

Ecological Impact Assessment

Land north of Swindon Road, Royal Wootton
Bassett

Gleeson Strategic Land

November 2025

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Executive summary

Introduction and approach

EAD Ecology was commissioned by Gleeson Strategic Land to undertake an Ecological Impact Assessment (EclA) for a proposed residential development at Land north of Swindon Road, Royal Wootton Bassett (hereafter referenced as the 'Site'). The EclA is documented in this report, which follows BS42020:2013 and the Chartered Institute of Ecology and Environmental Management (CIEEM) Guidelines (2018). The work was carried out by members of CIEEM in accordance with CIEEM's Code of Conduct and following standard published methods.

Baseline

Designated sites

There are no statutory designated sites within or adjacent to the Site, and there are no European-designated sites (Special Areas of Conservation, Special Protection Areas or Ramsar Sites) within 10km of the Site.

Four statutory sites of nationally-designated importance occur within 5km of the Site, including three Sites of Special Scientific Interest (SSSIs) and one Local Nature Reserve (LNR). The closest of these is Jubilee Lake LNR; located approximately 0.9km to the north-west. The Site lies within a SSSI 'Impact Risk Zone' in respect of residential development.

Six non-statutory Local Wildlife Sites (LWS), one Wiltshire Wildlife Trust (WWT) reserve and two Protected Road Verges (PRV) occur within 2km of the Site; the closest is Jubilee Lake Fields LWS, which lies approximately 0.8km north-west.

Habitats

Habitats within the Site boundary were dominated by an arable ley (temporary grass and clover leys) which was present within the main field of the Site. Small areas of modified grassland were present in the north and south of this field, with a building and bramble scrub also present in the south, and species-poor hedgerows forming the majority of the field margins. The hedgerows along the eastern and northern boundaries of the Site were associated with ditches. The road verge that formed the southern part of the Site included areas of other neutral grassland, modified grassland and mixed scrub.

Protected/notable species

The baseline surveys identified the following with respect to protected and/or notable species:

- Common and widespread invertebrate species. The presence of significant populations of notable species was considered unlikely.
- Environmental DNA (eDNA) samples of ponds within 250m of the Site tested positive for presence of great crested newt (GCN). The Site provided sub-optimal terrestrial habitat for GCN and common amphibians, including common toad.
- Reptiles were not recorded during the Site survey and are therefore assumed absent from the Site.
- Hazel dormouse was not recorded within the Site and is considered to be absent.
- Nesting habitat for widespread bird species, including notable species such as dunnoek, song thrush and whitethroat; all Priority Species.
- No badger setts were recorded within the Site. Mammal tracks were recorded on the Site, suggesting that badgers may forage/pass through the Site, at least on an occasional basis.
- A minimum of eight bat species were recorded foraging and/or commuting within the Site, including low numbers of *Myotis* species, lesser horseshoe bat, long-eared bat species and

barbastelle bat. The highest levels of bat activity were recorded along the northern boundary of the Site. Based on the recorded activity, it is considered likely that the habitat corridor along the northern Site boundary provides the most valuable habitat for foraging and commuting bats.

- Two trees were identified as having 'High' (PRF-M; suitable for multiple bats) bat roost suitability on the northern Site boundary. Further surveys confirmed the absence of bat roosts within these trees. A single building was identified as having 'Low' bat roost suitability within the south of the Site. Further surveys identified the presence of a likely day roost of individual or small numbers of pipistrelle species (common and widespread bat species); this is a low conservation status roost.
- The Site provided suitable habitat for brown hare and hedgehog. Brown hare was confirmed to be present, although the Site was not considered to be of particular importance for this species. The presence of hedgehog was assumed. The Site provided sub-optimal habitat for polecat and harvest mouse and their presence was assumed to be possible.

Potential effects, avoidance, mitigation, compensation and enhancement

No effects on any designated sites are predicted. Without mitigation, Site clearance would result in the loss of cropland (temporary ryegrass and clover ley), modified grassland, other neutral grassland, bramble scrub and native hedgerows; this would reduce available habitat for protected and notable species during construction and there is the risk of direct impacts (i.e., killing or injury) to amphibians (including GCN), nesting birds, badger, hedgehog, brown hare, polecat and harvest mouse. There would also be the potential for disturbance to commuting and foraging bats and badger arising from lighting during and post-construction.

The proposed development proposes an integrated landscape and ecological design, including the creation of new wildlife habitats within the Site, including hedgerow and tree planting, wildflower meadow, native scrub planting and SuDS ponds with associated wetland habitats. An illustrative landscape plan has been produced to show the proposed locations of these habitats. Measures undertaken to avoid, mitigate and compensate negative effects and provide ecological enhancement would include the following:

- Construction management measures to prevent pollution through dust, surface-water runoff and ground water.
- Retained hedgerows and mature trees protected from disturbance during construction through the use of temporary barriers (e.g., Heras fencing) in accordance with BS5837:2012.
- Construction would be implemented under a Natural England Great Crested Newt District Level Licensing (DLL) Scheme. Through this Scheme, off-site compensation habitat for great crested newt would be delivered through Natural England.
- A pre-construction badger survey to confirm the absence of badger setts within the Site. Any newly dug setts that would be damaged or disturbed during construction would be subject to a Natural England Badger Development Licence, to enable temporary or permanent closure prior to the start of construction.
- Construction-management measures would be adhered to during construction to protect badger welfare, and that of other mammals potentially present on-site.
- Site clearance (including hedgerow and scrub removal) would be undertaken outside of the bird-nesting season or preceded by a search of suitable habitats for nesting birds.
- No lighting would be left on during the night during the construction period. Any security lighting would be positioned at low-height and motion activated on short-timers. The lighting design for the development would ensure that lighting impacts to bats were minimised, including maintenance of a dark corridor along the northern boundary.
- Removal of the building with a bat roost would be subject to a Natural England Bat Mitigation Licence.

- Bat and bird habitat (e.g., bat tubes/bricks, swift boxes) would be incorporated into new buildings to provide roosting/nesting habitat.
- A destructive search for hedgehogs would be undertaken prior to the removal of suitable habitats. Hedgehog passes would be created within new garden fences to allow hedgehogs to move around and through the Site post-development works.

A Construction and Ecological Management Plan (CECoMP) would be produced to detail measures to ensure habitat and species protection during construction. A Habitat Management and Monitoring Plan (HMMP) would be produced to detail how retained and proposed habitats will be managed in the long-term.

Residual effects

There would be no predicted adverse effects on any statutory or non-statutory designated sites of nature conservation value as a result of the proposed development. There would be a long-term positive effect on habitats and Biodiversity Net Gain will be achieved on-site. Long-term negative residual effects on brown hare would occur through loss of foraging habitat; this would be at the Sub-Parish Level and would not be significant. All other species-level effects would be neutral or positive in the long-term. No significant cumulative effects with other plans or projects are predicted.

Conclusions

The proposed development would protect, maintain and enhance biodiversity in accordance with biodiversity policies in the National Planning Policy Framework (2024) and policies of the S Wiltshire Core Strategy (adopted January 2015). The proposed development would be undertaken in compliance with wildlife legislation relating to designated sites and protected species.

1 Introduction, background and approach

1.1 Introduction

1.1.1 EAD Ecology was commissioned by Gleeson Strategic Land to undertake an Ecological Impact Assessment (EclA) of a proposed residential development at Land north of Swindon Road, Royal Wootton Bassett (approximate OS Grid Ref: SU081831; refer to Figures 1 and 2), hereafter referred to as 'the Site'. This report documents the EclA, which was undertaken in accordance with BS42020:2013 and following Chartered Institute of Ecology and Environmental Management (CIEEM) Guidelines (2018). It includes the following sections:

- Description of the existing ecological baseline;
- Identification of the potential impacts of the proposals during and post-construction;
- Identification of proposed avoidance, mitigation and compensation measures for negative impacts, and further enhancement measures;
- Summary of residual ecological effects, i.e., those occurring after mitigation;
- Consideration of cumulative effects; and
- Conclusions, including assessment of compliance with wildlife legislation and planning policy.

1.2 Legislation and planning policy

Wildlife legislation

1.2.1 The following wildlife legislation is relevant to the proposed development; also refer to Appendix 1:

- Conservation of Habitats and Species Regulations 2017 (as amended);
- Wildlife and Countryside Act (WCA) 1981 (as amended);
- Countryside and Rights of Way Act 2000;
- Natural Environment and Rural Communities (NERC) Act 2006 (as amended);
- Protection of Badgers Act 1992; and
- Hedgerow Regulations 1997 (as amended).

National planning policy

1.2.2 The National Planning Policy Framework (NPPF; 2024) includes the Government's policy on the protection of biodiversity through the planning system. A summary of the relevant paragraphs of the NPPF is provided in Appendix 2.

Local planning policy

1.2.3 Current local planning policy comprises the Wiltshire Core Strategy (adopted January 2015) together with 'saved' policies of the North Wiltshire Local Plan. The following policies are considered relevant to the ecological assessment of the proposed development:

- Wiltshire Core Strategy Policy 50: Biodiversity and Geodiversity.
- North Wiltshire Local Plan 'Saved' Policy NE14: Trees and the control of new development.

1.2.4 Relevant local policy text is contained in Appendix 3.

1.3 Approach

Ecological baseline

1.3.1 The ecological baseline was determined through desk study and Site survey.

Desk study

1.3.2 Biodiversity information was requested for a study area of 2km radius around the Site boundary (extended to 4km for bats) from Wiltshire and Swindon Biological Records Centre (WSBRC) on 14 May 2024. Information requested included the location and details of the following:

- Designated sites of nature conservation importance (statutory and non-statutory; extended to 10km for European statutory designated sites and 5km for other statutory sites using the Defra MAGIC website); and
- Previous records of protected and/or notable species, including Priority Species (Species of Principal Importance for Conservation in England listed in accordance with Section 41 of the NERC Act (2006) and Wiltshire Biodiversity Action Plan (BAP) Priority Species.

1.3.3 Information was also obtained from the following websites (18 September 2025):

- <https://magic.defra.gov.uk/MagicMap.aspx> – Information on protected sites;
- <http://jncc.defra.gov.uk> – information on protected sites, Priority Habitats and Species; and
- <https://www.gov.uk/government/organisations/natural-england> – information on protected sites and standing advice.

Site survey

1.3.4 An Extended Phase 1 Habitat survey of the Site was undertaken on 26 January 2022, and an Extended UKHab Habitat survey was undertaken on 28 May 2025. The UKHab Habitat survey followed guidelines published by UKHab Ltd (2023) and identified the main habitat types on the Site. The results of the survey were detailed on a UKHab Habitat Plan, with target notes used to identify specific features of ecological interest; refer to Figure 4. A botanical species list was recorded, although no attempt was made to record every plant species on the Site; refer to Appendix 4.

1.3.5 The Extended Phase 1 Habitat survey identified the potential for protected and notable species within the Site. Further (Phase 2) surveys were subsequently undertaken to determine if such species were present. A summary of these surveys is provided in Table 1.1 below; full details of methodologies and results are contained in Appendices 5-13. All surveys were carried out following standard published methods.

Table 1.1: Summary of Phase 2 ecological surveys

Survey	Date	Details
Hedgerow and invasive plant survey	May 2024	Survey to identify 'important' hedgerows based on ecological criteria in the Hedgerow Regulations 1997, and to record non-native invasive plant species. Refer to Appendix 5.
Great crested newt (GCN) survey	May 2024	Habitat Suitability Index (HSI) assessment (Oldham, 2001) and Environmental DNA (eDNA) surveys (Biggs, 2014), where appropriate, of four ponds within 250m of the Site. Refer to Appendix 6.
Reptile survey	Apr-May 2022	Deployment and seven checks of artificial refugia in accordance with Froglife (1999). Refer to Appendix 7.
Breeding bird survey	Apr-Jun 2022	Three visits to record bird species and estimate the number of breeding pairs/territories following

		relevant methodology (Gilbert <i>et al.</i> , 1998) and in accordance with the latest guidance (Bird Survey & Assessment Group, 2025). Refer to Appendix 8.
Hazel dormouse survey	Apr-Oct 2022	Deployment of dormouse nesting tubes in hedgerows on-site followed by monthly checks following standard methodology (Bright <i>et al.</i> , 2006). Refer to Appendix 9.
Badger survey	May 2025	Search for signs of badger activity (e.g., setts, prints) and latrines in accordance with Harris <i>et al.</i> (1999). Refer to Appendix 10.
Bat activity survey	Apr-Oct 2024	Three Night-time Bat Walkover surveys during Spring, Summer and Autumn, and deployment of three static detectors for five nights per month, in accordance with the current best practice Bat Conservation Trust (BCT) guidelines (Collins [ed.] 2023). Refer to Appendix 11.
Bat roost survey – preliminary roost assessment	Apr 2024 & May 2025	Ground-based assessment of trees for potential bat roost features in accordance with the current best practice BCT guidelines (Collins [ed.] 2023). Refer to Appendix 12.
Bat roost survey – dusk-emergence surveys	Jul-Sep 2024	Dusk-emergence surveys of buildings and trees in accordance with the current best practice BCT guidelines (Collins [ed.] 2023). Refer to Appendix 12.
Habitat Condition Assessment survey	May 2025	BNG Statutory Metric Habitat Condition Assessment survey (Defra 2024b & 2024c). Refer to Appendix 13.

Survey limitations

- 1.3.6 During the great crested newt survey, Pond 1 was not surveyed due to no access permission. Pond 6 was not surveyed as it was dry at time of survey.
- 1.3.7 The most recent reptile, breeding bird and dormouse surveys were conducted in 2022, and as such, changes to the reptile, breeding bird and dormouse populations within the survey boundary may have occurred since these surveys were conducted. Any changes are, however, likely to be minor, and are not considered a significant limitation to the assessment. The survey data still accord broadly with the data-validity period of 2-3 years, as set out in BS42020:2103 Biodiversity — Code of practice for planning and development, and the habitat survey on 28 May 2025 confirmed no significant changes to the habitat within the survey area since the previous habitat survey in January 2022. The survey data are, therefore, considered acceptable for the purposes of assessment.
- 1.3.8 During the badger survey, off-site land within 20 metres of the Site boundary which was within private land ownership was not accessed and therefore there is a possibility that there were badger setts within this area that were not recorded during the survey.
- 1.3.9 During the April bat activity survey, the static detector at Position 3 failed after three nights of recording. This was judged not to have had a significant impact on the validity of the assessment of bat activity representation within the Site.

Evaluation of ecological features

- 1.3.10 The importance of the ecological features identified was evaluated using criteria for habitats and species based on CIEEM guidelines (2018). Ecological importance was classified using an eight-level geographic scale from 'Sub-Parish' (low) to 'International' (high); refer to Appendix 14. Legal protection of species is considered in Section 4 (mitigation) and does not specifically form part of the valuation process.

Confirmation of 'important' ecological features

- 1.3.11 Features were identified that were considered 'important', in accordance with CIEEM guidelines (2018), and therefore subject to further detailed assessment. Features that were unlikely to be affected by the project, or were sufficiently widespread, unthreatened or resilient to potential project impacts, were not considered important in the context of the proposed development, and were not, therefore, subject to further assessment.

Identification of potential impacts

- 1.3.12 Potential impacts on the important ecological features were described for the construction and post-construction phases of the development.

Avoidance, mitigation, compensation and enhancement measures

- 1.3.13 The proposed development (refer to Figure 2) was informed by the ecological baseline, including the presence/predicted presence of protected species. Therefore, the impact assessment was of a partially-mitigated scheme (refer to Paragraph 3.1.7). Additional avoidance, mitigation, compensation and enhancement measures for the construction and post-construction phases of the development were identified; where appropriate, recommendations for how these measures could be secured (for example, through planning conditions/obligations or Natural England licensing) were also identified.

Residual effects

- 1.3.14 An assessment of the residual positive, negative or neutral ecological effects was undertaken following CIEEM (2018) guidelines. The effect timescale was given as:
- Acute, immediate and discrete.
 - Short-term: 0-3 years.
 - Medium-term: 3-10 years.
 - Long-term: 10+ years.
- 1.3.15 Effects were described at a geographical scale (refer to Appendix 14); effects identified at Sub-Parish level and below were not considered 'Significant'.
- 1.3.16 The conclusion to the assessment confirms any significant residual effects, compliance with national planning policy (including the avoidance of 'significant harm' in accordance with Paragraph 193 of the NPPF, 2024), and compliance with relevant policies of the Wiltshire Core Strategy (adopted 2015).

2 Ecological baseline

2.1 *Designated sites of conservation importance*

- 2.1.1 There are no statutory designated sites within or adjacent to the Site, and there are no European designated sites (Special Areas of Conservation, Special Protection Areas or Ramsar Sites) within 10km of the Site. Three Sites of Special Scientific Interest (SSSIs) and one Local Nature Reserve (LNR) occur within 5km of the Site, the nearest being Jubilee Lake LNR which is situated approximately 0.9km to the north-west. Refer to Table 2.1 for further details of this and other statutory designated sites within 5km.
- 2.1.2 The Site lies within a SSSI 'Impact Risk Zone' in respect of residential development but this relates to Wootton Bassett Mud Spring SSSI, which is designated for geological interest only.

Table 2.1: Statutory designated sites within the study area.

Site name	Designation	Reason for designation	Approx. distance and direction from Site
Jubilee Lake	LNR	Designated for its lake and woodland habitat.	0.9km north-west
Wootton Bassett Mud Spring	SSSI	Designated for geological interest only.	1.6km south
Goldborough Farm Meadows	SSSI	Traditionally managed floristically rich hay-meadows and locally scarce plant species.	2.6km south
Restrop Farm and Brockhurst Wood	SSSI	Traditionally managed floristically rich hay-meadows, mature hedgerows and ancient woodland.	2.7km north
Bincknoll Dip Woods	SSSI	Ancient woodland supporting nationally and internationally rare mosses.	4.0km south-east

- 2.1.3 Six non-statutory Local Wildlife Sites (LWS), one Wiltshire Wildlife Trust (WWT) reserve and two Protected Road Verges (PRV) occur within 2km of the Site; the closest is Jubilee Lake Fields LWS, which lies approximately 0.9km north-west of the Site; refer to Appendix 15.

2.2 *Habitats within the Site boundary*

- 2.2.1 Habitats within the Site boundary were dominated by an arable ley (temporary grass and clover leys) which was present within the main field of the Site. Small areas of modified grassland were present in the north and south of this field, with a building and bramble scrub also present in the

south, and species-poor hedgerows forming the majority of the field margins. The road verge that formed the southern part of the Site included areas of other neutral grassland, modified grassland and mixed scrub; refer to Figure 4.

Other neutral grassland

- 2.2.2 Other neutral grassland was recorded in the south of the Site along parts of the road verge.

Modified grassland

- 2.2.3 Modified grassland was recorded in the north of the Site on an area of raised land which was not in arable use, and a small area in the gateway entrance in the south of the Site. This habitat was also recorded on the road verge in the south-west of the Site.

Bramble scrub

- 2.2.4 A small area of bramble scrub was present next to the building in the south of the Site.

Hedgerows

- 2.2.5 Species-poor hedgerows forming the majority of the field margins, present in the south, and along the eastern and northern Site boundaries. These were associated with ditches on the eastern and northern boundaries.

Mixed scrub

- 2.2.6 A small strip of mixed scrub was present on the road verge in the south of the Site.

Temporary grass and clover leys

- 2.2.7 A temporary grass and clover ley, dominated by perennial rye-grass, was present throughout the majority of the Site.

Urban habitats

- 2.2.8 A small building and parts of a road (A3102) were present in the south of the Site.

2.3 Surrounding habitats

- 2.3.1 The Site was surrounded to the north and east by fields in arable/pastoral farming, bound by hedgerows. A small area of other broadleaved woodland was located immediately adjacent to the northern Site boundary. Urban habitats containing residential properties and gardens comprising the Hamp were present to the east and south. Swindon Road (A3102) was present immediately adjacent to the southern Site boundary, with a community nature reserve comprising a variety of semi-natural habitats located on the opposite site of the road to the Site.

2.4 Protected and notable species

Plants

Desk study

- 2.4.1 The following notable plant species have been recorded within the 2km study area:
- Tubular water-dropwort and red hemp-nettle (Priority Species);
 - Field cow-wheat (protected under Schedule 8 of the WCA (1981) (as amended);
 - Field cow-wheat (Nationally Rare);
 - Fringed water-lily, greater water-parsnip, red hemp-nettle, round-leaved mint, Welsh poppy and yellow vetchling (Nationally Scarce); and

- Barberry, blunt-flowered rush, Cyperus sedge, distant sedge, elecampane, fat duckweed, fennel, flattened meadow-grass, great burnet, keeled-fruited cornsalad, meadow brome, parsley water-dropwort, rat's-tail fescue, sea club-rush, Sherard's downy-rose, slender tufted-sedge, smooth brome, spear-leaved willowherb, sweet-briar, thread-leaved water-crowfoot, tutsan and whorl-grass (Wiltshire Notable plant species).

2.4.2 No previous records of legally-controlled invasive plant species were identified.

Site survey

2.4.3 No notable or invasive plant species were recorded within the Site and the presence of such species was considered unlikely.

Invertebrates

Desk study

2.4.4 The following notable invertebrate species have been recorded from the 2km study area:

- Marsh fritillary (protected under Schedule 5 of the WCA (1981) (as amended);
- The beetle, *Phytoecia cylindrica* (Nationally Notable); and
- Brown hairstreak, cinnabar, dingy skipper, forester, lackey, marsh fritillary, shaded broad-bar, small heath, wall, white admiral and white-letter hairstreak (Priority Species).

Site survey

2.4.5 The Site was likely to support a range of common and widespread invertebrates, with trees, hedgerows, grassland and field margins providing suitable habitat. No notable species were recorded and the presence of significant populations of notable invertebrates was considered unlikely.

Amphibians

Desk study

2.4.6 The desk study identified GCN records from two locations within 250m of the Site; one from a pond approximately 70m north of the Site, and the other from approximately 90m south of the Site. These refer to Pond 3 and Pond 2 respectively; refer to Figure A6.1. There are also records of common toad. Great crested newt is a legally protected Priority Species; common toad is a Priority Species.

Site survey

2.4.7 GCN eDNA surveys were undertaken on four waterbodies within 250m of the Site boundary. Four of these waterbodies tested positive for GCN eDNA. These included Pond 2, approximately 90m south of the Site, Pond 4, approximately 30m south of the Site, Pond 3, approximately 70m north of the Site, and Pond 5, approximately 150m north-east of the Site (refer to Appendix 6). Pond 1, approximately 30m west of the Site, was not surveyed due to no access permission, and Pond 6, approximately 240m north-east of the Site, was dry at the time of survey.

2.4.8 Habitats within the Site provided suboptimal terrestrial habitat for GCN and other amphibians. The arable ley comprising the majority of the Site was largely unsuitable for GCN. Field margins, scrub, hedgerows and grassland within the road verge provided suitable terrestrial habitat. No suitable breeding habitat was present within the Site.

Reptiles

Desk study

- 2.4.9 There are previous records of grass snake, adder and slow-worm from the 2km study area. All native reptiles are legally protected Priority Species.

Site survey

- 2.4.10 No reptiles were recorded during the Site survey; refer to Appendix 7.

Birds

Desk study

- 2.4.11 Numerous legally protected and notable bird species have been recorded within the 2km study area. Species which are relevant to the habitats present within the Site are set out in Table 2.2. All breeding birds, their nests, eggs and young are legally protected. Species listed on Schedule 1 of the WCA 1981 (as amended) receive additional protection; refer to Appendix 1.

