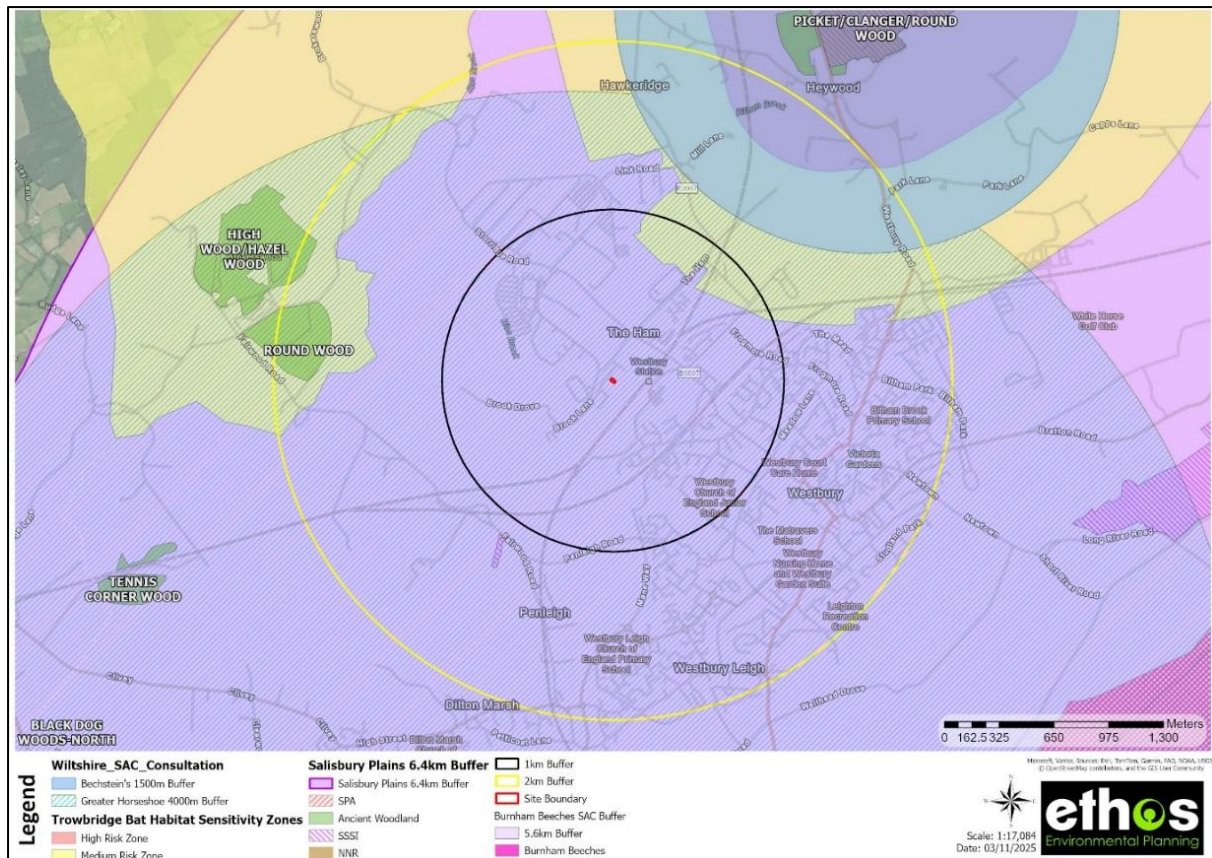


Figure 2 Designated Sites within 2km of the site

Bats

- 2.6 The site is in active industrial use and the sealed surface habitats on site do not provide suitable foraging or commuting features for bats. The industrial estate where the site is situated has security lights which are likely utilised overnight which would deter light-sensitive bats including greater horseshoe bats from using the site. In addition, the habitats surrounding site are industrial areas which do not have suitable habitat links to the wider countryside. The closest suitable bat habitat is located 120m northwest or 240m southeast of the structure, with no suitable habitat connecting the structure to these habitats.