Table 2.2: Notable bird species recorded in the 2km study area.

Species	Annex 1 Birds Directive	Schedule 1 WCA 1981 ¹	Priority Species	BoCC5 status ²
Barn owl		✓		
Fieldfare		✓		Red
Grey wagtail				Red
Herring gull				Red
House sparrow			✓	Red
Lesser redpoll			✓	Red
Linnet			✓	Red
Little egret	✓			
Marsh tit			✓	Red
Mistle thrush				Red
Redwing		✓		Red
Skylark			✓	Red
Song thrush			✓	Amber
Spotted flycatcher			✓	Red
Starling				Red
Woodcock				Red
Yellowhammer			✓	Red
Yellow wagtail			✓	Red

Conservation status: 1 - Listed on Schedule 1 of the WCA 1981 (as amended); 2 - Listed on RSPB's 'Birds of Conservation Concern (Stanbury *et al.*, 2021)' Red/Amber Lists.

Site survey

- 2.4.12 A total of 22 species were recorded within the Site, of which 18 were confirmed, probably or possibly breeding; refer to Appendix 8. These included the following notable species:
- Starling, which was confirmed breeding. This is a Priority Species and Red-listed Bird of Conservation Concern.
 - Dunnock, which probably bred, and song thrush, which possibly bred. These are Amber-listed Birds of Conservation Concern and Priority Species.

- Woodpigeon and wren, which probably bred, and whitethroat, which possibly bred. These are Amber-listed Birds of Conservation Concern.
- House sparrow, lesser black-backed gull, mallard and skylark, which are all Red or Amber Birds of Conservation Concern and/or Priority Species; however, none of these species were considered to be breeding within the survey area.

2.4.13 The survey area contained habitats of limited value to breeding birds. The most important habitats present were the hedgerows that provided nesting opportunities for common and widespread species such as dunnock, song thrush and whitethroat. A mature tree with cavities on the northern boundary provided nesting habitat for starling, which was confirmed to breed. No suitable habitat for ground nesting birds was present within the survey area.

Hazel dormouse

Desk study

2.4.14 No records of hazel dormouse were returned from within the 2km study area. Hazel dormouse is a legally protected Priority Species.

Site survey

2.4.15 No evidence of dormice was recorded during the Site survey; refer to Appendix 9.

Badger

Desk study

2.4.16 There are numerous recent records of badger from within the 2km study area. Badgers and their setts are legally protected.

Site survey

2.4.17 No setts were recorded within the Site; refer to Appendix 10. Mammal tracks were recorded on the Site, suggesting that the species may forage/pass through the Site, at least on an occasional basis.

Bats

Desk study

2.4.18 At least 10 species of bat have been recorded within the 4km study area including:

- Brandt's bat, common pipistrelle, Natterer's bat, Daubenton's bat, serotine and whiskered bat (all receive full legal protection);
- Brown long-eared bat, lesser horseshoe bat, noctule and soprano pipistrelle (receive full legal protection and are Priority Species).

2.4.19 The only roost record within the 2km study area is a common pipistrelle roost (type undetermined) located approximately 2.0km north-west of the Site.

Site survey

Night-time Bat Walkover survey

2.4.20 At least three species were recorded within and adjacent to the survey boundary, with the majority of calls from common pipistrelle bats; refer to Appendix 11. This is a common and widespread bat species. The following observations were recorded during the surveys:

- Common pipistrelle bats were recorded commuting and foraging across the Site and along hedgerows during all transects.
- A single *Myotis* sp. and long-eared bat sp. were recorded on the Site in October.

Static detector survey

- 2.4.21 At least eight bat species were identified during the static detector surveys with a cumulative total of 23,449 registrations recorded across three static detector locations; refer to Appendix 11. Common pipistrelle accounted for the highest number of registrations within the Site (87.54%), followed by *Myotis* species (9.11%) and noctule (1.43%). Other species recorded but individually accounting for less than one percent of the registrations included serotine or Leisler' bat, grey or brown long eared bats, soprano pipistrelle, lesser horseshoe bats, barbastelle and Nathusius' pipistrelle.
- 2.4.22 Bat activity levels were highest at Position 3, in the east of the Site, which recorded a BAI of 47.76, compared to a BAI of 16.96 at Position 1 in the north-west of the Site, which recorded the second highest bat activity levels. The lowest levels of activity were recorded at Position 2 along the southern boundary (BAI 1.87). Activity at Position 3 was dominated by one species (common pipistrelle) comprising 93.53% of registrations recorded at this location. Positions 1 and 2 followed a similar trend to Position 3, with common pipistrelle comprising 74.75% of bat activity at Position 1 and 59.18% at Position 2.
- 2.4.23 Bat species recorded that are considered to be particularly sensitive to light included *Myotis* species, long-eared bat species, lesser horseshoe bat and barbastelle. *Myotis* species and long-eared bat activity was recorded at all static detector positions, with the highest levels of activity recorded on the northern boundary of the Site for *Myotis* species and on the eastern boundary of the Site for long-eared species.
- 2.4.24 Lesser horseshoe bat activity was very low and was recorded on the southern and eastern boundaries of the Site only. Barbastelle activity was also very low and was recorded on the northern and southern boundaries. The Site is not considered to be a core commuting or foraging location for either species.

Bat roost survey

- 2.4.25 The building (Building 1) in the south of the Site was considered to have 'Low' bat roost suitability. Two trees along the northern Site boundary were considered to have 'High' bat roost suitability (PRF-M; suitable for multiple bats). Further details of the assessments are provided in Appendix 12.
- 2.4.26 Two bats were confirmed emerging from Building 1 during dusk emergence surveys and this structure was considered to be a likely day roost used by individual or small numbers of pipistrelle species (a low conservation status bat roost); refer to Appendix 12. No bats were recorded emerging from either of the two trees with bat roost suitability on the northern Site boundary.

Otter

Desk study

- 2.4.27 There are records of otter within the 2km study area. The closest record is approximately 1.3km west of the Site and is associated with a watercourse that is not connected to the Site. Otter is a legally protected Priority Species.

Site survey

- 2.4.28 The Site did not contain suitable habitat for otter and the species was considered to be absent.

Water vole*Desk study*

- 2.4.29 There are several records of water vole within the 2km study area. The closest record is approximately 0.8km to the south-east of the Site and is associated with wetland habitat that is not connected to the Site. Water vole is a legally protected Priority Species.

Site survey

- 2.4.30 Although ditches were recorded along the base of hedgerows in the east and the north, these were of small size and held little or no water. They were therefore considered to not provide suitable habitat for water vole. Water vole was therefore considered to be absent.

Other mammals*Desk study*

- 2.4.31 There are several recent records of brown hare and hedgehog from within the 2km study area, two records of harvest mouse, and single records of polecat and water shrew. Brown hare, hedgehog, polecat and harvest mouse are all Priority Species; water shrew is a Wiltshire Notable species.

Site survey

- 2.4.32 The Site provided suitable habitat for brown hare and hedgehog. A single record of brown hare was made from the Site on 23 May 2024. This was the only record of this species during the various ecological surveys and the Site was therefore not considered to be of particular importance for brown hare. The presence of hedgehog was assumed. The Site provided sub-optimal habitat for polecat and harvest mouse and their presence was assumed to be possible. Habitats were unsuitable for water shrew and it was considered to be absent.

2.5 Evaluation and confirmation of important ecological features

- 2.5.1 An evaluation of the ecological features within the study area is provided in Table 2.1 below. This also includes confirmation of 'important' ecological features in the context of the proposed development, i.e., those that have been included in, or excluded from, further assessment.

Table 2.1: Evaluation and confirmation of important ecological features

Ecological feature	Ecological importance	Included in detailed assessment?	Reason
<i>Designated sites of nature conservation importance</i>			
Goldborough Farm SSSI, Restrop Farm and Brockhurst Wood SSSI, and Binknoll Dip Woods SSSI	National	No	Valuation reflects designation. No mechanisms or pathways identified likely to affect these sites.
Jubilee Lake LNR	County	Yes	Valuation reflects designation. Potentially impacted by proposed development.
Non-statutory sites within 2km	County	Yes	Valuation reflects designation. Sites with public access potentially impacted by proposed development.
<i>Habitats on the Site</i>			
Other neutral grassland	Parish	Yes	Common and widespread habitat of low ecological importance. Will be directly impacted by the proposed development.
Modified grassland	Sub-Parish	Yes	Common and widespread habitat of low ecological importance. Will be directly impacted by the proposed development.
Mixed and bramble scrub	Sub-Parish	Yes	Common and widespread habitat of low ecological importance. Will be directly impacted by the proposed development.
Temporary grass and clover leys	Sub-Parish	Yes	Common and widespread habitat of low ecological importance. Will be directly impacted by the proposed development.
Urban habitats	Negligible	No	Artificial and widespread habitats of negligible biodiversity importance.
<i>Adjacent habitats</i>			
Arable/pasture	Sub-Parish	No	Common, widespread habitat of low ecological importance. Unlikely to be impacted by the development.
Hedgerows	Parish	No	All hedgerows are Priority Habitats, support a range of species and act as wildlife corridors within the landscape. Unlikely to be impacted by the development.
Urban (residential and roads)	Sub-Parish	No	Artificial and widespread habitats of limited biodiversity importance. Unlikely to be impacted by the development.
Woodland	Parish	Yes	Other broadleaved woodland functions as an ecological corridor and supports a range of species. Potentially affected by the development.

<i>Protected and notable species</i>			
Plants	Negligible	No	No notable or invasive plant species recorded within the Site boundary; therefore, impacts are unlikely.
Invertebrates	Sub-Parish	Yes	No notable invertebrate species were recorded and the presence of significant populations/assemblages of such species is considered unlikely. Common invertebrates potentially impacted by the proposed development.
Amphibians	Sub-Parish to Parish	Yes	Presence of great crested newt confirmed within 250m of the Site. Limited suitable terrestrial habitat for this species and common amphibians present within the Site. Potentially impacted by the proposed development.
Reptiles	Negligible	No	No evidence of reptile species was recorded. Assumed to be absent from the Site; no impacts predicted.
Birds	Sub-Parish	Yes	Trees and hedgerows provided nesting habitat for a limited range of common passerine bird species, and a small number of Priority Species/Birds of Conservation Concern. Potentially impacted by the development.
Badger	Sub-Parish	Yes	No badger setts were recorded, although habitat was suitable for foraging badgers. Potentially impacted by the proposed development.
Hazel dormouse	Negligible	No	No evidence of this species was recorded. Assumed to be absent from the Site; no impacts predicted.
Bats	Sub-Parish to Parish	Yes	Building in south of Site confirmed as a likely pipistrelle bat species day roost of low importance. Habitats on Site provided suitable foraging and commuting habitat for widespread bat species, with limited use by rarer species. The building will be directly impacted by the development. Habitats potentially impacted by the development.
Otter and water vole	Negligible	No	Habitats were unsuitable for otter and water vole. Assumed to be absent from the Site; no impacts predicted.
Other mammals	Sub-Parish	Yes	Habitats were suitable for brown hare and hedgehog (both Priority Species). Brown hare was confirmed to be present on-site, and the presence of hedgehog was assumed. The Site provided sub-optimal habitat for polecat and harvest mouse

			(both Priority Species) and their presence was assumed to be possible. Habitats were unsuitable for water shrew which was assumed to be absent.
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3 Assessment of ecological effects

3.1 *The proposed development*

Development description

- 3.1.1 The proposed development will comprise up to 135 dwellings and a minimum of 1.4 ha of public open space / landscape planting / ecological enhancement. It is envisaged that the majority of dwellings will be 2-storey high, with some 2.5-storey buildings in suitable locations.
- 3.1.2 A minimum of a 50m buffer will be provided around the Post Mill at Church Hills scheduled monument, where no development will be proposed. This will ensure there are no adverse effects on its setting. The scheduled monument will be integrated into the public open space provision for the site, creating a landscape buffer between the heritage feature and the development.
- 3.1.3 Similarly, the southern site boundary will be enhanced either with additional planting or with an area of public open space - to form a stronger buffer between the listed milestone and the proposed development.
- 3.1.4 Vehicle access to the site will be from two points off the A3102 Swindon Road. New internal roads will be provided, and pedestrian and cycle links will be created throughout the site.
- 3.1.5 The majority of the existing hedgerows and trees on site will be retained and enhanced, except for short lengths that will be lost to provide access. Sustainable drainage systems, including attenuation basins, will be used to manage surface water runoff.
- 3.1.6 As part of the proposals, the existing overhead power lines will be re-laid underground.

Ecological design and avoidance measures

- 3.1.7 Whilst detailed design measures would come forward at the Reserved Matters stage, the following has been assumed for the assessment; as per the Landscape General Agreement Plan (Figure 3) and Ecological Constraints and Opportunities Plan (ECOP; Figure 5):
 - Existing boundary hedgerows to be retained and buffered from new development as far as possible, maintaining functional 'habitat corridors', including a 5m dark corridor along the northern boundary, suitable for a range of protected/notable species including bats, birds and badger;
 - A new SuDS pond with associated wetland meadow seeding and marginal vegetation planting to be created on-site;
 - New landscape planting within the Site, including wildflower meadow, and native broadleaved tree, scrub and hedgerow planting;
 - Hedgehog passes within residential garden fences; and,
 - Provision of bat tubes / boxes and bird boxes within the fabric of new buildings.
- 3.1.8 A Construction and Ecological Management Plan (CECoMP) would be produced to detail measures to ensure habitat and species protection during construction. A Habitat Management and Monitoring Plan (HMMP) would be produced to detail how retained and proposed habitats will be managed in the long-term. Both of these documents would be agreed with Wiltshire Council prior to the start of construction and secured by Planning Condition.

3.2 Unmitigated effects during construction

Designated sites of nature conservation importance

- 3.2.1 No effects on designated sites of nature conservation importance are predicted during construction.

Habitats on the Site

- 3.2.2 Site clearance would result in the loss or removal of the following habitats (all approximate habitat/hedgerow area/lengths are detailed in the Statutory Biodiversity Metric, which has been submitted separately to this EclA Report; refer to Appendix 13):

- Other neutral grassland (0.04ha).
- Modified grassland (0.14ha).
- Bramble scrub (0.02ha).
- Mixed scrub (0.02ha).
- Temporary grass and clover leys (5.92ha).
- Native hedgerows (c. 30 lin. m).

- 3.2.3 The loss of the above habitats would be mitigated in the medium to long-term through the implementation of the proposed landscape strategy and the HMMP; refer to Figure 3 and Paragraph 4.2.2.

- 3.2.4 Avoidance Measures detailed in Paragraph 4.1.3 would minimise risks of direct effects on retained trees and hedgerows within the Site, for example through vehicular damage to tree Root Protection Areas (RPAs) and storage of materials / site compounds damaging habitats.

Habitats adjacent to the Site

- 3.2.5 Construction could also result in impacts to trees and hedgerows adjacent to the Site. Mitigation is proposed to minimise the likelihood of such effects; refer to Paragraphs 4.1.3.

Protected and notable species

Invertebrates

- 3.2.6 Site clearance would reduce the available habitat for common/widespread invertebrates; effects on notable invertebrate populations are considered unlikely. Given the retention of the majority of trees and hedgerows, and habitat creation proposals, the area of habitat loss is unlikely to significantly affect notable invertebrate populations.

Amphibians

- 3.2.7 Site clearance would result in the loss of terrestrial habitat suitable for amphibians, including GCN, and there is the potential that individual amphibians could be killed or injured during Site clearance; refer to Paragraph 4.1.4 to 4.1.5 for proposed mitigation. Habitat removal would be partially mitigated in the medium-term as new habitats established on the Site, and District Level Licensing would ensure that full compensation of habitat loss suitable for GCN would be provided; refer to Paragraph 4.2.6.

Birds

- 3.2.8 Removal of vegetation would lead to a reduction in available nesting and foraging habitat for birds within the Site, and there is the risk of direct impacts (e.g., killing/injury) during the nesting season. Avoidance and mitigation measures would be implemented to ensure legal compliance; refer to Paragraph 4.1.6. Construction activity has the potential to cause localised noise and visual

disturbance which may cause displacement of nesting birds in the immediate vicinity, although some species would be tolerant of disturbance or would become habituated.

Badger

- 3.2.9 The development would result in the loss of hedgerow and scrub habitats that are likely to be used as foraging and movement corridors by badger, although alternative habitat of a similar or higher value is available in the vicinity. Badgers could also become trapped in open excavations during the construction phase and potentially be harmed by construction materials. Mitigation is proposed to ensure legal compliance and protect animal welfare; refer to Paragraph 4.1.10.

Bats

- 3.2.10 The demolition of Building 1 would result in the loss of bat roosting habitat for low numbers of pipistrelle bats. There is also the potential for roosting bats to be killed, injured or disturbed during demolition of the building; proposed mitigation is provided in Paragraph 4.1.12.
- 3.2.11 Site clearance would result in the loss of commuting and foraging habitats for common and widespread species of bat. However, this would be limited in extent, and most of what would be lost is of little value to foraging/commuting bats. Lighting associated with the construction phase has the potential to disrupt foraging activity for bat species more sensitive to artificial light, including *Myotis* species, long-eared bat species, lesser horseshoe bat and barbastelle. However, construction activities would be undertaken during the day when bats are not active, and lighting requirements are likely to be confined to the winter months, when bats would be expected to be hibernating and therefore either absent or present in very low levels. Mitigation measures are proposed to ensure legal compliance and ensure lighting effects during construction are avoided; refer to Paragraph 4.1.11.

Other mammals

- 3.2.12 Site clearance would result in the loss of habitats suitable for brown hare, hedgehog, polecat and harvest mouse, and there is also potential for direct impacts (i.e., killing or injury) on hedgehog and harvest mouse during Site clearance; refer to Paragraph 4.1.14 to 4.1.15 for proposed mitigation.

3.3 Post-construction effects

Designated sites of nature conservation importance

Jubilee Lakes LNR, Jubilee Lake Fields LWS, Morningside Farm LWS/WWT reserve, and Flaxlands Manor LWS.

- 3.3.1 Due to the proximity of the above sites to the proposed development, it could result in increased recreational pressure on these sites. However, LNRs/Wildlife Trust reserves are designated in part to provide opportunities for the public to engage with nature. Jubilee Lake LNR, Jubilee Lake Fields LWS and Morningside Farm LWS/WWT reserve provide a network of level trails suitable for wheelchair, bike and pushchairs, and dogs are required to be on leads at all times, which would minimise potential impacts. Flaxlands Manor LWS has limited footpath access and significant recreational usage is considered unlikely. Accordingly, significant effects to these sites as a result of increased recreational pressure are considered unlikely.

Habitats on the Site

- 3.3.2 The proposed development of the Site would lead to a net gain of 10.54% Habitat Units and a net gain of 16.30% Hedgerow Units; refer to Appendix 13 and Figure A13.2. Biodiversity Net Gain (BNG) calculations were based on the Landscape General Agreement Plan; refer to Figure 4.

- 3.3.3 The layout for the development would ensure that all new and retained hedgerows were within public realm with suitable access for post-construction management. However, it is possible that new and proposed hedgerows could be subject to interference by residents; relevant mitigation is identified in Paragraph 4.2.3.

Habitats adjacent to the Site

- 3.3.4 No effects are considered possible to adjacent 'other broadleaved woodland' as no access would be provided and the existing hedgerow along the northern Site boundary would prohibit unauthorised access.

Protected and notable species

Invertebrates

- 3.3.5 The proposed green infrastructure would establish suitable habitat for a range of invertebrates, potentially including notable species, mitigating habitat loss associated with Site clearance.

Amphibians

- 3.3.6 The proposed green infrastructure would include new hedgerows, wildflower grassland and an attenuation basin, which would provide suitable breeding and terrestrial habitat for common amphibian species, potentially including GCN and common toad, once established. Potential for GCN and common toad mortality (e.g., through entrapment in gully pots), and impediment of movement across roads; mitigation is provided in Paragraph 4.1.5.

Birds

- 3.3.7 New landscape planting including native scrub and hedgerow planting within the green infrastructure would provide a range of alternative habitats for foraging and nesting birds, including notable species such as dunnock and song thrush. The Site area currently represents poor habitat for birds (predominantly temporary grass and clover leys) and change of land use to urban habitats with creation of native scrub and wildflower grassland within the green infrastructure is likely to benefit the bird assemblage overall, leading to a more varied bird assemblage. The creation of buildings and gardens may benefit notable urban species including house sparrow, starling, swift and house martin.
- 3.3.8 It would be expected that a proportion of households within the new development will own cats, and therefore local bird populations may be adversely affected by increased predation. However, it would be expected that new garden habitat would provide a net increase in potential nesting and foraging habitat for birds.

Badger

- 3.3.9 An increased risk of road traffic collisions with badger, potential resulting in injury/fatality, is considered possible due to the presence of a new road and increased traffic. However, the Site already has roads in close proximity and the new roads would be subject to low traffic volumes, travelling at low speeds, and therefore the additional risk of collision would be very low. New public-realm habitats within the Site would be suitable for badgers, although there would be a residual net loss of badger habitat.

Bats

- 3.3.10 The woodland adjacent to the north-western Site boundary and the northern and eastern hedgerows would be set back from development and buffered by the new habitat creation. This

would maintain the northern Site boundary, as a functional commuting/foraging corridor for bats and prevent the fragmentation or isolation of habitat across the wider landscape.

- 3.3.11 Street lighting and residential lighting from properties could have an adverse effect on bats in the southern section of the Site, particularly the more light-sensitive species. The impact of public-realm lighting on foraging and commuting bats is variable and depends upon the species concerned and the nature of their activity, as well as on the type and intensity of the lighting. Certain bat species are known to be relatively tolerant of artificial lighting (e.g., common pipistrelle and noctule (Stone *et al.*, 2009; Stone, 2013)). These species are likely to continue to forage over the urban areas of the Site and are unlikely to be significantly impacted by public-realm lighting. Lighting directed to features used by light-sensitive species such as lesser horseshoe bat, long-eared bat, barbastelle and *Myotis* bats could potentially inhibit use of flightpaths, with such species likely to avoid illuminated areas (Jones, 2000; Stone, 2013). Given the recorded activity levels and patterns of occurrence of these species during the surveys, it is considered unlikely that the development would compromise the local conservation status of any bat species.

Other mammals

- 3.3.12 Hedgehogs are likely to use the new gardens within the Site for foraging and shelter. However, without mitigation, close-board fences are likely to impede the movement of hedgehogs between gardens. The presence of roads within the Site is considered unlikely to result in a significant increase in hedgehog mortality, as the Site already has roads in close proximity and the new roads would be subject to low traffic volumes, travelling at low speeds. The proposed green infrastructure would include new hedgerows, native scrub and wildflower grassland, which would provide suitable habitat for harvest mouse and polecat.

4 Avoidance, mitigation, compensation and enhancement

4.1 *Avoidance, mitigation, compensation and enhancement during construction*

General

- 4.1.1 A Construction Ecological Management Plan (CECoMP) would be produced to detail measures to ensure habitat and species protection during the pre-construction and construction phases; refer to Paragraph 3.1.8. This could be appended to the separate Construction Environmental Management Plan (CEMP). An Ecological Clerk of Works (ECW), as required by the CECoMP, would be appointed to provide advice and undertake Site supervision, where required.