Structures

B1

- 2.7 In the southeast of the site is a corrugated metal storage unit with a gable corrugated metal roof (B1, Photo 1). The structure adjoins the offsite building adjacent to the southwestern boundary. Externally it has metal supports on the corners and roof joins which forms potential cavities with the corrugation of the roof and walls (Photo 5), these were inspected and assessed to be superficial as they do not permit access into the unit, and do not extend more than 5cm up, forming a shallow and vertical metal cavity. No external features suitable for bats were identified. The interior (Photo 6) is used for the storage of mattresses and other bedding materials and has a high rate of turnover as these are received and used in the adjacent factory daily. The roof is a single layer of corrugated metal with several transparent corrugated plastic skylights, supported by metal beams featuring LED strip lights. The unit is sealed via a large rolling shutter that is secured out of business hours, the shutter is well fitted

with no access points once secured and therefore no entry points for bats. The floor and surfaces of the stored materials were clean, and no signs of use by bats was observed. Overall, it is assessed that B1 provides negligible potential for use by roosting bats.

B2

- 2.8 Immediately adjacent to the site on its southwestern boundary is a corrugated metal factory facility (B2, Photo 2). Construction of this facility is the same as the above storage shed, though the interior space is much larger. This area is also well lit during the day, and the façade facing this site is composed of corrugated metal with metal framing, producing superficial voids that do not permit access into the interior, and do not extend more than 5cm, forming a shallow and vertical metal cavity. This area also features a large rolling shutter that is sealed during the night (Photo 7) as with B1. The roof is double panelled with exterior corrugated metal and transparent corrugated plastic skylights, and interior plastic panelling (Photo 8). No evidence of bats were identified within B2 and suitable roosting features were identified internally or externally. Overall, it is assessed that B2 provides negligible potential for use by roosting bats.

B3

- 2.9 Directly adjacent to the site on its northeastern boundary is a small, fenced-off area containing a breezeblock structure (B3, Photo 9) with an apparent void and open access on its northwestern façade (Photo 10). It also features a metal pipe descending from the potential cavity likely providing drainage. The chain-linked fence on the site boundary is at 3m from the structures opening, which faces onto site. This structure was offsite, and could not be accessed for a full assessment, however it is located in a dense urban environment (Figure 1) with the nearest suitable bat habitat located 120m northwest or 240m southeast of the structure, with no suitable habitat connecting the structure to these habitats. Based on the located and fragmentation from suitable bat habitat, it is assessed that B3 was unlikely to support roosting bats.
- 2.10 Proposals are not currently available, but if the whole site was developed to the height of the extant buildings (around 5m), the void within B3 (photos 9 and 10) would not be blocked, and would still allow for bats to enter and exit the structure. This structure is currently well lit externally throughout the day and potentially lit by security lighting throughout the night. It is therefore unlikely the proposed development would impact the suitability of this structure for roosting bats.



Photo 5 Exterior onsite storage shed (B1)



Photo 6 Interior onsite storage shed (B1)



Photo 7 Interior wall offsite factory (B2)



Photo 8 Interior lighting offsite factory (B2)



Photo 9 Offsite breezeblock structure within fenced area on northeast site boundary (B3)



Photo 10 Offsite breezeblock structure (showing void on northwest façade) (B3)

Other Protected Species

- 2.11 The site is completely hard standing with no vegetated habitat located on site. All structures are fully secured and sealed providing no internal access for protected or notable species. Based on the above the site offer no suitable habitat for any protected or notable species.

3. BNG Exemption

- 3.1 The proposal is exempt from BNG as it meets the two following conditions:
- The development does not impact on any onsite priority habitat; and
 - The development impacts less than 25sqm of onsite habitat and less than 5 meters of onsite linear habitat such as hedgerows.
- 3.2 The existing habitat is a metal corrugated storage building, concrete, and gravel and therefore the development proposals are below the de minimis threshold for biodiversity.

4. Conclusions

- 4.1 The proposed development is not anticipated to have an impact on any protected or notable sites, habitats or species. Therefore, no further surveys or mitigation is required in relation to bats or other protected species to enable the development.

Yours sincerely,

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