Designated sites of nature conservation importance

- 4.1.2 No effects on designated sites of nature conservation importance are predicted during construction and therefore no avoidance, mitigation or compensation is required.

Habitats on and adjacent to the Site

- 4.1.3 Construction would be undertaken in accordance with BS 5837:2012 'Trees in relation to construction'. Retained trees and hedgerows would be protected from potential damage during construction through the use of temporary barriers (e.g., Heras fencing), which would be installed prior to the start of construction. All contractors' compounds would be located within the Site boundary, but at least 10m away from retained hedgerows and outside of tree Root Protection Areas.

Protected and notable species

Amphibians

- 4.1.4 Construction would be implemented under a Natural England GCN District Level Licensing (DLL) Scheme (Reference: DLL-ENQ-WILT-00132; the Certificate of Payment will be issued separately to Wiltshire Council). Construction would be undertaken in accordance with the provisions of the Licence, once issued by Natural England.
- 4.1.5 Suitable measures would be included in construction design to minimise the risk of GCN and common toad mortality (e.g., through entrapment in gulley pots) and to ensure that great crested newts could traverse new roads. These measures would include inset kerb stones (e.g., ACO Wildlife Kerb) around all gulley pots. Kerbs either side of the inset kerbs stones would also have a 45° batter, to facilitate exit of amphibians from the highway.

Birds

- 4.1.6 Clearance of trees and hedgerows would be undertaken between September and February inclusive (i.e., outside of the main bird breeding season) to ensure that there were no direct effects on nesting birds. If clearance was required during the nesting season, an ecologist would first check the affected habitats for active nests. If any were found, the nest(s) and immediate surroundings would be left undisturbed until the eggs had hatched and young had fledged, or the breeding attempt was otherwise concluded (i.e., nest abandoned/predated).
- 4.1.7 Hedgerow protection fencing would be installed to ensure that hedgerows adjacent to the construction area were protected from disturbance and transgression of machinery and vehicles during construction; refer to Paragraph 4.1.3.

- 4.1.8 To provide additional nesting opportunities, a minimum of one Schwegler Type 1A swift boxes (or similar approved) per unit (135 total) would be incorporated into new buildings within the Site at a height of at least 4m where possible. The swift boxes would be suitable for use by swift, which is a 'Red' species of conservation concern (Stanbury *et al.*, 2021) and can also be used by other declining urban species such as house sparrow. The locations of boxes would be detailed in the CEcoMP.

Badger

- 4.1.9 Prior to construction, an update survey of the Site would be undertaken by an ecologist to ensure no newly created badger setts were present within or in close proximity to the working area. Should any active or partially-active sett(s) be found which was likely to be damaged or disturbed during Site clearance/construction, a Natural England Badger Mitigation Licence would be obtained to enable the temporary or permanent closure of the affected sett(s). This would be undertaken between July and November, in accordance with the Licence conditions. No works would be undertaken in the area around the affected sett(s) until the Licence was in place and the closure completed in accordance with the Licence Method Statement.
- 4.1.10 Construction-management measures would be adhered to during construction to protect badger welfare. Excavations and piping (>100mm in diameter) would be fenced/capped overnight to deter badgers from entering; excavations that cannot be covered would have a means of escape for any animals that may fall in (e.g., sloping sides/ramps with a maximum of 1:2 gradients). Fuel, oil and chemicals would be stored in secure sites within the construction compound, and no fires would be lit.

Bats

- 4.1.11 During construction, all contractors' compounds would be located a minimum of 10m away from retained trees and hedgerows to minimise potential lighting and disturbance impacts on commuting and foraging bats. Between April and October inclusive, any construction lighting within the site would be turned off prior to sunset; any security lighting would be positioned at low-height and motion activated on short-timers only.
- 4.1.12 A Natural England Bat Mitigation Licence would be obtained to enable the removal of Building 1. Demolition would be undertaken in accordance with the Licence Method Statement and alternative bat roost habitat would be provided on-site to provide mitigation for the loss.
- 4.1.13 A minimum of 135 (1 per unit) 1FR Schwegler bat tubes (or similar approved) would be incorporated into new buildings within the Site to provide new roosting opportunities for bats. Boxes would be integrated into the walls of new buildings at a minimum height of 4m, ideally under the eaves or a gable end; the locations of boxes would be detailed in the CEcoMP.

Other mammals

- 4.1.14 A search for hedgehogs and harvest mice would be undertaken by the ECW alongside the mitigation works for nesting birds during hedgerow removal. Any animals found would be moved to suitable retained habitat adjacent to the construction area.
- 4.1.15 Construction phase mitigation measures implemented to protect badger welfare would also reduce the risk of effects on hedgehog and other mammals during the construction phase.
- 4.1.16 Hedgehog passes would be created within new garden fences at the time of construction to allow hedgehogs to move around the Site post-development. Each gap would have a minimum

dimension of 13cm x 13cm and would be cut out of a gravel board on the bottom of the fence, or a similar sized gap left at the end of a board. One hedgehog pass would be created in each boundary fence.

4.2 Avoidance, mitigation, compensation and enhancement post-construction

Designated sites of nature conservation importance

- 4.2.1 No significant effects on designated sites of nature conservation importance are predicted post-construction and therefore no avoidance, mitigation or compensation is required.

Habitats on / adjacent to the Site

- 4.2.2 A Habitat Management and Monitoring Plan (HMMP) would be produced for the development, detailing the habitats that would be created/enhanced and their management; the HMMP would cover Site establishment and the first thirty-year post-construction phase. The HMMP would be reviewed after this time for the next ten-year period and agreed with Wiltshire Council on a rolling ten-year basis.
- 4.2.3 All retained and proposed hedgerows would be retained within the public realm. A buffer of at least 2m would be maintained between all retained/proposed hedgerows and residential garden boundaries. This would allow all future hedgerow maintenance and monitoring to take place in accordance with the HMMP. Post-and-wire/wooden fences would be provided where private gardens are bordered by hedgerows to protect hedgerows from potential damage from residents.

Protected and notable species

Invertebrates

- 4.2.4 Habitats would be managed in accordance with the HMMP, which would include habitat management measures for the benefit of invertebrates.

Amphibians

- 4.2.5 Habitats would be managed in accordance with the HMMP, which would include habitat management measures for the benefit of amphibians. Although the primary function of the proposed SuDS features is for surface water attenuation, wherever possible, these would be managed to maximise their value to amphibians, through restricting the timing of any required works to avoid the amphibian breeding season.
- 4.2.6 Under the Natural England GCN DLL Scheme, off-site compensation habitat for great crested newt would be provided through Natural England; refer to Paragraph 4.1.4.

Birds

- 4.2.7 Bird boxes within buildings are designed to be maintenance-free and no management of these would be required. Measures to avoid impacts on nesting birds as a result of landscape management works will also be included in the HMMP.

Bats

- 4.2.8 Bat boxes within buildings are designed to be maintenance-free and no management of these would be required.
- 4.2.9 The detailed design of public-realm lighting would seek to minimise the adverse effects on bats in accordance with current research and guidance (BCT/ILP 2023, Rowse *et al.*, 2016). Lighting would be avoided as far as possible within the public open space (where health and safety considerations

permit) to maximise the value of the retained and new habitats for light-averse bat species. A five-metre wide 'dark corridor' (<0.5lux) would be provided along the hedgerow and woodland edge on the northern Site boundary to maintain its use as a movement and foraging corridor for light sensitive bat species; refer to Figure 5. Where essential, lighting would be the minimum necessary to meet public safety requirements and designed to direct light to discrete areas appropriate for the task and prevent spill on to adjacent habitats. The lighting design would consider the following characteristics:

- All luminaires should lack UV elements when manufactured. Metal halide, compact fluorescent sources should not be used.
- LED luminaires should be used where possible due to their sharp cut-off, lower intensity, good colour rendition and dimming capability.
- A warm white light source (2700 Kelvin or lower) should be adopted to reduce blue light component.
- Light sources should feature peak wavelengths higher than 550nm to avoid the component of light most disturbing to bats (Stone, 2012).
- Internal luminaires should be recessed (as opposed to using a pendant fitting) where installed in proximity to windows to reduce glare and light spill.
- Column heights should be carefully considered to minimise light spill and glare visibility. This should be balanced with the potential for increased numbers of columns and upward light reflectance as with bollards.
- Only luminaires with a negligible or zero Upward Light Ratio, and with good optical control, should be considered.
- Luminaires should always be mounted horizontally, with no light output above 90° and/or no upward tilt.
- Where appropriate, external security lighting should be set on motion sensors and set to as short a possible a timer as the risk assessment will allow. For most general residential purposes, a 1- or 2-minute timer is likely to be appropriate.

- 4.2.10 Lighting proposals would be reviewed by a suitably qualified ecologist and would be subject to approval by Wiltshire Council, for example through an appropriate Planning Condition.

Other mammals

- 4.2.11 Creation of hedgehog passes during construction (refer to Paragraph 4.1.16) would ensure that hedgehogs were able to move freely throughout the Site post-construction.
- 4.2.12 Habitats would be managed in accordance with the HMMP, which would include habitat management measures for the benefit of hedgehog, harvest mouse and polecat.

4.3 Biodiversity Net Gain

- 4.3.1 The Biodiversity Net Gain (BNG) assessment using the Statutory Biodiversity Metric is provided in Appendix 13. This sets out the BNG baseline and assessment of the post-development situation based on the Landscape General Agreement Plan (Figure 3). The on-site proposals are predicted to deliver a gain of 1.43 (+10.54%) Habitat Units and a gain of 1.20 (+16.30%) Hedgerow Units.

Habitat Management and Monitoring Plan

- 4.3.2 A HMMP would be produced for all on-site habitats based on the approved landscape strategy, to demonstrate delivery of the on-site interventions. The HMMP will include habitat establishment methods and programme, proposed management activities which can be implemented for a 30-

year period, and a detailed work programme. This would ensure successful establishment/restoration/enhancement of habitat, together with details of monitoring required to evaluate the success of the ongoing management activities and condition reporting to Wiltshire Council.

4.4 *Ecological monitoring*

- 4.4.1 An ECW would be appointed to assist in the delivery of avoidance and mitigation during the pre-construction/construction period. This would be set out in the CEcoMP.
- 4.4.2 Post-construction monitoring of the retained, created and enhanced habitats would be undertaken to ensure successful establishment and management; a monitoring protocol would be contained in the HMMP.

4.5 *Mechanisms for mitigation delivery*

- 4.5.1 Implementation of avoidance, mitigation, compensation and enhancement measures could be secured through appropriately worded planning conditions to ensure:
 - Production and implementation of the CEcoMP and HMMP, which would detail the measures for construction and post-construction stages respectively, including habitat management and species mitigation / enhancement measures. The HMMP would also demonstrate delivery of net gain in accordance with the Statutory Metric.
 - Implementation of the mitigated lighting design to minimise lighting impacts on bats.

5 Residual effects

5.1 *Summary of residual effects*

- 5.1.1 Table 5.1 below provides a summary of the ecological assessment and identifies the residual ecological effects arising from the proposed development.

5.2 *Cumulative effects*

- 5.2.1 Although recreational effects to Jubilee Lakes LNR, Jubilee Lake Fields LWS, Morningside Farm LWS/WWT reserve, and Flaxlands Manor LWS would not be significant in isolation, there is potential for cumulative recreational impacts to occur with other nearby current and future residential developments. However, as the sites where such impacts could occur have existing public access management arrangements in place and the contribution of the proposed development to any impacts would be negligible in the context of the existing local residential populations of Swindon and Royal Wootton Bassett, no mitigation is proposed.
- 5.2.2 Cumulative effects with other development coming forward could occur for brown hare. However, the level of such effects would not be above that identified in isolation and would remain as not significant. All other habitat and species effects are neutral to positive in the long-term in isolation so would not contribute to long-term negative cumulative effects.

5.3 *Conclusion*

- 5.3.1 There would be no significant effects on any designated sites of nature conservation importance as a result of the proposed development. There would be no likely significant effects on any European Sites.
- 5.3.2 There would be a long-term positive effect on habitats and BNG would be achieved. Long-term negative residual effects on badger would occur through loss of foraging habitat; these are at the Sub-Parish Level and are not significant. All other species-level effects would be neutral or positive in the long-term. Overall, it is considered that the development would accord with the ecological hierarchy of avoid, mitigate, compensate and enhance. This would accord with national and local biodiversity policy. The proposed development would comply with all relevant wildlife legislation relating designated sites and protected species.

5.4 *Biodiversity Statement*

- 5.4.1 The requirements of the Environment Act 2021 (and implementing Regulations) apply to the Outline Planning Application with respect to BNG. A baseline habitat plan showing on-site habitat existing on the date of application is provided in Appendix 13. The Habitat Condition Assessment undertaken on 28 May 2025 represents the pre-development biodiversity value of the on-site habitat at the date of the Application. No destructive or degrading activities have taken place which would impact the biodiversity and no irreplaceable habitat occurs on the land to which the application relates.
- 5.4.2 An indicative BNG Assessment has been produced for the illustrative development proposals; refer to Appendix 13 and the Statutory Metric that has been submitted separately. The BNG Assessment confirms that the proposed development would deliver an on-site gain of 1.43 'Habitat Units' (+10.54%) and a gain of 1.20 'Hedgerow Units' (+16.30%). There are no 'Watercourse' habitats present on the Site, and therefore net gain for Watercourses is not

required. Additionality rules within the Metric would be met. The assessment complies with relevant BNG-trading and additionality rules.

Table 5.1: Summary of ecological assessment

Ecological feature	Potential unmitigated impact	Avoidance, mitigation, compensation and enhancement	Residual effect
Designated sites of nature conservation importance			
No significant effects on any designated sites of nature conservation importance are predicted.			
Habitats			
Modified grassland, other neutral grassland, temporary grass and clover leys, bramble and mixed scrub, and hedgerows.	Loss of habitats through Site clearance.	Habitat creation and enhancement delivered through implementation of a CEcoMP and HMMP. Overall, Biodiversity Net Gain would be achieved within the Site.	Negative, short-term effect at Sub-Parish level; not significant. Positive effect at Sub-Parish level in long-term through creation of new habitats.
Retained and adjacent trees and hedgerows.	Potential impacts to Root Protection Areas and accidental damage of habitats during construction. Damage/interference of new and retained hedgerows/mixed scrub by residents' post-construction.	Construction undertaken in accordance with BS 5837:2012 and a CEcoMP. Temporary barriers installed alongside all retained trees and hedgerows. Development buffers between garden and boundary habitats at the majority of locations. Installation of post-and-wire fence where private gardens are bordered by hedgerows.	Neutral; not significant.
Protected and notable species			
Invertebrates	Loss of habitat suitable for common/widespread invertebrates. No significant effects on notable invertebrates predicted.	New habitats and residential gardens would provide habitat for common / widespread invertebrate species.	Negative, short-term effect at Sub-Parish level; not significant. Positive effect at Sub-Parish level in long-term through creation of new habitats.
Amphibians	Habitat loss, and risk of killing / injury to individual great crested newt/other	Construction to be implemented under NE DLL Scheme. Off-site	Negative, short-term effect at Parish level; not significant.

	common amphibians during Site clearance. Risk of entrapment of amphibians in gully pots.	compensation habitat for GCN provided through NE. Habitat loss would be mitigated through new habitat creation suitable for amphibians. Wildlife friendly gully pot/kerb arrangement to be provided for amphibians.	Neutral effect at Parish level in medium-term onwards.
Birds	Damage/loss of suitable nesting and foraging habitat. Killing/injury of individual birds and their eggs. Disturbance during construction and operation (including birds using the lake). Damage to/destruction of nests.	Habitat cleared outside of main bird nesting season, or subject to pre-clearance check by suitably qualified ecologist. Nesting habitat loss would be mitigated through habitat creation and the provision of bird boxes, incorporated into the fabric of buildings and on retained trees. HMMP to provide framework for habitat management.	Negative, short-term effect at Sub-Parish level; not significant. Neutral effect at Sub-Parish level in long-term through creation of new habitats.
Badger	Sett damage or destruction and killing or injury of badgers. Entrapment/injury during construction. Habitat fragmentation, lighting and roads. Vehicle collisions / mortality. Long-term habitat loss during construction.	Pre-construction survey for badgers to confirm absence of setts in vicinity of construction area. Closure of setts undertaken under Natural England Badger Mitigation Licence, if required. Construction-management working methods implemented. New habitat creation suitable for badgers.	Negative, short-term effect at Sub-Parish level; not significant.

		Measures to minimise lighting during and post-construction.	
Bats	Loss of low conservation status roost within building. Habitat loss/fragmentation for foraging / commuting bats Habitat fragmentation for foraging / commuting bats from construction lighting Habitat fragmentation for foraging / commuting bats from development public realm lighting.	Retention and protection of most valuable habitat features for commuting bats. Removal of Building 1 under Natural England Bat Mitigation Licence. Provision of bat boxes on buildings. Control of construction lighting through CEcoMP. Lighting plan to be subject to review and agreement by a suitably qualified ecologist. New habitats would be suitable for commuting and foraging bats.	Negative, medium-term effect at Sub-Parish level; not significant. Neutral effect at Sub-Parish level in long-term through creation of new habitats, including new roosting habitat.
Other mammals	Site clearance would result in loss of foraging habitat for hedgehog, harvest mouse, brown hare and polecat, and result in potential killing and injury of individual hedgehogs and harvest mice. Fenced gardens could potentially impede the movement of hedgehogs across the Site.	Removal of suitable habitat preceded by a check for hedgehogs and harvest mouse by a suitably qualified ecologist. Hedgehog passes created within new garden fences. Habitat loss would be mitigated through new habitat creation, including grassland suitable for hedgehog, harvest mouse and polecat.	Hedgehog, harvest mouse and polecat: Negative, short-term effect at Sub-Parish level, not significant. Neutral effect in medium-term onwards. Brown hare: Negative long-term effect at Sub-Parish level, not significant.

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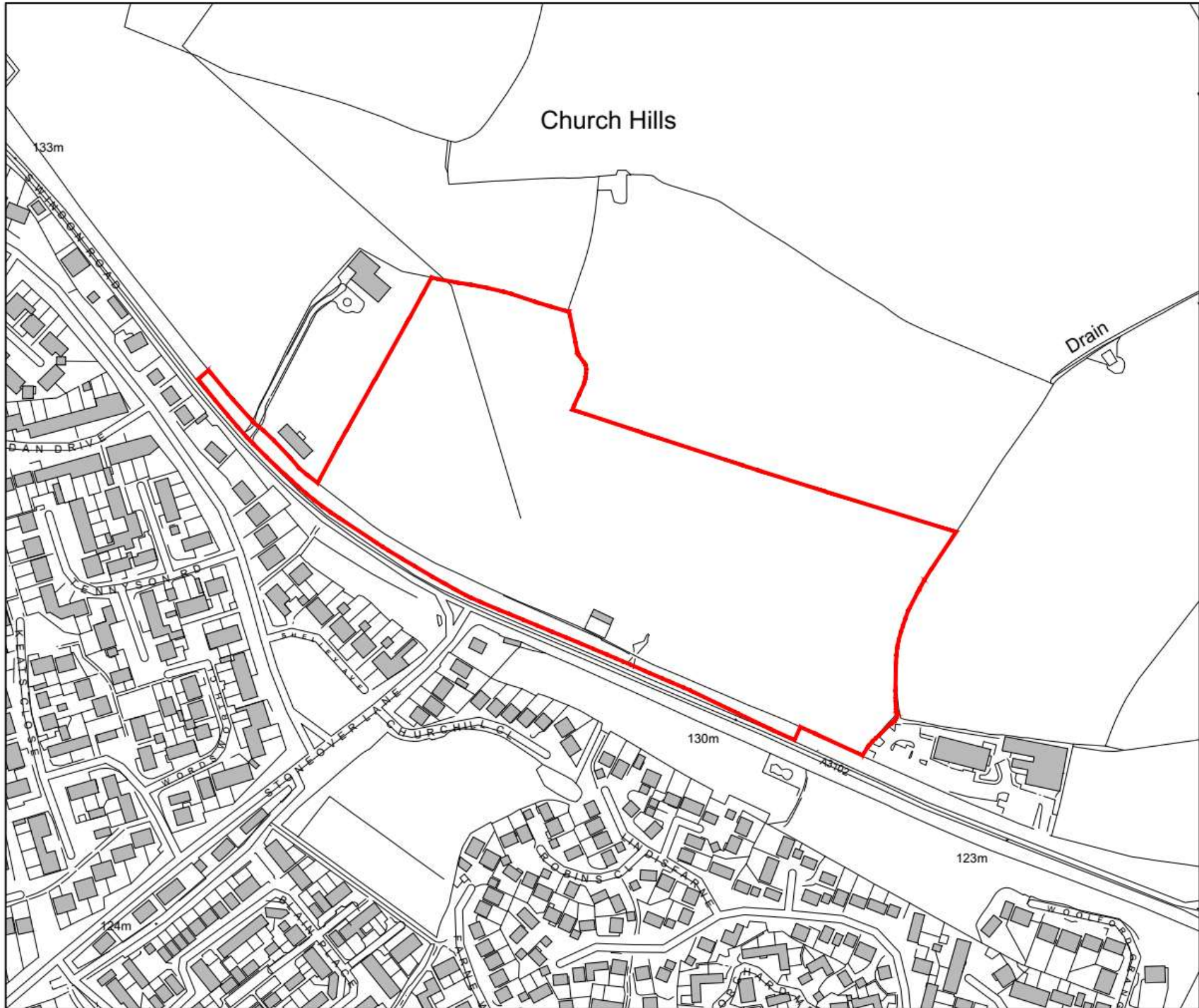
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Figure 1: Site location plan



The scaling of this drawing cannot be assured

Revision	Date	Dm	Ckd
E	18.09.25	SM	IM

Boundary Updated & 'DRAFT' removed

 Site Boundary
- 6.50Ha / 16.07Ac

Project
Royal Wootton Bassett

Drawing Title
Site Boundary Plan

Date
13.05.25

Scale
1:2,500 @A3

Drawn by
S.M.

Check by
I.M.

Project No
333102301

Drawing No
STN-GEN-SW-DR-MP-01E

Revision



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Figure 2: Illustrative Masterplan



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Revision	Date	Drm	Ckd
G Illustrative Masterplan Update	24.10.25	I.M.	T.L.

- Site Boundary
- 6.50Ha / 16.07Ac
- Built Form
- Garden
- Primary Road
- Shared Surface
- Private Drive
- Parking
- Footpath
- Open Space
- Play Area
- Interpretation Board
- Attenuation
- Swale
- Pumping Station

Project
Royal Wootton Bassett

Drawing Title
Illustrative Masterplan

Date
08.08.25

Scale
1:2,500 @A3

Project No
333102301

Drawn by
J.W.

Check by
T.L.

Revision

Drawing No
STN-GEN-SW-DR-MP-06G

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Figure 3: Landscape General Arrangement Plan



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APPLICATION BOUNDARY

INDICATIVE PROPOSED CONTOURS

HARD LANDSCAPE

BLACK ASPHALT SURFACING

SELF BINDING GRAVEL
SELF BINDING GRAVEL, COLOUR: BUFF

TIMBER MULCH
COARSEST GRAIN MULCH, NATURAL COLOUR

WET POUR SURFACING
NATURAL, BETTLE COLOUR TO BE COORDINATED

SAND SURFACING FOR PLAY AREA

BLOCK PAVING TO PARKING AREAS

BLOCK PAVING TO CARBAGERWAY/SHARED SPACES

BLOCK PAVING TO DWELLING ACCESS FOOTPATHS

SOFT LANDSCAPE

EXISTING VEGETATION RETAINED AND ASSOCIATED ROOT PROTECTION AREAS

LANDMARK / FEATURE TREES

STREET TREES / OPEN SPACE TREES

FRUITING TREES

AMENITY GRASS

WILDFLOWER MEADOW MIX

NATIVE SCRUB PLANTING MIX

SHRUB PLANTING MIX

SWALE PLANTING MIX / SUDS

NATIVE HEDGEROW PLANTING

FURNITURE

PLAY EQUIPMENT

BENCHES

STEPPING LOGS

LOGS

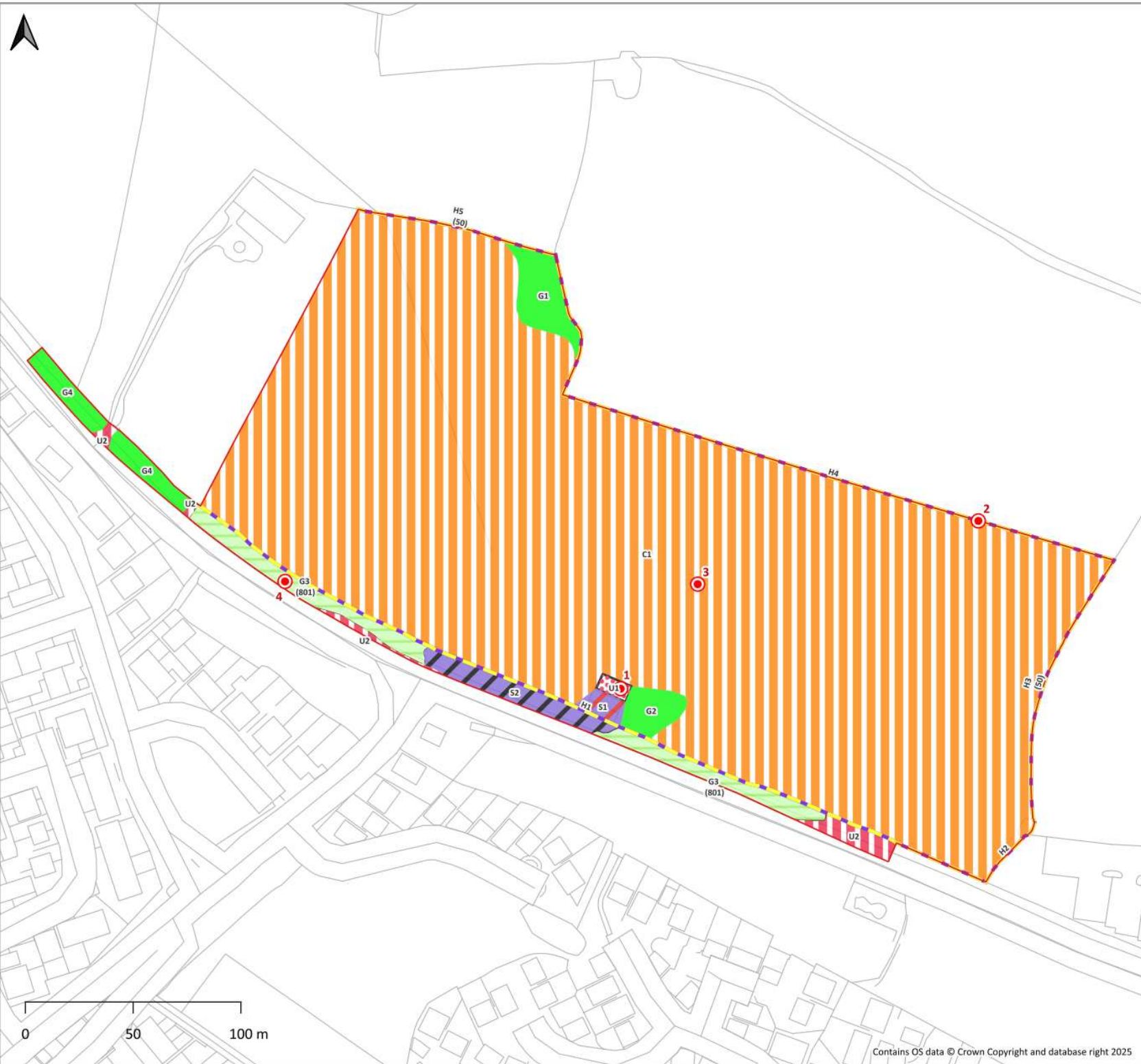
BOULDERS

PROPOSED FENCING
BENCH MARK FENCING

02	For Coordination	03.10.25	
01	Draft Issue	01.10.25	
00	For Coordination	24.09.25	
Rev	Description	Date	
Purpose of Issue			
PLANNING			
Bradley Murphy Design Ltd Studio 3, Floor 18 Alpha Studios Alpha Tower Suffolk St Queensway Birmingham B1 1TT			
t: 0121 815 9127 e: info@bradleymurphydesign.co.uk www.bradleymurphydesign.co.uk			
Client			
Gleeson Land			
Project			
ROYAL WOOTTON BASSETT			
Drawing Title			
General Arrangement Plan			
Drawn	Checked	Approved	Date
YE	HP		24/09/2025
Job No	Scale	Sheet Size	Revision
22.0071	1:750	A1	
Drawing Number			02
BMD.22.0071.DR.001			



**Figure 4: UKHab Habitat plan, target notes and
photographs**



Key

- Site boundary
- Target Notes
- h2a6 - Other native hedgerow
- g3c - Other neutral grassland
- g4 - Modified grassland
- h3d - Bramble scrub
- h3h - Mixed scrub
- c1b - Temporary grass and clover leys
- u1b - Developed land, sealed surface
- u1b5 - Buildings

Secondary code	Description
50	Ditch
801	Road verge or island

0 50 100 m

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Gleeson Strategic Land		
Land north of Swindon Road, Royal Wootton Bassett		
UKHab Habitat Survey Plan		
12/09/2025	Created by: LA	Scale at A3 1:1,700

Target note	Description
1	Stone farm building with sloping corrugated metal roof and several access points. Bat roost suitability. 

2	Ash tree with woodpecker holes on south facing side and a broken limb. Bat roost suitability. 
3	Site dominated by temporary grass and clover ley of perennial rye-grass.
4	Road verge of other neutral grassland. Species included false-oat grass, creeping bent, yarrow, common knapweed, false fox sedge, meadow fescue and bramble.

Figure 5: Ecological constraints and opportunities plan



Key

- Site boundary
- New species-rich native hedgerow
- Native hedgerow removed
- Native hedgerow retained
- New native hedgerow
- New native scrub
- New SuDS
- New wildflower meadow
- Loss of building supporting individual or small numbers of roosting pipistrelle bat species under NE Bat Mitigation Licence
- Bat corridor (5m width; lux<0.5)

The creation of new habitats, including wildflower meadow and native scrub, will provide suitable habitat and maintain connectivity through the landscape for a range of species, as well as providing new nesting habitat for breeding birds.

Retained trees and off-site woodland will be buffered from the development.

Sensitive lighting strategy designed to maintain movement corridor for bats, badger and hedgehog. Dark corridor (lux<0.5) of 5m width along the northern Site boundary to maintain movement and foraging corridor for light sensitive bat species.

Hedgehog pass will be incorporated into garden fences to allow access to garden habitat and facilitate movement through the Site. Each gap will have a minimum dimension of 13x13cm and will be cut out of the bottom of each boundary fence.

New SuDS will be suitable for foraging bats and birds, provide habitat for invertebrates, and provide breeding habitat for amphibians, potentially including great crested newt.

Loss of temporary grass and clover ley and modified grassland within development footprint, and small lengths of native hedgerow at Site access points.

Loss of terrestrial habitat for great crested newts (GCN) will be mitigated through Natural England GCN District Level Licence.

Pollution control measures will be implemented in accordance with Defra guidelines to prevent water quality impacts to surrounding habitats.

Loss of day bat roost for individual or small numbers of pipistrelle bat species under Natural England Bat Mitigation Licence.

Bat and bird boxes will be provided within fabric of new buildings.



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Gleeson Strategic Land

Land north of Swindon Road, Royal Wootton Bassett

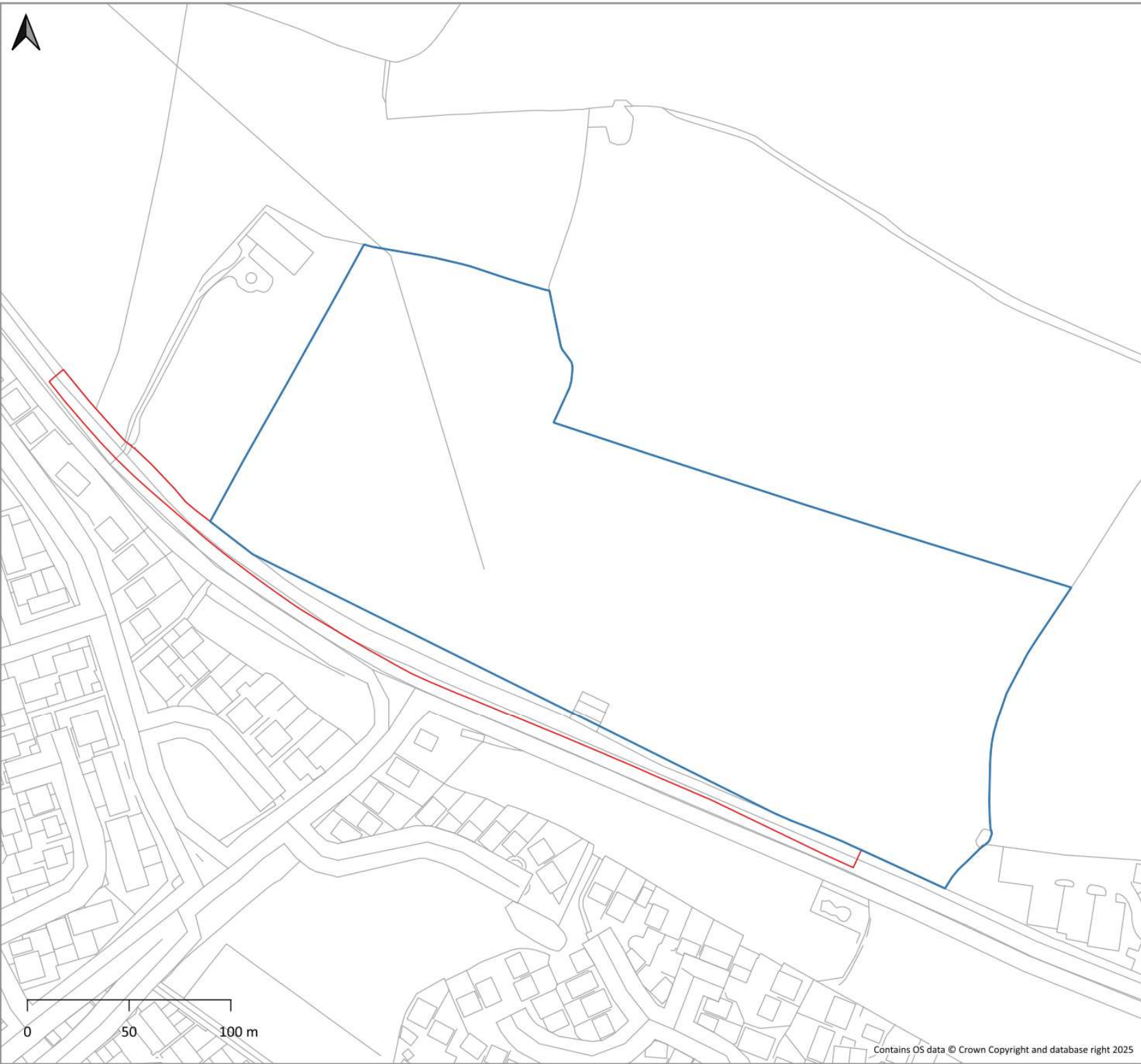
Ecological Constraints and Opportunities Plan

04/11/2025

Created by: LA

Scale at A3 1:2,000

Figure 6: Survey area plan



Key

Survey boundary

Site boundary

The following ecology surveys were undertaken within the displayed survey boundary:

- Hedgerow and invasive plant survey
- Reptile survey
- Breeding bird survey
- Hazel dormouse survey
- Badger survey
- Bat activity survey
- Bat roost survey

The UKHab Habitat survey covered the entire Site boundary.

0 50 100 m

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Gleeson Strategic Land

Land north of Swindon Road, Royal Wootton Bassett

Survey Area Plan

04/11/2025

Created by: LA

Scale at A3 1:1,800

Appendix 1: Wildlife legislation, species legislation and conservation status

Wildlife Legislation

Environment Act 2021

The Environment Act 2021 includes various provisions for improving the natural environment, including:

- The requirement that planning permission in England will be granted subject to a pre-works commencement condition that requires approval of a Biodiversity Net Gain (BNG) plan with a minimum 10% gain;
- The requirement for preparation and publication of Local Nature Recovery Strategies (LNRSs), which will include a statement of biodiversity priorities and a local habitat map that covers the whole strategy area;
- The requirement for Natural England to produce Species Conservation Strategies (SCSs) and Protected Site Strategies (PSSs);
- Extension of the general biodiversity duty placed on public authorities by Section 40 of the NERC Act from being 'a duty to conserve biodiversity' to being 'a duty to enhance biodiversity' and introduction of a requirement that, in so doing, they must have particular regard to any relevant LNRS and any relevant SCSs and PSSs.

Conservation of Habitats and Species Regulations 2017 (as amended)

These Regulations, also referred to as the 'Habitats Regulations', provide for the designation and protection of 'European Sites' (the National Site Network). They convey a statutory requirement for local planning authorities to undertake a 'Habitats Regulations Assessment' of the potential impacts of plans and projects, including development proposals, on European Sites. The provisions also include protection of 'European Protected Species' (EPS). Under the Regulations, local planning authorities have to consider three 'derogation tests' when deciding whether to grant permission for a development that affects an EPS, which are as follows:

- the development must be for over-riding public interest or for public health and safety;
- there are no satisfactory alternatives to the proposed development; and
- the favourable conservation status of the EPS concerned must be maintained.

Wildlife and Countryside Act 1981 (as amended)

This Act is the principal wildlife legislation in Great Britain. It includes provisions for important habitats to be designated and protected as Sites of Special Scientific Interest (SSSIs). Numerous plant and animal species, and the places that they use for shelter and protection, are also protected under the Act, including all birds, their nests and eggs.

Countryside and Rights of Way Act 2000

Referred to as the CROW Act, this legislation increases the protection of SSSIs and strengthens wildlife enforcement action. The Act also strengthens the protection of protected species under the Wildlife and Countryside Act 1981 (as amended) through the introduction of a new offence of 'reckless disturbance'.

Natural Environment and Rural Communities Act 2006

This Act places a duty on all public bodies and statutory undertakers to have due regard to the conservation of biodiversity in all their functions. It also requires the publication of a list of habitats and species of principal importance for the conservation of the biodiversity. This list, known as the Section 41 list, includes all Priority Habitats and Species of Principal Importance for the Conservation of Biodiversity in England.

Protection of Badgers Act 1992

This Act was introduced primarily for animal welfare reasons, as opposed to species conservation. It provides protection of badgers and their setts.

Hedgerow Regulations 1997 (as amended)

These Regulations include provisions for the protection of hedgerows and make it an offence to remove 'important' hedgerows without consent from the local planning authority. Where planning permission is granted for a development proposal, the removal of 'important' hedgerows is deemed to be permitted.

Species legislation and conservation status

Invertebrates

A number of UK invertebrates are protected under UK legislation, including the Wildlife and Countryside Act 1981 (as amended). In addition, numerous species are Priority Species.

Plants

All wild plants are protected against unauthorised removal or uprooting under Section 13 of the Wildlife and Countryside Act 1981 (as amended). Plants listed on Schedule 8 of the Act (e.g. stinking goosefoot, red helleborine, monkey orchid) are afforded additional protection against picking, uprooting, destruction and sale. Bluebell (*Hyacinthoides non-scripta*) is protected against sale only. Further species are also protected under the Conservation of Habitats and Species Regulations 2017.

Notable plant species include those that are listed as:

- Nationally vulnerable – A taxon is Vulnerable when the best available evidence indicates that it meets any of the criteria A-E for Vulnerable, and is therefore considered to be facing a high risk of extinction in the wild (Cheffings C M & Farrell L (Eds) (2005) *Species Status No. 7 – The Vascular Plant Red Data List for Great Britain*, JNCC (online).
- Nationally scarce – species recorded in 16-100 hectads in Great Britain.
- Nationally rare – species occurring in 15 or fewer hectads in Great Britain.

Section 14 of the Wildlife and Countryside Act 1981 (as amended) prohibits the planting of certain invasive plant species in the wild, or otherwise causing them to grow there. Prohibited plants are listed on Part 2 of Schedule 9 and include Japanese knotweed, Himalayan balsam and giant hogweed.

Amphibians

There are seven native amphibian species present in Britain. These are afforded varying degrees of protection under UK legislation. Great crested newts (*Triturus cristatus*) and their habitat are afforded full protection under the Wildlife and Countryside Act 1981 (as amended), the Countryside and Rights of Way (CROW) Act 2000 and the Conservation of Habitats and Species Regulations 2017 (as amended). Together, this legislation makes it illegal to:

- Deliberately capture, injure or kill a great crested newt.
- Damage or destroy any place used for shelter or protection by great crested newts, including resting or breeding places; or intentionally or recklessly obstruct access to such a place.
- Deliberately, intentionally or recklessly disturb great crested newts.

Great crested newt and common toad (*Bufo bufo*) are Priority Species.

Reptiles

Slow-worm (*Anguis fragilis*), viviparous/common lizard (*Zootoca vivipara*), adder (*Vipera berus*) and grass snake (*Natrix natrix*) are protected under the Wildlife and Countryside Act 1981 (as amended) against intentional killing and injuring. These species are also Priority Species.

Birds

The bird breeding season generally lasts from March to early September for most species. All birds are protected under the Wildlife and Countryside Act (1981) (as amended) and the Countryside & Rights of Way (CROW) Act 2000. This legislation makes it illegal, both intentionally and recklessly, to:

- kill, injure or take any wild bird.

- take, damage or destroy the nest of any wild bird while it is being built or in use.
- take or destroy the eggs of any wild bird.

Furthermore, birds listed on Schedule 1 of the Wildlife & Countryside Act 1981 (as amended) are protected against intentional or reckless disturbance whilst nest building and when at or near a nest containing eggs or young. Dependent young of Schedule 1 species are also protected against disturbance.

In addition to this legal protection, the leading governmental and non-governmental conservation organisations in the UK have reviewed the population status of the birds regularly found here and produced a list of birds of conservation concern. Of the 245 species assessed, 70 were placed on the Red List of high conservation concern, 103 on the Amber List of medium conservation concern and 72 on the Green List of low conservation concern:

- Red list species are those that are Globally Threatened according to IUCN criteria; those whose population or range has declined rapidly in recent years; and those that have declined historically and not shown a substantial recent recovery.
- Amber list species are those with an unfavourable conservation status in Europe; those whose population or range has declined moderately in recent years; and those with internationally important or localised populations.

Badgers

Badger (*Meles meles*) is a widespread and common species. However, they are legally protected under The Protection of Badgers Act 1992, due to animal welfare concerns. Under this legislation it is illegal to:

- Wilfully kill, injure, take, or cruelly ill-treat a badger, or attempt to do so.
- Intentionally or recklessly interfere with a sett by disturbing badgers whilst they are occupying a sett, damaging or destroying a sett, or obstructing access to it.

A badger sett is defined in the legislation as “any structure or place, which displays signs indicating current use by a badger”.

Bats

There are 18 species of bats found in the UK, 17 of which are known to breed here. The conservation status of these species is summarised in the table below:

Common name	Scientific name	IUCN Red List*	Priority Species
Greater horseshoe	<i>Rhinolophus ferrumequinum</i>	LC	Yes
Lesser horseshoe	<i>Rhinolophus hipposideros</i>	LC	Yes
Daubenton's	<i>Myotis daubentonii</i>	LC	No
Brandt's	<i>Myotis brandtii</i>	LC	No
Whiskered	<i>Myotis mystacinus</i>	LC	No
Natterer's	<i>Myotis nattereri</i>	LC	No
Bechstein's	<i>Myotis bechsteinii</i>	NT	Yes
Alcathoe bat	<i>Myotis alcathoe</i>	DD	No
Greater mouse-eared	<i>Myotis myotis</i>	LC	No
Common pipistrelle	<i>Pipistrellus pipistrellus</i>	LC	No
Soprano pipistrelle	<i>Pipistrellus pygmaeus</i>	LC	Yes
Nathusius' pipistrelle	<i>Pipistrellus nathusii</i>	LC	No

Serotine	<i>Eptesicus serotinus</i>	LC	No
Noctule	<i>Nyctalus noctula</i>	LC	Yes
Leisler's	<i>Nyctalus leisleri</i>	LC	No
Barbastelle	<i>Barbastella barbastellus</i>	NT	Yes
Brown long-eared	<i>Plecotus auritus</i>	LC	Yes
Grey long-eared	<i>Plecotus austriacus</i>	LC	No

*IUCN categories: LC Least Concern, NT Near Threatened, DD Data Deficient

All bat species are afforded full protection under UK legislation, including the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2017 (as amended). Together, this legislation makes it illegal to:

- Deliberately capture, injure or kill a bat.
- Damage or destroy a bat roost; or intentionally or recklessly obstruct access to bat roosts.
- Deliberately, intentionally or recklessly disturb a bat, including in particular any disturbance which is likely:
 - to impair their ability to survive, to breed or reproduce, or to rear or nurture their young, or
 - in the case of animals of a hibernating or migratory species, to hibernate or migrate; or
 - to affect significantly the local distribution or abundance of the species to which they belong.

A bat roost is defined in the legislation as “any structure or place which a bat uses for shelter or protection”. Roosts are protected whether or not bats are present at the time.

Otter

Otters (*Lutra lutra*) are fully protected under UK legislation, including the Wildlife and Countryside Act 1981 (as amended), the Countryside and Rights of Way (CROW) Act 2000 and the Conservation of Habitats and Species Regulations 2017 (as amended). Together, this legislation makes it illegal to:

- Deliberately capture, injure or kill an otter.
- Damage or destroy any structure or place used for shelter or protection by an otter; or intentionally or recklessly obstruct access to such a place.
- Deliberately, intentionally or recklessly disturb an otter whilst it is occupying a structure or place which it uses for shelter or protection.

Otter is a Priority Species.

Water vole

Water vole (*Arvicola amphibious*) are afforded full protection under the Wildlife and Countryside Act 1981 (as amended), which make it illegal to:

- Kill, injure or take a water vole.
- intentionally or recklessly destroy, damage or obstruct access to any structure or place that is used by a water vole for shelter or protection.
- intentionally or recklessly disturb a water vole whilst it is in a place used for shelter or protection.

Water vole is a Priority Species.

Common/Hazel dormouse

The hazel dormouse (*Muscardinus avellanarius*) is fully protected under UK legislation, including the Wildlife and Countryside Act 1981 (as amended), the Countryside and Rights of Way (CROW) Act 2000 and

the Conservation of Habitats and Species Regulations 2017 (as amended). Together, this legislation makes it illegal to:

- Deliberately capture, injure or kill a dormouse.
- Damage or destroy any structure or place used for shelter or protection by a dormouse; or intentionally or recklessly obstruct access to such a place.
- Deliberately, intentionally or recklessly disturb a dormouse whilst it is occupying a structure or place which it uses for shelter or protection.

Hazel dormouse is a Priority Species.

Appendix 2: National planning policy

National Planning Policy Framework (2024)

The National Planning Policy Framework (NPPF) includes the Government's policy on the protection of biodiversity through the planning system. The following policies are relevant to the Proposed Development:

187. Planning policies and decisions should contribute to and enhance the natural and local environment by:

- a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);*
- b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;*
- c) maintaining the character of the undeveloped coast, while improving public access to it where appropriate;*
- d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures and incorporating features which support priority or threatened species such as swifts, bats and hedgehogs;*
- e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and*
- f) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.*

188. Plans should: distinguish between the hierarchy of international, national and locally designated sites; allocate land with the least environmental or amenity value, where consistent with other policies in this Framework; take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries.

192. To protect and enhance biodiversity and geodiversity, plans should:

- a) Identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity¹; wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation and*

¹ Circular 06/2005 provides further guidance in respect of statutory obligations for biodiversity and geodiversity conservation and their impact with the planning system.

- b) promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gain for biodiversity.*

193. When determining planning applications, local planning authorities should apply the following principles:

- a) if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;*
- b) development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest;*
- c) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons² and a suitable compensation strategy exists; and*
- d) development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.*

195. The presumption in favour of sustainable development does not apply where the plan or project is likely to have a significant effect on a habitats site (either alone or in combination with other plans or projects), unless an appropriate assessment has concluded that the plan or project will not adversely affect the integrity of the habitats sites.

² For example, infrastructure projects (including nationally significant infrastructure projects, orders under the Transport and Works Act and hybrid bills), where the public benefit would clearly outweigh the loss or deterioration of habitat.

Appendix 3: Local planning policy

Wiltshire Core Strategy (adopted 2015)

Core Policy 50: Biodiversity and Geodiversity

Protection

Development proposals must demonstrate how they protect features of nature conservation and geological value as part of the design rationale. There is an expectation that such features shall be retained, buffered, and managed favourably in order to maintain their ecological value, connectivity and functionality in the long-term. Where it has been demonstrated that such features cannot be retained, removal or damage shall only be acceptable in circumstances where the anticipated ecological impacts have been mitigated as far as possible and appropriate compensatory measures can be secured to ensure no net loss of the local biodiversity resource, and secure the integrity of local ecological networks and provision of ecosystem services.

All development proposals shall incorporate appropriate measures to avoid and reduce disturbance of sensitive wildlife species and habitats throughout the lifetime of the development.

Any development potentially affecting a Natura 2000 site must provide avoidance measures in accordance with the strategic plans or guidance set out in paragraphs 6.75-6.77 above where possible, otherwise bespoke measures must be provided to demonstrate that the proposals would have no adverse effect upon the Natura 2000 network. Any development that would have an adverse effect on the integrity of a European nature conservation site will not be in accordance with the Core Strategy.

Biodiversity enhancement

All development should seek opportunities to enhance biodiversity. Major development in particular must include measures to deliver biodiversity gains through opportunities to restore, enhance and create valuable habitats, ecological networks and ecosystem services. Such enhancement measures will contribute to the objectives and targets of the Biodiversity Action Plan (BAP) or River Basin/ Catchment Management Plan, particularly through landscape scale projects, and be relevant to the local landscape character.

Local sites

Sustainable development will avoid direct and indirect impacts upon local sites through sensitive site location and layout, and by maintaining sufficient buffers and ecological connectivity with the wider environment. Damage or disturbance to local sites will generally be unacceptable, other than in exceptional circumstances where it has been demonstrated that such impacts:

- i. cannot reasonably be avoided
- ii. are reduced as far as possible
- iii. are outweighed by other planning considerations in the public interest
- iv. where appropriate compensation measures can be secured through planning obligations or agreements.

Development proposals affecting local sites must make a reasonable contribution to their favourable management in the long-term.

North Wiltshire Local Plan 2011

‘Saved’ Policy NE14: Trees and the control of new development

Permission will not be granted for proposals that would result, or be likely to result, in the loss of trees, hedges, lakes/ponds or other important landscape or ecological features that could be successfully and appropriately incorporated into the design of a development. Planning conditions will be imposed and Tree Preservation Orders made, for safeguarding single and small groups of trees in the interests of public amenity.

6.36 It is the duty of the local planning authority to ensure, whenever it is appropriate, that in granting planning permission for any development adequate provision is made, by the imposition of conditions, for the preservation or planting of trees. The latter should be substantially native tree species of local provenance.

6.37 It will be expected that assessments to determine the nature conservation and landscape value features both within and adjacent to sites will be undertaken. Details of any assessment should be submitted with a planning application.

6.38 For example, a tree survey should be carried out of the site and directly adjacent land by a competent expert to establish the quality and condition of trees potentially affected by development as appropriate.

6.39 Development shall be designed to ensure the longevity of retained vegetation and features through appropriate management and mitigation measures. British Standard 5837: 1991 - Guide for Trees in Relation to Construction, offers relevant guidance for trees.

Appendix 4: Botanical species list

Scientific name	Common name
Trees	
<i>Acer campestre</i>	Field maple
<i>Crataegus monogyna</i>	Hawthorn
<i>Fraxinus excelsior</i>	Ash
<i>Prunus spinosa</i>	Blackthorn
<i>Rosa sp.</i>	Rose sp.
<i>Rubus sp.</i>	Bramble
<i>Salix sp.</i>	Willow sp.
<i>Sambucus nigra</i>	Elder
<i>Ulmus procera</i>	Elm
<i>Acer campestre</i>	Field maple
Herbs	
<i>Achillea millefolium</i>	Yarrow
<i>Alliaria petiolate</i>	Garlic mustard
<i>Anthriscus sylvestris</i>	Cow parsley
<i>Calystegia pulchra</i>	Hairy bittercress
<i>Cerastium fontanum</i>	Common mouse-ear
<i>Cirsium arvense</i>	Creeping thistle
<i>Galium aparine</i>	Cleavers
<i>Geranium molle</i>	Dove's-foot cranesbill
<i>Geranium robertianum</i>	Herb-robert
<i>Glechoma hederacea</i>	Ground ivy
<i>Hedera helix</i>	Ivy
<i>Heracleum sphondylium</i>	Hogweed
<i>Pyrola minor</i>	Wintergreen
<i>Ranunculus repens</i>	Creeping buttercup
<i>Rumex crispus</i>	Curled dock
<i>Rumex obtusifolius</i>	Broad-leaved dock
<i>Taraxacum agg.</i>	Dandelion agg.
<i>Trifolium repens</i>	White clover
<i>Urtica dioica</i>	Common nettle
Grasses, sedges, rushes and ferns	
<i>Agrostis stolonifera</i>	Creeping bent
<i>Alopecurus geniculatus</i>	Marsh foxtail
<i>Alopecurus pratensis</i>	Meadow foxtail
<i>Arrhenatherum elatius</i>	False oat-grass
<i>Arum maculatum</i>	Lord's-and-ladies
<i>Elymus repens</i>	Common couch
<i>Holcus lanatus</i>	Yorkshire fog
<i>Juncus effusus</i>	Soft rush
<i>Juncus inflexus</i>	Hard rush
<i>Lolium perenne</i>	Perennial rye-grass
<i>Phleum pratense</i>	Timothy
<i>Poa annua</i>	Annual meadow-grass
<i>Poa trivialis</i>	Rough meadow-grass

Appendix 5: Hedgerow and invasive plant survey result

Hedgerow and invasive plant survey

1 Methodology

Hedgerow survey

The hedgerow survey was undertaken on 23 May 2024 in accordance with survey guidelines published by Defra (2007). The survey focused on the ecological component of the assessment; no cultural heritage aspects were assessed. For each hedgerow, a 30m section(s) was surveyed in detail, identifying any woody and woodland indicator species present. Other features, such as the presence of a bank, gaps or hedgerow trees were also noted. Each hedgerow was then assessed against the criteria set out in the Hedgerow Regulations to establish whether or not it was 'Important'.

Invasive plant survey

A survey for invasive and non-native plants was undertaken on 28 May 2025. The purpose of the survey was to identify and map any legally-controlled plant species listed on Schedule 9 of the Wildlife and Countryside Act 1981 (as amended). The survey covered all habitats within the survey boundary. The survey was undertaken by botanical surveyors holding BSBI Field Identification Skills Certificates (FISC) – Level 4 or 5.

2 Limitations

There were no limitations to the surveys.

3 Results

Hedgerow survey

Table A5.1 below details the results of the hedgerow survey. None of the four hedgerow lengths surveyed was assessed as being ecologically 'important'. The locations of hedgerows are shown on Figure A5.1.

Invasive plant survey

No non-native invasive species found on Schedule 9 of the Wildlife and Countryside Act (1981) were recorded within the Site.

4 References

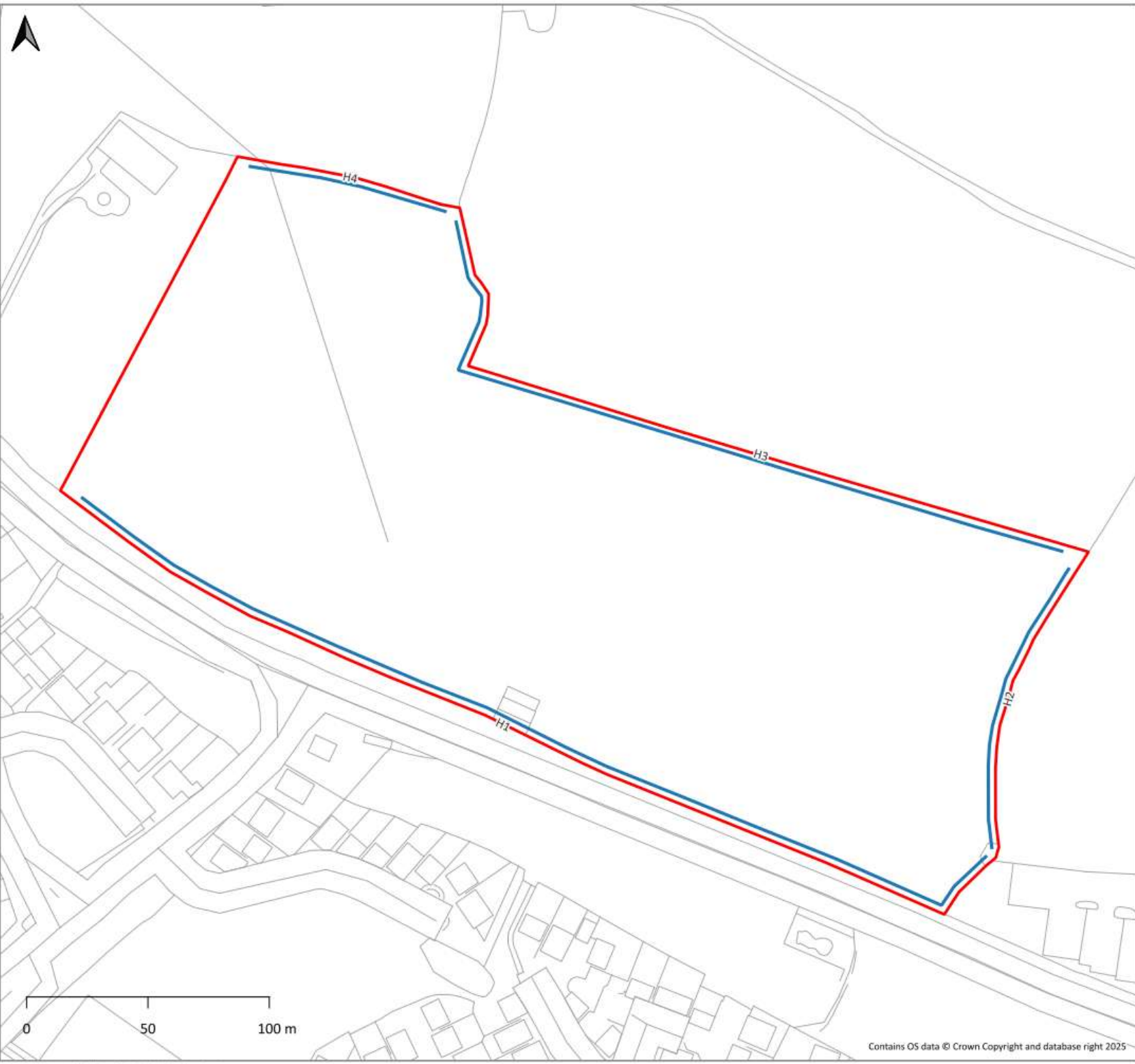
Defra (2007) *Hedgerow Survey Handbook - a standard procedure for local surveys in the UK*. Defra, London.

Stace CA (2010) *New Flora of the British Isles*. Cambridge University Press.

Table A5.1: Hedgerow survey results.

Hedgerow number (refer to Hedgerow survey plan)	Length (m approx.)	Presence of protected/notable species	Parallel to right of way	Gaps <10% hedgerow length	Parallel to hedgerow within 15m	Wall/bank over half length of hedgerow	Ditch over half length of hedgerow	Number of connections	At least one standard tree per 50m length	Woody species	Average number of woody species in 30m length	Woodland indicator species	Number of woodland indicator species	Important
H1	400	No	No	Yes	No	No	Yes	4	Yes	Blackthorn, hawthorn, elm, elder, willow, ash	2.3	Lord's ladies and	1	No
H2	130	No	No	Yes	No	Yes	Yes	4	Yes	Elm, hawthorn, rose sp., blackthorn	3.0	-	0	No
H3	330	No	No	Yes	No	No	Yes	4	Yes	Hawthorn, elm, rose sp., ash, blackthorn	3.0	Lord's ladies, and herb-robert	2	No
H4	95	No	No	Yes	No	No	Yes	3	No	Elm, rose sp., hawthorn, blackthorn, field maple, elder	4.5	Lord's ladies, and herb-robert	2	No

Figure A5.1: Hedgerow survey plan



Key

-  Survey boundary
-  Hedgerow 'not' important under the hedgerow regulations

Key

-  Survey boundary
-  Hedgerow 'not' important under the hedgerow regulations

Key

-  Survey boundary
-  Hedgerow 'not' important under the hedgerow regulations

 www.eadecology.co.uk	Gleeson Strategic Land		
	Land North of Swindon Road, Royal Wootton Bassett		
	Hedgerow Survey Plan		
	12/09/2025	Created by: LA	Scale at A3 1:1,500

 www.eadecology.co.uk	Gleeson Strategic Land		
	Land North of Swindon Road, Royal Wootton Bassett		
	Hedgerow Survey Plan		
	12/09/2025	Created by: LA	Scale at A3 1:1,500

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	12/09/2025	Created by: LA	Scale at A3 1:1,500

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	Hedgerow Survey Plan		
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	Hedgerow Survey Plan		
	12/09/2025	Created by: LA	Scale at A3 1:1,500

Appendix 6: Great crested newt survey results

Great crested newt survey

1 Pond search

Methodology

A desk-based search for ponds within 250m of the site boundary was undertaken, using Ordnance Survey mapping (1:10,000 scale) and online aerial photography, on 12 April 2024.

Results

A total of six water bodies were identified within 250m of the Site boundary; refer to Figure A6.1.

2 Habitat Suitability Index

Methodology

A Habitat Suitability Index (HSI) assessment was undertaken on 23 May 2024, based on the scoring system developed by Oldham *et al.* (2000). The HSI incorporates ten suitability factors and scores them on a numerical index; zero indicates unsuitable, 1 indicates optimal.

Limitations

Pond 1 was not surveyed due to no access permission. Pond 6 was not surveyed as it was dry at time of survey.

Results

Refer to Table A6.1 for the HSI scores for Ponds 2-5.

Table A6.1: Habitat Suitability Index scores

Habitat Suitability Index – Pond 2				SI value
SI1.	Map location	A/B/C	A	1.0
SI2.	Surface area	rectangle/ellipse/irregular	Ellipse	
		length (m)	2.5	
		width (m)	11	
		OR estimate (m2) if irregular	-	
		area (m2) =	22	0.04
SI3.	Dessication rate	never/rarely/sometimes/frequently	Rarely	1.00
SI4.	Water quality	good/moderate/poor/bad	Poor	0.33
SI5.	Shade	% of margin shaded 1m from bank	100	0.20
SI6.	Waterfowl	absent/major/minor	Minor	0.67
SI7.	Fish population	absent/possible/minor/major	Possible	0.67
SI8.	Pond density	number of ponds within 1km	6+	1.00
SI9.	Terrestrial habitat	good/moderate/poor/isolated	Moderate	0.67
SI10.	Macrophyte cover	%	80	1.00
HSI =				0.49

Habitat Suitability Index – Pond 3			SI value
SI1. Map location	A/B/C	A	1.00
SI2. Surface area	rectangle/ellipse/irregular	Irregular	
	length (m)	-	
	width (m)	-	
	OR estimate (m2) if irregular	282.60	
	area (m2) =	283	0.57
SI3. Dessication rate	never/rarely/sometimes/frequently	Rarely	1.00
SI4. Water quality	good/moderate/poor/bad	Poor	0.33
SI5. Shade	% of margin shaded 1m from bank	100	0.20
SI6. Waterfowl	absent/major/minor	Absent	1.00
SI7. Fish population	absent/possible/minor/major	Possible	0.67
SI8. Pond density	number of ponds within 1km	6+	1.00
SI9. Terrestrial habitat	good/moderate/poor/isolated	Moderate	0.67
SI10. Macrophyte cover	%	30	0.61
HSI =			0.63

Habitat Suitability Index – Pond 4			SI value
SI1. Map location	A/B/C	A	1.00
SI2. Surface area	rectangle/ellipse/irregular	Rectangle	
	length (m)	12	
	width (m)	5	
	OR estimate (m2) if irregular	-	
	area (m2) =	60	0.12
SI3. Dessication rate	never/rarely/sometimes/frequently	Rarely	1.00
SI4. Water quality	good/moderate/poor/bad	Good	1.00
SI5. Shade	% of margin shaded 1m from bank	40	1.00
SI6. Waterfowl	absent/major/minor	Absent	1.00
SI7. Fish population	absent/possible/minor/major	Absent	1.00
SI8. Pond density	number of ponds within 1km	6+	1.00
SI9. Terrestrial habitat	good/moderate/poor/isolated	Moderate	0.67
SI10. Macrophyte cover	%	15	0.46
HSI =			0.72

Habitat Suitability Index – Pond 5				SI value
SI1.	Map location	A/B/C	A	1.00
SI2.	Surface area	rectangle/ellipse/irregular	Ellipse	
	length (m)		15	
	width (m)		8	
	OR estimate (m2) if irregular		-	
	area (m2) =		94	0.19
SI3.	Dessication rate	never/rarely/sometimes/frequently	Rarely	1.00
SI4.	Water quality	good/moderate/poor/bad	Poor	0.33
SI5.	Shade	% of margin shaded 1m from bank	90	0.40
SI6.	Waterfowl	absent/major/minor	Minor	0.67
SI7.	Fish population	absent/possible/minor/major	Absent	1.00
SI8.	Pond density	number of ponds within 1km	6+	1.00
SI9.	Terrestrial habitat	good/moderate/poor/isolated	Moderate	0.67
SI10.	Macrophyte cover	%	90	0.90
HSI =				0.63

3 Environmental DNA survey

Methodology

Pond 2-5 was sampled for great crested newt environmental DNA (eDNA) on 23 May 2024. This was carried out by a Natural England-licensed surveyor in accordance with the methods outlined in the technical report that accompanies Defra's research project into eDNA (Biggs *et al.*, 2014). Samples were subsequently analysed by NatureMetrics Ltd using quantitative polymerase chain-reaction (qPCR) testing.

Limitations

Pond 1 was not surveyed due to no access permission. Pond 6 was not surveyed as it was dry at time of survey.

Results

Ponds 2, 4, 3 and 5 tested positive for great crested newt eDNA; refer to Figure A6.2.

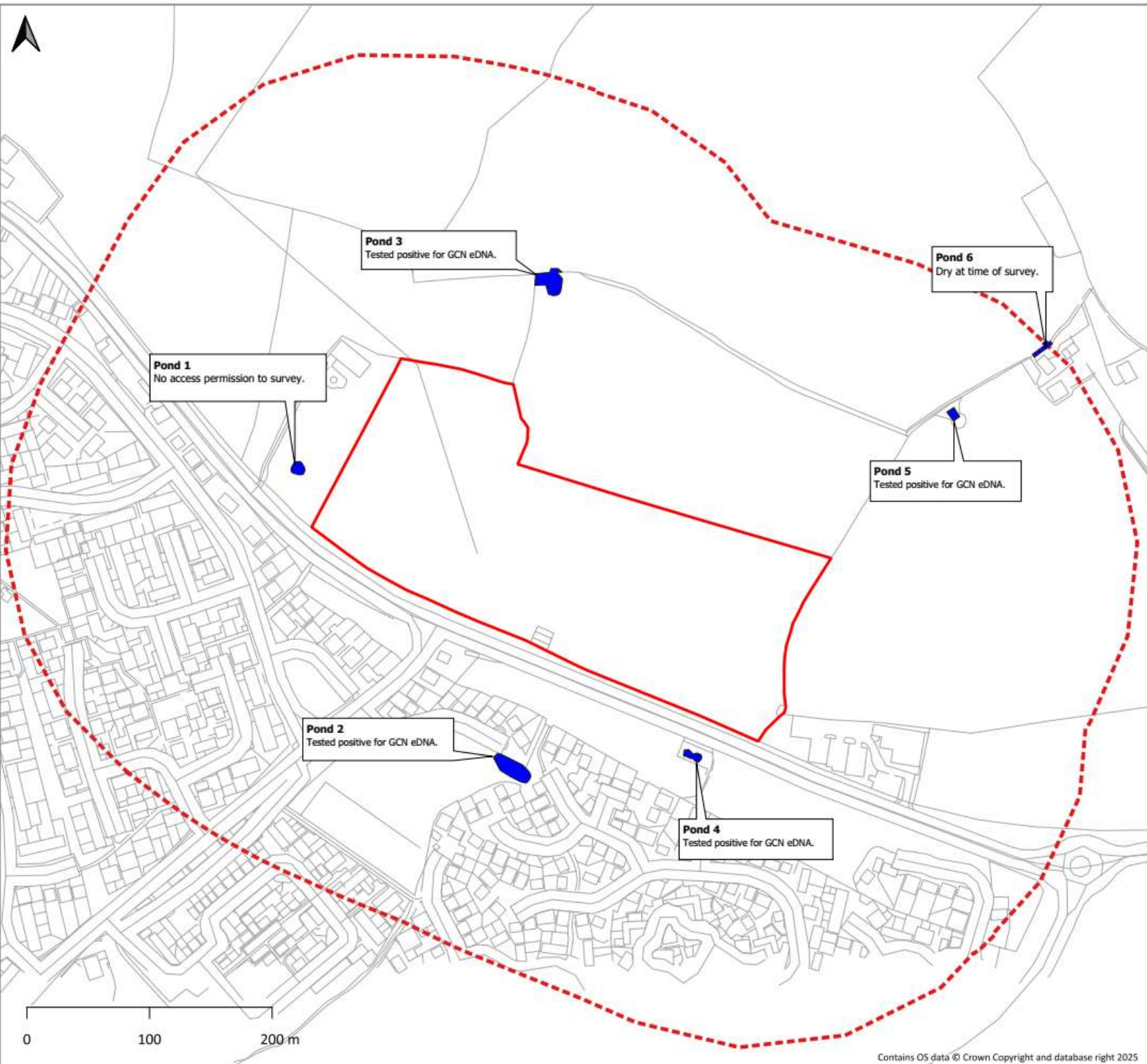
4 References

Biggs J, Ewald N, Valentini A, Gaboriaud C, Griffiths RA, Foster J, Wilkinson J, Arnett A, Williams P and Dunn F (2014). *Analytical and methodological development for improved surveillance of the Great Crested Newt. Appendix 5. Technical advice note for field and laboratory sampling of great crested newt (Triturus cristatus) environmental DNA*. Freshwater Habitats Trust, Oxford.

English Nature/Natural England (2001). *Great Crested Newt Mitigation Guidelines*. English Nature, Peterborough.

Oldham RS, Keeble J, Swan MJS, Jeffcote M (2000). *Evaluating the suitability of habitat for the great crested newt (Triturus cristatus)*. Herpetological Journal 10 (4), 143-155.

Figure A6.1: Great Crested Newt Survey Plan



Key

- Survey boundary
- Pond
- 250m buffer from Site boundary



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Gleeson Strategic Land		
Land north of Swindon Road, Royal Wootton Bassett		
Great Crested Newt Survey Plan		
12/09/2025	Created by: LA	Scale at A3 1:3,000

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Figure A6.2: Great Crested Newt eDNA Results



Thank you for choosing NatureMetrics

Welcome to your report. We are the leading provider of powerful, scalable biodiversity data delivered using environmental DNA.

Your sample(s) have been processed in accordance with the protocol set out in Appendix 5 of Biggs et al. (2014). Results are based on the samples as supplied by the client to the laboratory. Incorrect sampling methodology may affect the results. Note that a negative result does not preclude the presence of GCN at a level below the [limits of detection](#).

A results interpretation guide and a glossary of terms highlighted throughout this report can be found at the end of the report.

GCN Detection Results

Pond ID	Inhibition	Degradation	GCN Score	Result
1227P2	No	No	12	Positive
1227P3	No	No	9	Positive
1227P4	No	No	7	Positive
1227P5	No	No	2	Positive

Sample Information

Pond ID	Kit ID	Sampling Date	Received Date
1227P2	GCN-24-01815	2024/05/23	2024/05/29
1227P3	GCN-24-01823	2024/05/23	2024/05/29
1227P4	GCN-24-01820	2024/05/23	2024/05/29
1227P5	GCN-24-01821	2024/05/23	2024/05/29

Methods

eDNA was precipitated via centrifugation at 14,000 x g and then extracted using Qiagen DNeasy Blood and Tissue extraction kits. **qPCR** amplification was carried out in 12 replicates per sample, using GCN specific **primers** and **probe** (developed by Thomsen et al. (2012) and adopted by Biggs et al. (2014)), in the presence of **extraction negative controls**, **qPCR positive controls**, and **qPCR negative controls**. A score is given for the number of positive replicates out of 12.



The qPCR method follows the recommendations set out by NatureMetrics for Natural England in the qPCR validation project and helps improve the reliability of the interpretation of the data.

Results from the GCN assay are considered to have a **high** confidence rating according to our **Validation Scale** (Harper et al. 2021).

The quality control methods exceed the requirements outlined in Appendix 5 of Biggs et al. (2014). These consist of the use of **kit blanks**, additional **extraction negative controls**, **qPCR negative controls**, and **qPCR positive controls**. Using these controls ensures assay performance is as expected and increases confidence in any weak or late amplifications.

The extraction and qPCR negative controls analysed alongside your samples showed no target amplification and the triplicate positive controls performed as expected.

END OF REPORT

Contact: **team@naturemetrics.co.uk**

Appendix 7: Reptile survey results

Reptile survey results

1 Methodology

A reptile survey was undertaken according to standard methodology (English Nature 1994; Froglife 1999). 104 artificial refuges (0.5m x 0.5m roofing felt tiles) were deployed on 12 April 2022 and checked on seven occasions in appropriate weather conditions between April and May 2022.

2 Limitations

The most recent reptile survey was conducted in 2022, and as such, changes to the reptile populations within the survey boundary may have occurred since this survey was conducted. Any changes are however likely to be minor, and would not be considered a significant limitation to the assessment. The survey data still accord broadly with the data-validity period of 2-3 years, as set out in BS42020:2103 Biodiversity — Code of practice for planning and development, and the habitat survey on 28 May 2025 confirmed no significant changes to the habitat within the survey area. The survey data are, therefore, considered acceptable for the purposes of assessment.

3 Results

Survey results are provided in Table A7.1 with locations shown on the Figure A7.1.

No reptiles were recorded during the course of the survey and reptiles were therefore considered to be absent from the survey area.

Table A7.1. Reptile survey results

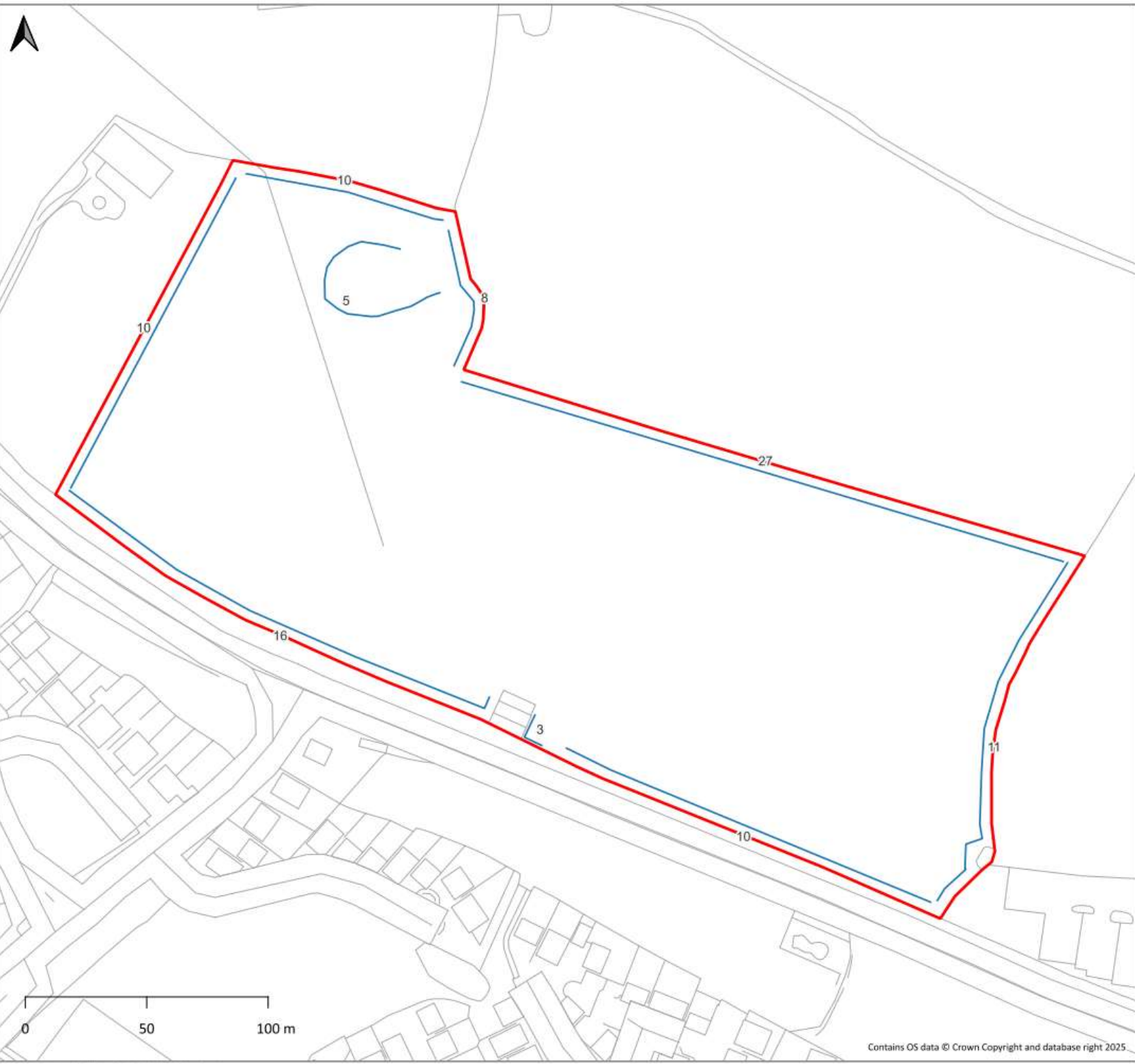
Visit	Date	Start Time	Weather	Results
1	19/04/2022	17.00	Temp 12°C, cloud cover 6/8, wind force 0-1	No reptiles recorded
2	22/04/2022	17.00	Temp 16°C, cloud cover 3/8, wind force 0-1	No reptiles recorded
3	25/04/2022	17.00	Temp 15°C, cloud cover 6/8, wind force 0-1	No reptiles recorded
4	29/04/2022	17.00	Temp 14°C, cloud cover 3/8, wind force 0-1	No reptiles recorded
5	06/05/2022	08.30	Temp 12°C, cloud cover 7/8, wind force 1-2	No reptiles recorded
6	09/05/2022	12.00	Temp 18°C, cloud cover 7/8, wind force 2-3	No reptiles recorded
7	13/05/2022	10:45	Temp 14°C, cloud cover 7/8, wind force 2-3	No reptiles recorded

4 References

English Nature, (1994). *Species Conservation Handbook*. JNCC, Peterborough.

Froglife (1999). *Reptile survey: an introduction to planning, conducting and interpreting surveys for snake and lizard conservation*. Froglife Advice Sheet 10. Froglife, Halesworth.

Figure A7.1: Reptile Survey Plan



Key

- Survey boundary
- Reptile felt location

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Reptile Survey Plan		
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Appendix 8: Breeding bird survey results

Breeding bird survey

1 Methodology

A breeding bird survey was undertaken based on an adapted Common Bird Census (CBC) methodology (Gilbert *et al.*, 1998). Three survey visits were carried out between April and June 2022 by an experienced ornithologist, following a transect route that allowed full coverage of the survey area. Survey effort was based on factors including suitability of onsite habitats related to relevant nearby designated sites, presence of onsite habitats of high value for breeding birds and size of the survey area.

Visits were made during the morning in suitable weather conditions (avoiding rain and strong winds, although showery days were acceptable). The locations of all birds seen and/or heard during each visit were mapped and any breeding-related behaviour was recorded (such as singing, displaying or carrying food). Data from the three visits were analysed to produce an estimate of the number of breeding pairs or territories within the survey area.

2 Limitations

The most recent breeding bird survey was conducted in 2022, and as such, changes to the bird populations within the survey boundary may have occurred since this survey was conducted. Any changes are however likely to be minor, and would not be considered a significant limitation to the assessment. The survey data still accord broadly with the data-validity period of 2-3 years, as set out in BS42020:2103 Biodiversity — Code of practice for planning and development, and the habitat survey on 28 May 2025 confirmed no significant changes to the habitat within the survey area. The survey data are, therefore, considered acceptable for the purposes of assessment.

3 Results

Survey dates, times and weather conditions are presented in Table A8.1.

Table A8.1: Survey dates, times and weather conditions.

Visit	Date	Time	Weather at start
1	14 April 2022	06:00 – 07:20	Cloud 7/8, wind F0-1, temperature 7°C
2	6 May 2022	05:15 – 06:40	Cloud 7/8, wind F1-2, temperature 11°C
3	10 May 2022	05:20 – 07:00	Cloud 0/8, wind F1-2, temperature 11°C

Table A8.2 provides a summary of the survey results and categorises each species' breeding status within the site based on the BTO's categories of breeding evidence:

- Confirmed breeding (e.g. recently fledged young, adult carrying food to nest);
- Probable breeding (e.g. permanent territory, courtship display);
- Possible breeding; (e.g. singing male in suitable nesting habitat); or
- Non-breeding (e.g. flying over only).

Figure A8.1 identifies the locations of key species recorded during the surveys; the original survey plans are available on request. Where possible, an estimate of the number of breeding pairs/territories on site was made.

A total of 22 species were recorded within the site, of which 18 were confirmed, probably or possibly breeding. These included:

- Starling, which was confirmed breeding. This is a Priority Species and Red-listed Bird of Conservation Concern (Stanbury *et al.*, 2021).

- Dunnock, which probably bred, and song thrush, which possibly bred. These are Amber-listed Birds of Conservation Concern and Priority Species.
- Woodpigeon and wren, which probably bred, and whitethroat, which possibly bred. These are Amber-listed Birds of Conservation Concern.
- House sparrow, lesser black-backed gull, mallard and skylark, which are all Red or Amber Birds of Conservation Concern and/or Priority Species; however, none of these species were considered to be breeding within the survey area.

The survey area contained habitats of limited value to breeding birds. The most important habitats present were the hedgerows that provided nesting opportunities for common and widespread species such as dunnoek, song thrush and whitethroat. A mature tree with cavities on the northern boundary provided nesting habitat for starling, which was confirmed to breed. No suitable habitat for ground nesting birds was present within the survey area.

4 References

Gilbert G, Gibbons DW, Evans J (1998) *Bird Monitoring Methods*. RSPB, Sandy, Bedfordshire.

Stanbury, A., Eaton, M., Aebischer, N., Balmer, D., Brown, A., Douse, A., Lindley, P., McCulloch, N., Noble, D., and Win I. (2021). *The status of our bird populations: the fifth Birds of Conservation Concern in the United Kingdom, Channel Islands and Isle of Man and second IUCN Red List assessment of extinction risk for Great Britain*. British Birds 114: 723-747.

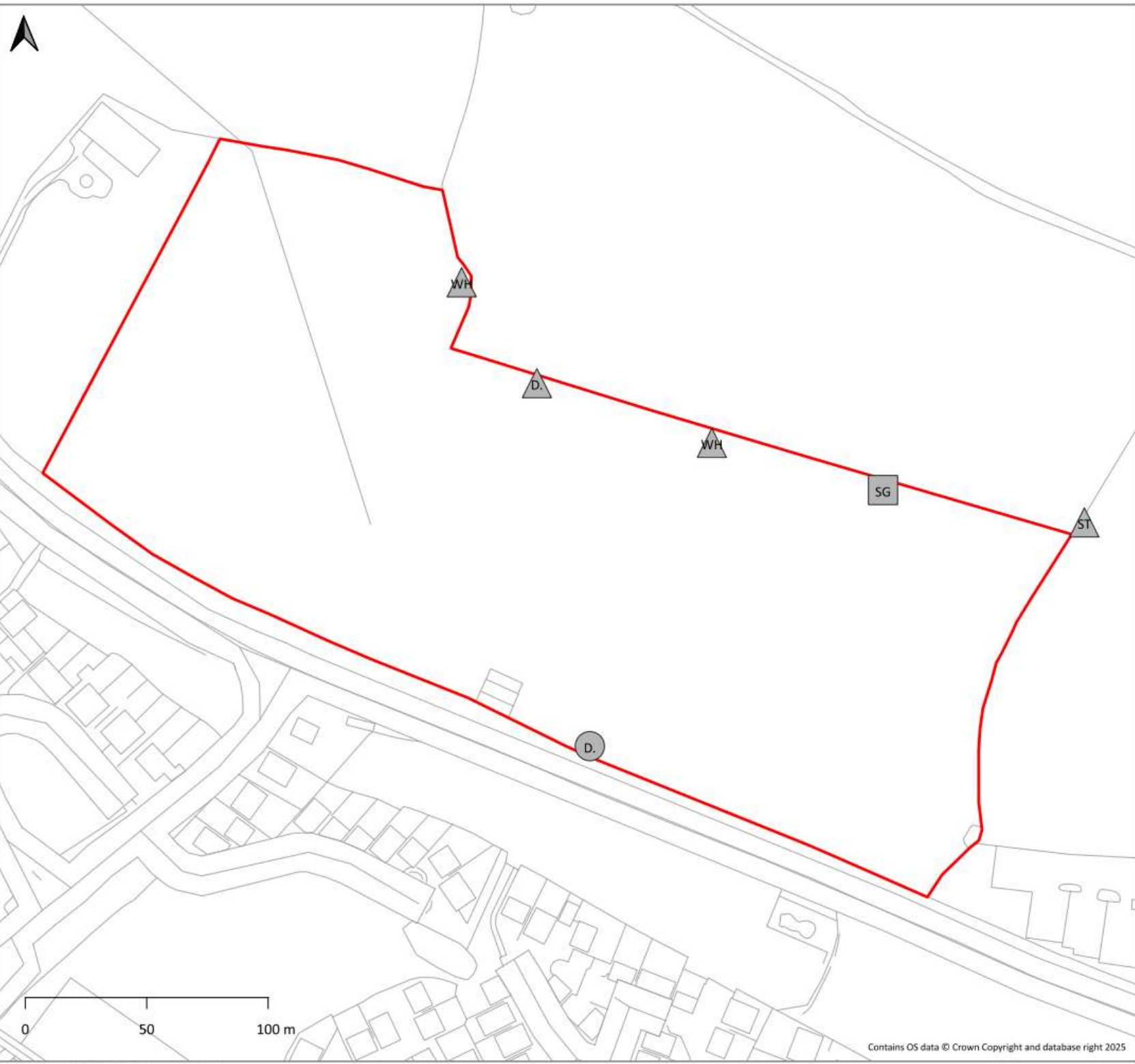
Table A8.2: Breeding bird survey results.

Common name	BTO species code	Legal & Conservation Status (standard protection and Green/unlisted unless stated)	Date & no. recorded			Breeding status				Notes
			14 April 2022	6 May 2022	10 May 2022	Confirmed	Probable	Possible	Non-breeding	
Blackbird	B.		2	4	2			✓		1-2 pairs. Adult males recorded singing in suitable breeding habitat.
Blackcap	BC				1			✓		0-1 pairs. Adult male recorded singing in suitable breeding habitat.
Blue tit	BT		4	1	2	✓				1-2 pairs. Adults recorded visiting active nest site on northern boundary.
Carrion crow	C.		3	1	1			✓		0-1 pair. Adults recorded in suitable breeding habitat.
Chaffinch	CH		4	4	2		✓			1-2 pairs. Adult males recorded singing in suitable breeding habitat.
Chiffchaff	CC		2	1	1			✓		0-1 pair. Adult male recorded singing in suitable breeding habitat.
Dunnock	D.	Priority, Amber	1	1	2			✓		0-1 pair. Adult male recorded singing in suitable breeding habitat.
Goldfinch	GO			4	4			✓		0-2 pairs. Adults recorded in suitable breeding habitat.
Great tit	GT		4	3	4			✓		0-2 pairs. Adult males recorded singing in suitable breeding habitat.
Green woodpecker	G.				1			✓		0-1 pair. Single adult recorded in suitable breeding habitat during third survey only.
House sparrow	HS	Priority, Red	1	2	1				✓	Recorded using the site to forage, but thought to have bred in houses to the south of the site.
Lesser black-backed gull	LB	Amber	4	1	1				✓	Recorded flying over the site only.

Table A8.2: Breeding bird survey results.

Common name	BTO species code	Legal & Conservation Status (standard protection and Green/unlisted unless stated)	Date & no. recorded			Breeding status				Notes
			14 April 2022	6 May 2022	10 May 2022	Confirmed	Probable	Possible	Non-breeding	
Lesser whitethroat	LW			1				✓		0-1 pair. Single male recorded singing in suitable breeding habitat during second survey only.
Magpie	MG		1	1	2			✓		0-1 pair. Adults recorded in suitable breeding habitat.
Mallard	MA	Amber	1						✓	Recorded flying over the site only.
Robin	R.		4	2	1		✓			1-2 pairs. Adult males recorded singing in suitable breeding habitat.
Skylark	S.	Priority, Red	1		1				✓	Singing male recorded near site boundary, and thought to have bred off site to the north.
Song thrush	ST	Priority, Amber	1					✓		0-1 pair. Single male recorded singing in suitable breeding habitat during first survey only.
Starling	SG	Priority, Red		1		✓				1 pair. Adults recorded visiting active nest on the northern boundary.
Whitethroat	WH	Amber			3			✓		0-1 pair. Adult males recorded singing in suitable breeding habitat.
Woodpigeon	WP	Amber	11	5	2		✓			0-1 pair. Adult males recorded singing in suitable breeding habitat.
Wren	WR	Amber	8	5	5		✓			3-5 pairs. Adult males recorded singing in suitable breeding habitat.

Figure A8.1: Breeding bird survey plan



Key

- Survey boundary
- D. Dunnoch
- ST Song Thrush
- SG Starling
- WH Whitethroat
- Confirmed breeding
- Probable breeding
- Possible breeding

Notes:

- 1. Symbols indicate approximate centre points of territories.
- 2. Although wren and woodpigeon are Amber-listed Birds of Conservation Concern due to population change on a European scale, they have been omitted from this plan as they are common, widespread and not declining in the UK.

0 50 100 m

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Appendix 9: Hazel dormouse survey results

Dormouse survey results

1 Methodology

The dormouse survey was undertaken following standard methodology (Bright *et al.*, 2006) and under a Natural England dormouse survey licence. Dormouse nesting tubes were installed within hedgerows and scrub on 12 April 2022 and surveys were subsequently completed once a month until October. 52 dormouse nest tubes were installed, giving an index score of 23; the suggested minimum index score for adequate survey effort is 20 (Chanin & Woods 2003). A search for chewed hazel nuts was also undertaken on 20 October 2022.

2 Limitations

The most recent dormouse survey was conducted in 2022, and as such, changes to the local dormouse population may have occurred since this survey was conducted. Any changes are however considered unlikely, and would not be considered a significant limitation to the assessment. The survey data still accord broadly with the data-validity period of 2-3 years, as set out in BS42020:2103 Biodiversity — Code of practice for planning and development, and the habitat survey on 28 May 2025 confirmed no significant changes to the habitat within the survey area. The survey data are, therefore, considered acceptable for the purposes of assessment.

3 Results

No dormice or evidence of dormice were recorded during the course of the survey; refer to Table A9.1 for survey results. Refer to the Dormouse Plan for the location of dormouse nesting tubes.

Table A9.1: Dormouse survey results

Date	Results
09/05/2022	No evidence of dormouse recorded
13/06/2022	No evidence of dormouse recorded
12/07/2022	No evidence of dormouse recorded
17/08/2022	No evidence of dormouse recorded
20/09/2022	No evidence of dormouse recorded
20/10/2022	No evidence of dormouse recorded

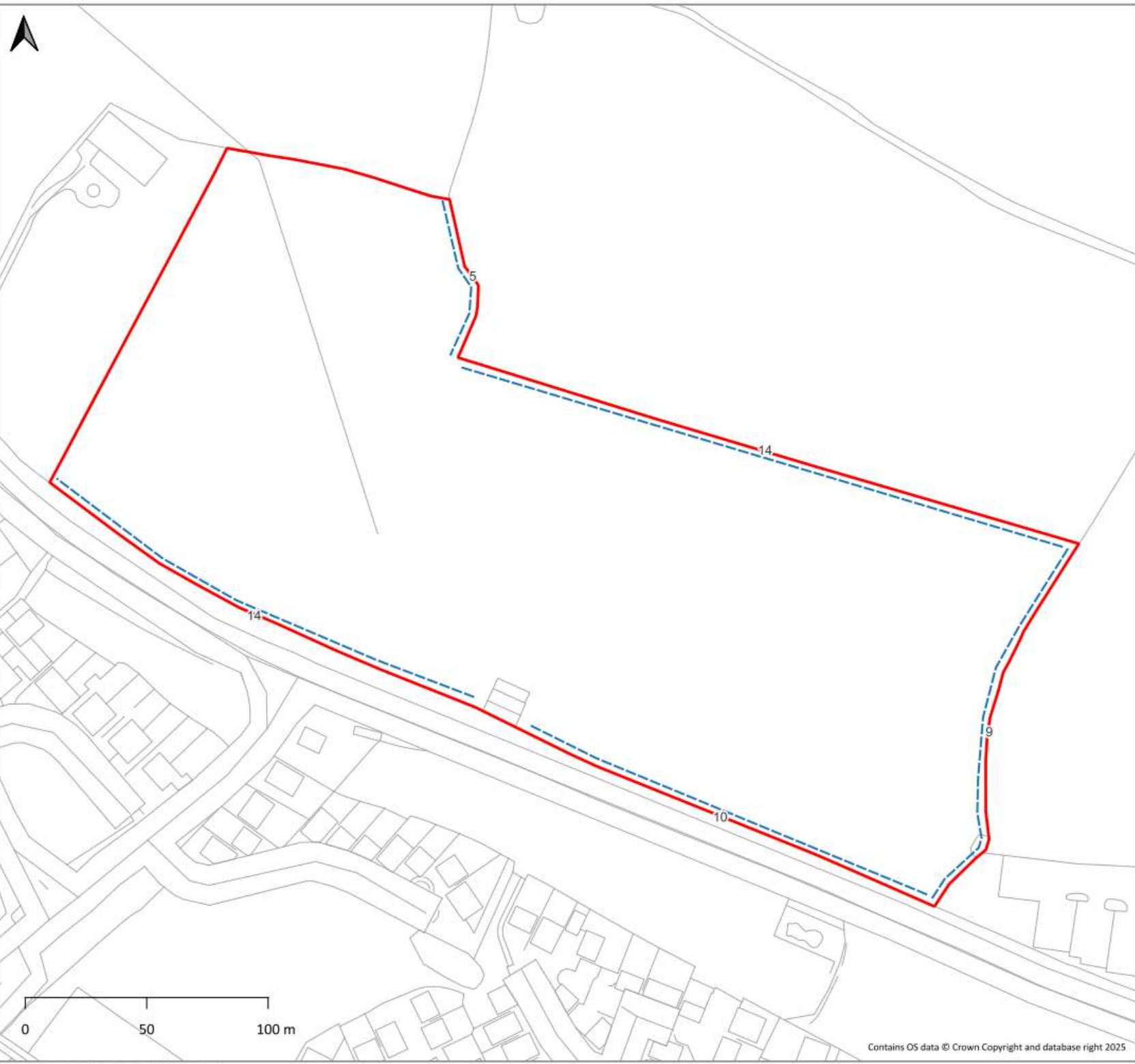
4 References

Bright, P., Morris, P and Mitchell-Jones, T (2006). *The Dormouse Conservation Handbook 2nd edition*. English Nature, Peterborough.

Chanin, P & Woods, M (2003). *Surveying dormice using nest tubes. Results and experiences from the South West Dormouse Project*. English Nature Research Report No. 5.

English Nature (2004) *Species Conservation Handbook*. English Nature, Peterborough

Figure A9.1: Hazel dormouse survey plan



Key

- Survey boundary
- Dormouse survey tube locations

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Appendix 10: Badger survey results

Badger survey

1 Methodology

A badger survey was undertaken on 28 May 2025 in accordance with the Mammal Society publication 'Surveying badgers' (Harris *et al.*, 1989). This involved a search for badger setts and other badger activity (e.g., hairs, pathways, latrines, and foraging signs) within the survey area.

2 Limitations

Off-site land within 20 metres of the Site boundary which was within private land ownership was not accessed and therefore there is a possibility that there were badger setts within this area that were not recorded during the survey.

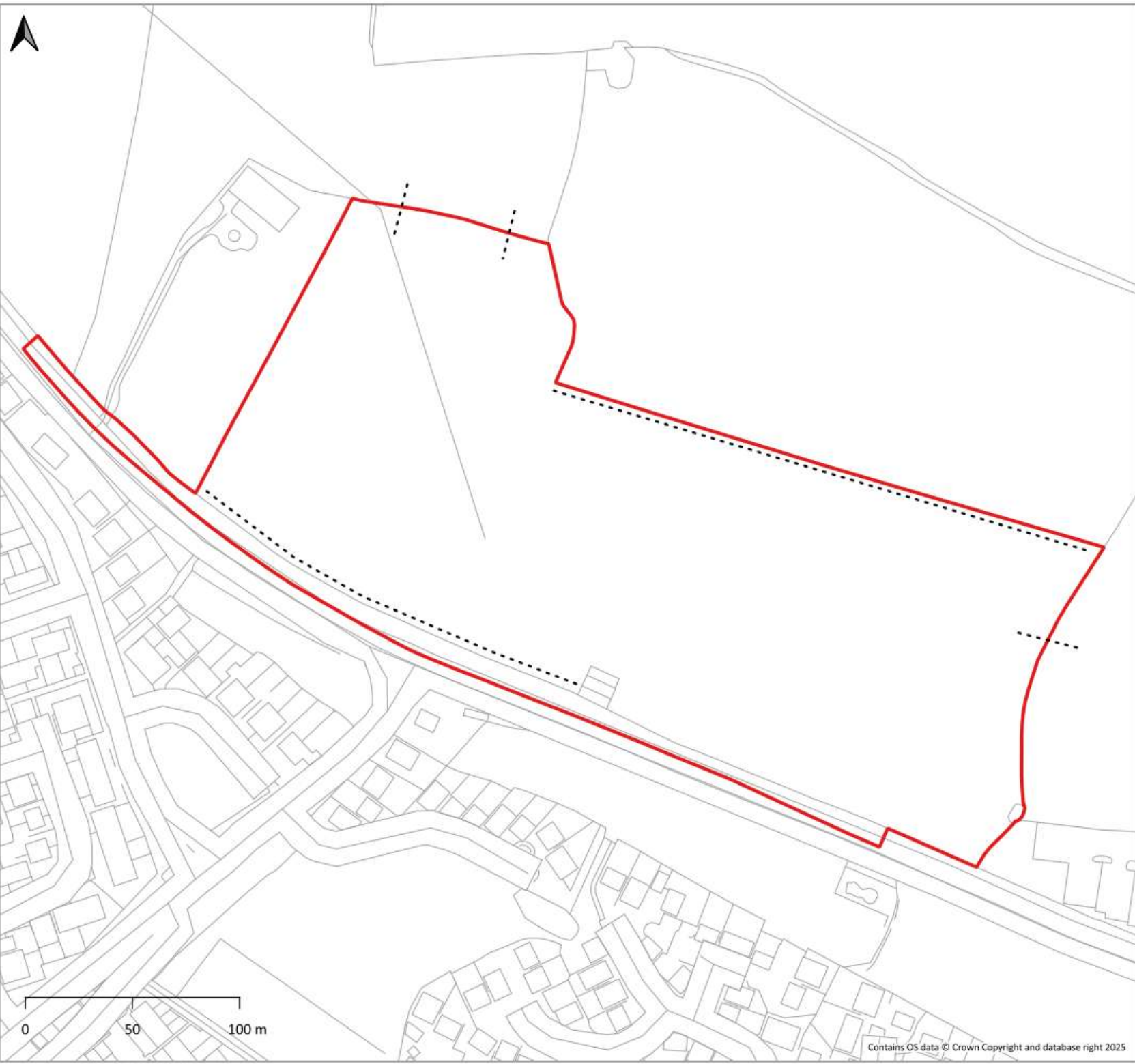
3 Results

Mammal tracks were recorded along the northern, southern and eastern boundaries of the Site, suggesting that the species may forage/pass through the Site, at least on an occasional basis. No setts were identified; refer to Figure A10.1.

4 References

Harris, S, Cresswell P & Jeffries D (1989) *Surveying Badgers*. The Mammal Society, London

Figure A10.1: Badger survey plan



Key

-  Site boundary
-  Well-used mammal track

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Badger Survey Plan

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Appendix 11: Bat activity survey results

Bat activity survey

1 Methodology

Night-time Bat Walkover

Following BCT guidelines (Collins [ed.] 2023), night-time bat walkover surveys were undertaken between May and October 2024 (6 May 2024, 7 August 2024, 4 October 2024). Ecologists were positioned at a predetermined location primarily at potential flight lines close to potential roost sources, such as groups of buildings or trees. The surveys commenced at sunset and the ecologists remained in position for 30-60 minutes to count bats, observe behaviour and make acoustic recordings with bat detectors (Anabat Scout) of bat activity. The ecologists then walked a predetermined route, taking acoustic recordings and noting a time-stamped narrative of their observations. All echolocation calls were recorded and subsequently analysed using 'Anabat Insight' (Titley Electronics) to the species or genus level.

Static detector survey

Stratified sampling of the site using static bat detectors was undertaken between April and October 2024 (inclusive). Three static bat detectors (Anabat Express) were deployed for a minimum of five nights per month on habitat features likely to be of value for commuting bats; refer to Table A11.1. Detectors were programmed to record from 30 minutes prior to sunset to 30 minutes post-sunrise.

Table A11.1 Static Detector Survey details; refer to Figure A11.1 for locations.

Static Location	Static Detector location	Survey periods	Total number of nights
1	Northern boundary – attached to dead hawthorn in a hedgerow with trees. Microphone facing west.	25/04 – 29/04 13/05 – 17/05 13/06 – 17/06 11/07 – 15/07 08/08 – 12/08 12/09 – 16/09 10/10 – 14/10	35
2	Southern boundary – attached to wooden fence post within species poor hedgerow. Microphone facing north.	25/04 – 29/04 13/05 – 17/05 13/06 – 17/06 11/07 – 15/07 08/08 – 12/08 12/09 – 16/09 10/10 – 14/10	35
3	Eastern boundary – attached to a hawthorn along a hedgerow. Microphone facing west.	25/04 – 27/04 13/05 – 17/05 13/06 – 17/06 11/07 – 15/07 08/08 – 12/08 12/09 – 16/09 10/10 – 14/10	33

2 Limitations

There were no limitations to the surveys that are considered to affect the reliability of the bat activity assessment. The static detector at Position 3 suffered a malfunction in April and only recorded for three

nights. Due to the large dataset including data collected in all other surveyed months, this is not considered to be a significant limitation.

3 Analysis

General

All bat detector data was downloaded and analysed using 'Anabat Insight v2.1.4.0' (Titley Electronics). For the night-time bat walkover and static detector surveys, bat registrations for each species were defined as a series of pulses within a single Anabat Insight Full Spectrum (WAV) file. The maximum WAV file length of recordings was set to five seconds to optimise the performance of the British Trust for Ornithology (BTO) Acoustic Pipeline software.

Night-time Bat Walkover survey

The bat registrations recorded during the NBW survey were analysed manually by EAD Ecology staff, using Anabat Insight, against bat call characteristics using reference data from known bat roosts, as well as stock recordings from other bat workers and call parameters detailed in relevant literature (Russ, 2012).

Static detector survey

All recordings were analysed using species identification algorithms (BTO Acoustic Pipeline; <https://www.bto.org/our-science/products-and-technologies/bto-acoustic-pipeline/how-acoustic-pipeline-works>). The BTO pipeline processes recordings from the UK with regional classifiers using full spectrum data processing. Each five-second file was assigned to species level using this system, along with an independent estimate of error in species identification. Following this analysis, all non-*Pipistrellus* calls (excluding *Pipistrellus nathusii*), and low confidence calls (less than 0.5 probability) were manually checked by EAD Ecology staff to confirm identification, using Anabat Insight v2.1.4.0 (Titley Electronics).

Species Groups

Species identification from sound files and use of associated sonogram analysis software is constrained where overlaps in the parameters of call structure occur between closely related species. In addition, bats will alter their call characteristics in relation to both habitat structure and their behaviour. This can limit the ability to accurately analyse calls to species level, particularly in the genera's *Myotis* and *Nyctalus/Eptesicus*.

Myotis species

Registrations from *Myotis* genus bats are virtually impossible to separate to species level due to their plasticity in call structure and as such, where no other information was available, such as visual observation of bat behaviour, habitat structure, position in relation to known roosts, or clear registrations allowing detailed slope profile analysis, identification to species has not been attempted and registrations were grouped as '*Myotis* sp' (Mysp).

Big bats

Registrations from *Nyctalus* and *Eptesicus* genus bats demonstrate overlapping sound characteristics and can therefore be subject to misclassification. For the purposes of this assessment, registrations have only separated to species level where clear distinction can be made. Calls showing some of the characteristics but not meeting all of the parameters set out in Table A11.2 were identified as 'big bat' or *Nyctalus/Eptesicus* bats.

Table A11.2 Registration parameters used to distinguish *Nyctalus* / *Eptesicus* bats

Species	Characteristic Registration Parameters
<i>Noctule</i>	Registration shows two types of alternating frequency

Table A11.2 Registration parameters used to distinguish *Nyctalus* / *Eptesicus* bats

Species	Characteristic Registration Parameters
<i>Nyctalus noctula</i>	Peak frequency below 21 kHz
<i>Leisler's</i> <i>N. leisleri</i>	Registration shows two types of alternating frequency Peak frequency above 24 kHz
<i>Serotine</i> <i>Eptesicus serotinus</i>	Registrations are of a single, consistent type Peak frequency between 24 kHz and 32 kHz

4 Results

At least eight bat species were recorded during the NBW and static detector surveys. Species name abbreviations used in the results hereafter are provided in Table A11.3.

Table A11.3: Bat name abbreviations used in results

Common name	Scientific name	Species code
Common pipistrelle	<i>Pipistrellus pipistrellus</i>	Pp
Soprano pipistrelle	<i>P. pygmaeus</i>	Ppyg
Nathusius' pipistrelle	<i>P. nathusii</i>	Pn
Noctule	<i>Nyctalus noctule</i>	Nn
Nyctalus bat	<i>Nyctalus sp.</i>	Nysp
Serotine	<i>Eptesicus serotinus</i>	Es
Noctule, serotine or Leisler's bat	<i>Eptesicus/ Nyctalus sp.</i>	EorNy
Barbastelle	<i>Barbastelle barbastellus</i>	Bb
Myotis bat	<i>Myotis sp.</i>	Mysp.
Long-eared bat	<i>Plecotus sp.</i>	Plsp.
Greater horseshoe bat	<i>Rhinolophus ferrumequinum</i>	GHS
Lesser horseshoe	<i>Rhinolophus hipposideros</i>	LHS

Night-time Bat Walkover survey

At least three species were recorded within and adjacent to the site boundary, with the majority of calls from common pipistrelle bats. This is a common and widespread bat species. Other species included one registration of long-eared bat and one registration Myotis Sp. The following observations were recorded during the surveys:

- Common pipistrelle bats were recorded commuting and foraging across the Site and along hedgerows during all walkovers. A slight increase in activity was identified along the Eastern hedgerows of site.
- A single *Mysp.* and *Plsp.* were recorded on the Site in October.

Weather conditions recorded during the night-time bat walkover surveys are provided in Table A11.4.

Table A11.4: Weather conditions during NBW surveys

Date	Start - end times	Sunset	Cloud (Oktas)	Wind speed (Beaufort)	Temp. (C)
6 May 2024	20:40	20:40	7/8	0-1	12
	22:10		4/8	0	10
7 August 2024	20:44	20:44	6/8	1-2	17

Date	Start - end times	Sunset	Cloud (Oktas)	Wind speed (Beaufort)	Temp. (C)
	22:44		3/8	0	14
4 October 2024	18:57	18:57	7/8	0	11
	20:37		0/8	0	9

Static detector survey

General bat assemblage

At least eight bat species were identified during the static detector surveys, with a cumulative total of 23,449 registrations recorded across the three static detector locations (Table A11.5). Common pipistrelle accounted for the highest number of registrations within the site (87.54%), followed by *Myotis* species (9.11%) and noctule (1.43%). Other species recorded but individually accounting for less than one percent of the registrations included serotine or Leisler' bat, long-eared bat, soprano pipistrelle, lesser horseshoe, barbastelle and Nathusius' pipistrelle.

One static detector recorded levels of bat activity above the mean bat activity index (BAI) recorded across the survey area (BAI 21.71); Position 3, Table A11.6. Bat activity levels were highest at Position 3, which recorded a BAI of 47.76, compared to a BAI of 16.96 at Position 1 which recorded the second highest bat activity levels. Activity at Position 3 was dominated by common pipistrelle comprising 93.53% of registrations recorded at this location. Positions 1 and 2 followed a similar trend to Position 3, with common pipistrelle comprising 74.75% of bat activity at Position 1 and 59.18% at Position 2.

Light-averse species recorded within the survey area included *Myotis* species, long-eared bat species, lesser horseshoe bat and barbastelle.

Myotis species

Myotis species were recorded at all static detector positions, with a total of 2136 registrations recorded across the survey area (BAI 1.98). *Myotis* activity was highest at Position 1 (northern boundary; 1380 registrations; BAI 3.76) and Position 3 (eastern boundary; 642 registrations; BAI 1.85); refer to Table A11.5 - A11.6. A peak of *Myotis* bat activity was recorded in July at P1; Graph A11.2 (43.21% of all *Myotis* registrations), suggesting an increase in localised foraging activity during that month. The sudden increase of activity at P1 for July is most likely due to opportunistic foraging of insects such as moths which increase in abundance around this time. The hedgerow and woodland habitat bounding Position 1 would be suitable for sustaining moth populations as well as other food sources for bats, thus explaining the increase of *Myotis* activity at this position.

The temporal activity patterns of *Myotis* species registrations throughout the nights across the survey period (April-October) were generally indicative of commuting and foraging activity within the survey area due to constant activity throughout the recorded months (refer to Graph A11.3). In the month of October, the earliest registration to sunrise was 28 minutes before. As *Myotis* activity increased during these later months, specifically and consistently in October at Position 3, this suggests a possible association with a nearby hibernation roost, although, if present, it was not considered to be in the immediate vicinity of the Site.

Long-eared bats

Long-eared bat activity was recorded at all static detector positions. Position 3 recorded the highest levels of long-eared bat activity (100 registrations; BAI 2.89), followed by Position 1 (27 registrations; BAI 0.07) and Position 2 (14 registrations; BAI 0.04) refer to Table A11.5 – A11.6. Elevations in activity were recorded in September at Position 3; Graph A11.4 (70.92% of all long-eared bat registrations).

Temporal activity patterns of long-eared bat species registrations across the survey period (April – October) were indicative of commuting/foraging activity within the Site, specifically within the month of September; refer to Graph A11.4-A11.5. However, this increase in activity was only evident at Position 3 along the eastern boundary of the Site; refer to Graphs A11.4 - A11.5. An increase of long eared bat activity in September only, suggests an associated with seasonal mating behaviour and subsequently a nearby transition roost. Due to the lack of early registrations to sunset/ sunrise (Graph A11.6), this roost is not thought to be in close proximity to the Site.

Lesser horseshoe bats

Lesser horseshoe bats (LHS) were recorded at two static detector positions with a total of 11 registrations recorded across the site (Table A11.5). The highest levels of activity were recorded at Position 3 (6 registrations; BAI 0.02) and Position 2 in the month of September only (5 registrations; BAI 0.01); refer to Table A11.5- A11.6. Positions 2 and 3 recorded LHS activity between July and October and saw a peak in activity in September accounting for 72.73% of all LHS registrations in this month.

Temporal activity patterns of LHS registrations across the survey period (April – October) was indicative of occasional commuting within the Site, within the months July, September and October. LHS registrations were only recorded on 5 nights of the total 105 surveyed nights across all static positions between April – October (4.76%). When LHS activity did occur, there was commonly several close detections in a short period of time suggesting occasional opportunistic foraging behaviour. However, the low activity of LHS at the Site suggests that it is not a core commuting/foraging location for LHS, with activity sporadic rather than consistent or regular over consecutive nights.

Barbastelle

Barbastelle bats were recorded at two static detector positions with a total of four registrations recorded. Barbastelle activity was highest at Position 1 (3 registrations; BAI 0.01) and Position 2 (1 registration; BAI <0.01); refer to Tables A11.5 - A11.6.

The temporal activity patterns of barbastelle registrations across the survey period (April-October), with four registrations of barbastelle activity recorded across four nights in the months May - September (3.81% of total nights; Table A11.5), suggests the Site is not a core commuting/foraging location for barbastelle bats, with activity sporadic rather than consistent or regular over consecutive nights.

5 References

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

Jones J (2000) *Impacts of lighting on bats*.

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Stone EL, Jones G, Harris S (2009) *Street lighting disturbs commuting bats*. *Current Biology* 19: 1–5.

Stone, E.L. (2013) *Bats and lighting: Overview of current evidence and mitigation guidance*.

Table A11.5. Number of registrations recorded within the Survey Boundary

Static Detector Location	Month	Bb	EorNy	LHS	Mysp	Nn	Nysp	Plsp	Pn	Pp	Ppyg	Total
1	Apr	0	0	0	30	23	1	0	0	322	1	377
	May	1	3	0	14	4	0	3	0	297	2	324
	Jun	0	0	0	14	1	1	4	0	518	3	541
	Jul	1	0	0	909	10	2	1	0	657	27	1607
	Aug	1	8	0	149	18	10	15	0	1427	18	1646
	Sep	0	2	0	154	23	0	3	0	628	4	814
	Oct	0	0	0	110	0	0	1	0	801	0	912
	Total	3	13	0	1380	79	14	27	0	4650	55	6221
2	Apr	0	0	0	9	10	0	1	0	15	0	35
	May	0	0	0	50	9	1	0	0	51	2	113
	Jun	0	0	0	9	1	1	0	0	3	0	14
	Jul	0	0	0	9	20	0	0	0	36	4	69
	Aug	0	4	0	21	20	21	9	0	266	14	355
	Sep	1	0	5	12	35	1	3	0	27	3	87
	Oct	0	0	0	4	0	0	1	0	8	0	13
	Total	1	4	5	114	95	24	14	0	406	23	686
3	Apr	0	0	0	1	11	0	0	1	665	0	678
	May	0	0	0	21	2	0	0	0	3701	2	3726
	Jun	0	1	0	11	2	2	2	0	1054	0	1072
	Jul	0	3	2	5	3	0	0	0	539	7	559
	Aug	0	15	0	21	33	22	2	0	5546	37	5676
	Sep	0	54	3	75	111	3	93	2	1670	5	2016
	Oct	0	1	1	508	0	0	3	0	2297	5	2815
	Total	0	74	6	642	162	27	100	3	15472	56	16542
Total	-	4	91	11	2136	336	65	141	3	20528	134	23449

Table A11.5. Number of registrations recorded within the Survey Boundary.

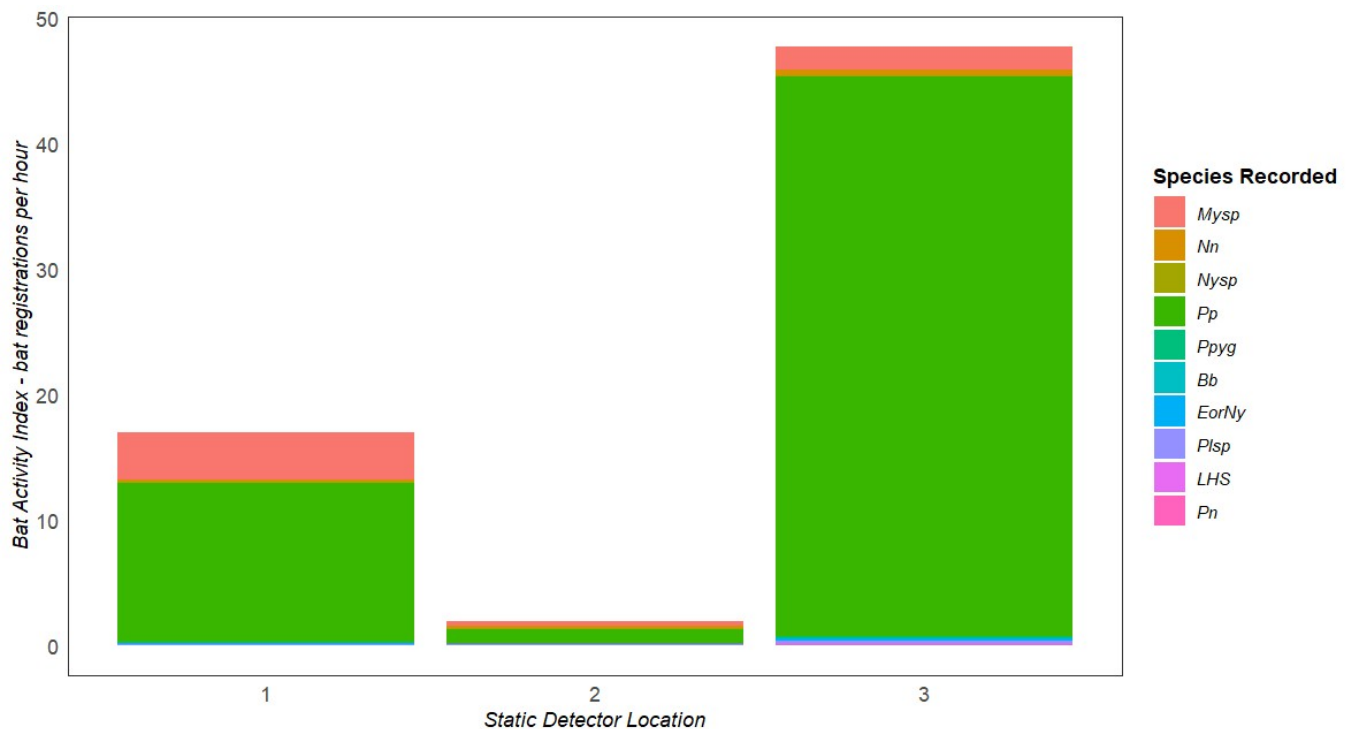
Static Detector Location	Month	Bb	EorNy	LHS	Mysp	Nn	Nysp	Plsp	Pn	Pp	Ppyg	Total
1	Apr	0.00	0.00	0.00	0.58	0.44	0.02	0.00	0.00	6.23	0.02	7.29
	Aug	0.02	0.16	0.00	2.95	0.36	0.20	0.30	0.00	28.23	0.36	32.56
	Jul	0.02	0.00	0.00	20.73	0.23	0.05	0.02	0.00	14.98	0.62	36.65
	Jun	0.00	0.00	0.00	0.33	0.02	0.02	0.10	0.00	12.36	0.07	12.91
	May	0.02	0.06	0.00	0.30	0.09	0.00	0.06	0.00	6.35	0.04	6.93
	Oct	0.00	0.00	0.00	1.56	0.00	0.00	0.01	0.00	11.34	0.00	12.91
	Sep	0.00	0.03	0.00	2.50	0.37	0.00	0.05	0.00	10.21	0.07	13.24
	Total	0.01	0.04	0.00	3.76	0.22	0.04	0.07	0.00	12.67	0.15	16.96
2	Apr	0.00	0.00	0.00	0.17	0.19	0.00	0.02	0.00	0.29	0.00	0.68
	Aug	0.00	0.08	0.00	0.42	0.40	0.42	0.18	0.00	5.26	0.28	7.02
	Jul	0.00	0.00	0.00	0.21	0.46	0.00	0.00	0.00	0.82	0.09	1.57
	Jun	0.00	0.00	0.00	0.21	0.02	0.02	0.00	0.00	0.07	0.00	0.33
	May	0.00	0.00	0.00	1.07	0.19	0.02	0.00	0.00	1.09	0.04	2.42
	Oct	0.00	0.00	0.00	0.06	0.00	0.00	0.01	0.00	0.11	0.00	0.18
	Sep	0.02	0.00	0.08	0.20	0.57	0.02	0.05	0.00	0.44	0.05	1.42
	Total	0.00	0.01	0.01	0.31	0.26	0.07	0.04	0.00	1.11	0.06	1.87
3	Apr	0.00	0.00	0.00	0.03	0.35	0.00	0.00	0.03	21.31	0.00	21.73
	Aug	0.00	0.30	0.00	0.42	0.65	0.44	0.04	0.00	109.70	0.73	112.27
	Jul	0.00	0.07	0.05	0.11	0.07	0.00	0.00	0.00	12.29	0.16	12.75
	Jun	0.00	0.02	0.00	0.26	0.05	0.05	0.05	0.00	25.15	0.00	25.58
	May	0.00	0.00	0.00	0.45	0.04	0.00	0.00	0.00	79.17	0.04	79.71
	Oct	0.00	0.01	0.01	7.19	0.00	0.00	0.04	0.00	32.53	0.07	39.86
	Sep	0.00	0.88	0.05	1.22	1.81	0.05	1.51	0.03	27.16	0.08	32.79
	Total	0.00	0.21	0.02	1.85	0.47	0.08	0.29	0.01	44.67	0.16	47.76
Total	-	0.00	0.08	0.01	1.98	0.31	0.06	0.13	0.00	19.01	0.12	21.71

Table A11.6. BAI of registrations recorded within the survey boundary.

Static Detector Location	Month	Mysp	Nn	Nysp	Pp	Ppyg	Bb	EorNy	Plsp	LHS	Pn	Total
1	Apr	0.58	0.44	0.02	6.23	0.02	0.00	0.00	0.00	0.00	0.00	7.29
	May	0.30	0.09	0.00	6.35	0.04	0.02	0.06	0.06	0.00	0.00	6.93
	Jun	0.33	0.02	0.02	12.36	0.07	0.00	0.00	0.10	0.00	0.00	12.91
	Jul	20.73	0.23	0.05	14.98	0.62	0.02	0.00	0.02	0.00	0.00	36.65
	Aug	2.95	0.36	0.20	28.23	0.36	0.02	0.16	0.30	0.00	0.00	32.56
	Sep	2.50	0.37	0.00	10.21	0.07	0.00	0.03	0.05	0.00	0.00	13.24
	Oct	1.56	0.00	0.00	11.34	0.00	0.00	0.00	0.01	0.00	0.00	12.91
	Total	3.76	0.22	0.04	12.67	0.15	0.01	0.04	0.07	0.00	0.00	16.96

2	Apr	0.17	0.19	0.00	0.29	0.00	0.00	0.00	0.02	0.00	0.00	0.68
	May	1.07	0.19	0.02	1.09	0.04	0.00	0.00	0.00	0.00	0.00	2.42
	Jun	0.21	0.02	0.02	0.07	0.00	0.00	0.00	0.00	0.00	0.00	0.33
	Jul	0.21	0.46	0.00	0.82	0.09	0.00	0.00	0.00	0.00	0.00	1.57
	Aug	0.42	0.40	0.42	5.26	0.28	0.00	0.08	0.18	0.00	0.00	7.02
	Sep	0.20	0.57	0.02	0.44	0.05	0.02	0.00	0.05	0.08	0.00	1.42
	Oct	0.06	0.00	0.00	0.11	0.00	0.00	0.00	0.01	0.00	0.00	0.18
	Total	0.31	0.26	0.07	1.11	0.06	0.00	0.01	0.04	0.01	0.00	1.87
3	Apr	0.03	0.35	0.00	21.31	0.00	0.00	0.00	0.00	0.00	0.03	21.73
	May	0.45	0.04	0.00	79.17	0.04	0.00	0.00	0.00	0.00	0.00	79.71
	Jun	0.26	0.05	0.05	25.15	0.00	0.00	0.02	0.05	0.00	0.00	25.58
	Jul	0.11	0.07	0.00	12.29	0.16	0.00	0.07	0.00	0.05	0.00	12.75
	Aug	0.42	0.65	0.44	109.70	0.73	0.00	0.30	0.04	0.00	0.00	112.27
	Sep	1.22	1.81	0.05	27.16	0.08	0.00	0.88	1.51	0.05	0.03	32.79
	Oct	7.19	0.00	0.00	32.53	0.07	0.00	0.01	0.04	0.01	0.00	39.86
	Total	1.85	0.47	0.08	44.67	0.16	0.00	0.21	0.29	0.02	0.01	47.76
Total	-	1.98	0.31	0.06	19.01	0.12	0.00	0.08	0.13	0.01	0.00	21.71

Graph A11.1: Bat Activity Index (BAI) recorded across the Survey Area



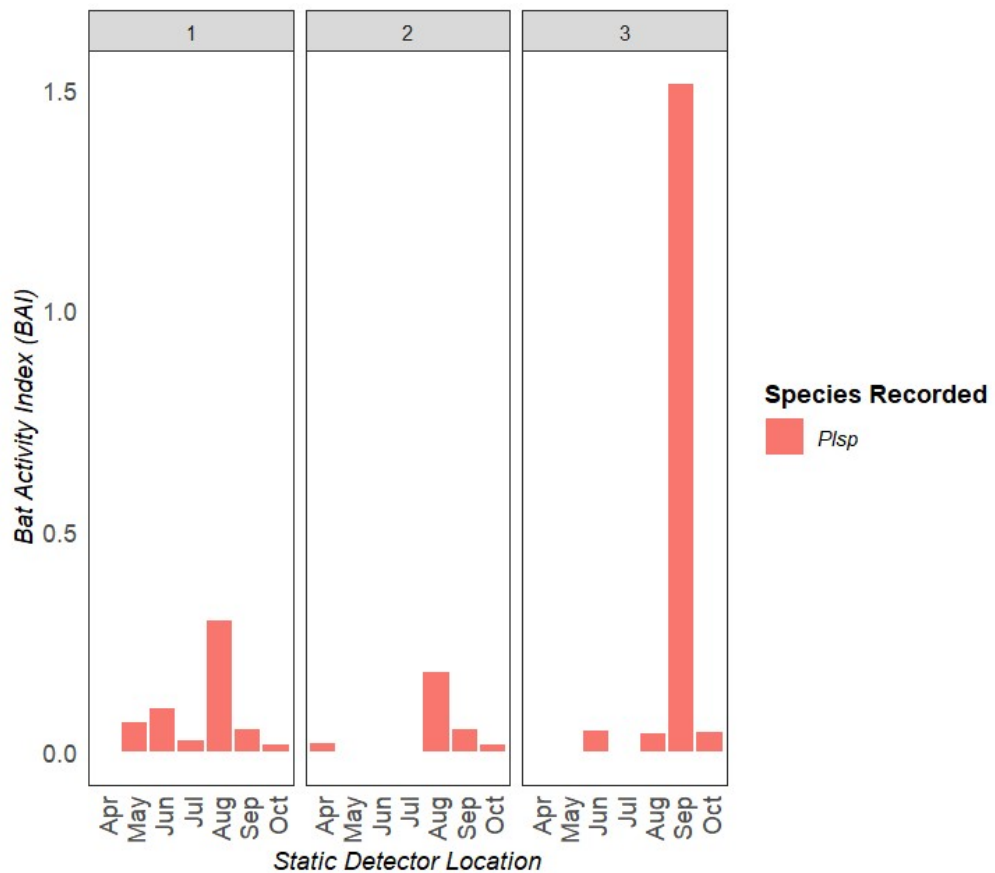
Graph A11.2: Myotis (Mysp) activity recorded across the Survey Area.



Graph A11.3: Temporal distribution of Mysp registrations within the Survey Area; all static detector location



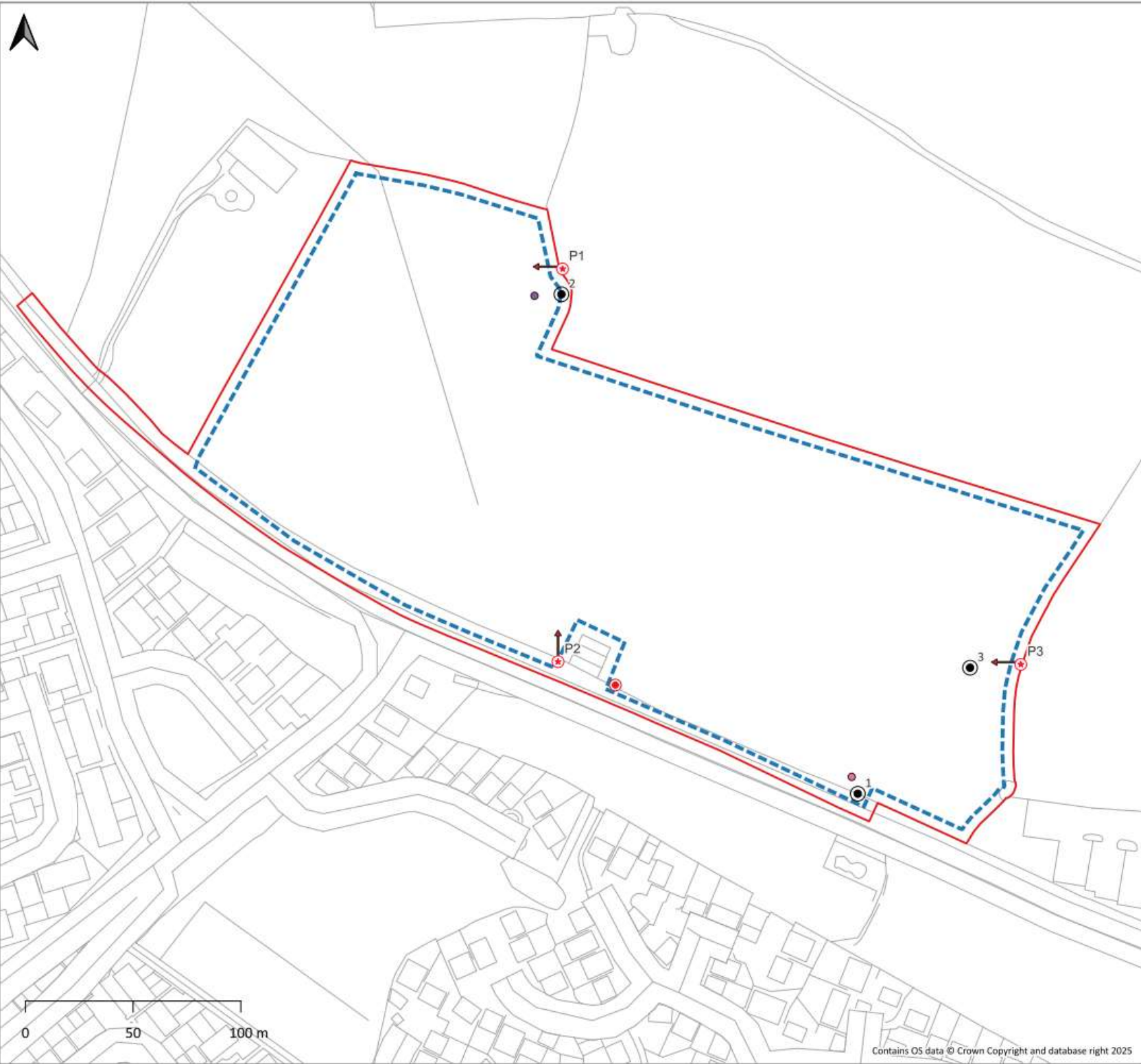
Graph A11.4: Long Eared Bat (Plsp) activity recorded across the Survey Area.



Graph A11.5: Temporal distribution of Plsp registrations within the Survey Area; all static detector locations.



Figure A11.1: Bat activity survey plan



Key

- Site boundary
- Walkover route 1
- Static detector location
- Start point
- Myotis bat
- Long-eared bat
- NBW Notes

NBW Notes

No.	Habitat use by bats
1	Single long-eared bat registration along hedgerow in the south-east in October.
2	Single Myotis sp. registration along a hedgerow along northern boundary in October.
3	Area of minor increase in foraging/commuting, with activity dominated by common pipistrelle. Activity across the survey area was low with no areas regularly used for foraging or commuting.



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Gleeson Strategic Land		
Land north of Swindon Road, Royal Wootton Bassett		
Bat Activity Plan		
05/11/2025	Created by: LA	Scale at A3 1:1,700

Appendix 12: Bat roost survey results

Bat roost survey results

1 Methodology

The building within the Site was inspected on 25 April 2024 by a Natural England-licensed bat ecologist for its potential to support roosting bats. The inspections followed Bat Conservation Trust (BCT) guidelines (Collins [ed.] 2023; refer to Table A12.1) and involved a search of the interior and exterior of the structure for evidence of bats, such as droppings and feeding remains. Ladders, a high-powered torch and an endoscope were used as necessary. The building was subsequently re-surveyed on 28 May 2025 to confirm the existing bat roost suitability.

All trees within the survey area were subject to a ground-based inspection and assessment of their potential to support roosting bats on 25 April 2024, following BCT Guidelines (Collins [ed.]2023; refer to Table A12.2). This involved a detailed inspection of each tree using binoculars to record potential bat roosting features such as rot holes, woodpecker holes and hazard beams. These trees were then assessed against criteria to assess the potential suitability of the trees for roosting bats; refer to Table A12.3. Trees assessed as having ‘Negligible’ bat roost suitability were not recorded. The tree were subsequently re-surveyed on 28 May 2025 to confirm the existing bat roost suitability.

Table A12.1: Guidelines for assessing the potential suitability of proposed development sites for bats (adapted from Collins, 2023).

Suitability	Description of Roosting habitats
Negligible	Negligible habitat features on site likely to be used by roosting bats
Low	A structure with one or more potential roost sites that could be used by individual bats opportunistically. However, these potential roost sites do not provide enough space, shelter, protection, appropriate conditions and/or suitable surrounding habitat to be used on a regular basis or by larger numbers of bats (i.e. unlikely to be suitable for maternity or hibernation). A tree of sufficient size and age to contain potential roost features but with none seen from the ground or features seen with only very limited roosting potential.
Moderate	A structure or tree with one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions and surrounding habitat but unlikely to support a roost of high conservation status (with respect to roost type only – the assessments in this table are made irrespective of the species conservation status, which is established after presence is confirmed).
High	A structure or tree with one or more potential roost sites that are obviously suitable for use by larger numbers of bats on a more regular basis and potentially for longer periods of time due to their size, shelter, protection, conditions and surrounding habitat.

Table A12.2: Guidelines for assessing the potential suitability of trees on proposed development sites for bats (adapted from Collins, 2023).

Suitability	Description
None	Either no PRFs in the tree or highly unlikely to be any.
FAR	Further assessment required to establish if PRFs are present in the tree.
PRF	A tree with at least one PRF present.

Table A12.3: Guidelines for categorising suitability of PRFs on proposed development sites for bats (adapted from Collins, 2023).

Suitability	Description
PRF-I	PRF is only suitable for individual bats or very small numbers of bats either due to size or lack of suitable surrounding habitats.
PRF-M	PRF is suitable for multiple bats and may therefore be used by a maternity colony.

Roost survey – dusk emergence/dawn re-entry surveys

The building was considered to have “Low” bat roost suitability (see Results below). As a bat was recorded emerging from the building during the first dusk emergence survey (1 July), an additional two dusk emergence surveys were carried out on 31 July and 12 August 2024 to fully characterise the bat roost. Two surveyors were positioned around the building to adequately cover all potential bat access points identified during the building inspections. Anabat Scout bat detectors and Night-time Visual Aids (NVA; Thermal Scope or infra-red camera) were used to survey each survey location. Bat registrations were recorded for later analysis using ‘Anabat Insight’ software. The emergence surveys started 15 minutes before sunset and continued for up to 90 minutes after sunset.

Two trees were considered to have high bat roost suitability (PRF-M) and were subject to three dusk emergence surveys carried out on 1 July, 31 July and 12 August 2024 to determine roost presence/likely absence. The dusk surveys commenced 15 minutes before sunset and continued for up to 120 minutes after sunset. Two surveyors were located in predetermined positions around the trees in order to observe suitable bat access features. Surveyors were equipped with broadband bat detectors (Anabat Scout) in order to record any echolocation calls (‘registrations’) for subsequent analysis.

2 Limitations

There were no limitations to the surveys.

3 Results

Preliminary roost inspection of buildings and trees

Building 1 comprised a single-story building, of breezeblock construction with a corrugated asbestos roof. The building had open access with three large open doorways, missing glass from windows, gaps along the roof, and through damage to blockwork. The open, light and exposed nature of the building interior is consistent with being categorised as having ‘Low’ bat roost suitability.

The results of the tree assessment are provided in Table A12.4.

Table A12.4 Preliminary roost assessment of trees – results

Tree	Species	Description of tree and features	% Ivy cover	Bat roost suitability
T1	Ash	Single stem ash with broken/split limbs, knot holes and woodpecker hole.	0	PFR-M
T2	Ash	Three stemmed ash with knot hole, split branches and holes.	0	PFR-M

Dusk emergence surveys of buildings and trees

Two bats were observed emerging from Building 1 during the dusk emergence survey conducted on 1 July 2024. The bat species recorded emerging were considered most likely to be pipistrelle species, although this was not confirmed, as no sound recordings were picked up close to the times of emergence on bat detectors. The nearest bats recorded to the emergence times were common and soprano pipistrelle. Two

further emergence surveys were undertaken on Building 1 subsequent to the recording of a bat roost on 1 July 2024 to better characterise the roost. No further bats were recorded emerging from Building 1 on the two subsequent dusk emergence surveys, suggesting the roost is a day roost used intermittently by individual or small numbers of pipistrelle species.

No bats were recorded emerging from either Trees 1 or 2 during the surveys, and bat activity in the vicinity of both trees was low.

Weather conditions recorded during the emergence surveys are given in Table A12.5.

Table A12.5: Weather conditions during emergence surveys

Date	Data at start/end of survey period		Sunset	Cloud (Oktas)	Wind speed (Beaufort)	Temperature (C)
01/07/2024	Tree 1	21:10	21:27	8/8	2-3	16
		23:00		8/8	2-3	15
01/07/2024	Tree 2	21:10	21:27	8/8	2-3	16
		23:00		8/8	2-3	15
01/07/2024	Building 1	21:10	21:27	8/8	2-3	16
		23:00		8/8	2-3	15
31/07/2024	Tree 1	20:41	20:56	8/8	1-2	26
		22:24		8/8	1-2	23
31/07/2024	Tree 2	20:41	20:56	8/8	1-2	26
		22:24		8/8	1-2	23
31/07/2024	Building 1	20:41	20:56	8/8	1-2	26
		22:24		8/8	1-2	23
12/09/2024	Tree 1	19:10	19:28	1/8	1-2	9
		21:00		0/8	1-2	8
12/09/2024	Tree 2	19:10	19:28	1/8	1-2	9
		21:00		0/8	1-2	8
12/09/2024	Building 1	19:10	19:28	1/8	1-2	9
		21:00		0/8	1-2	8

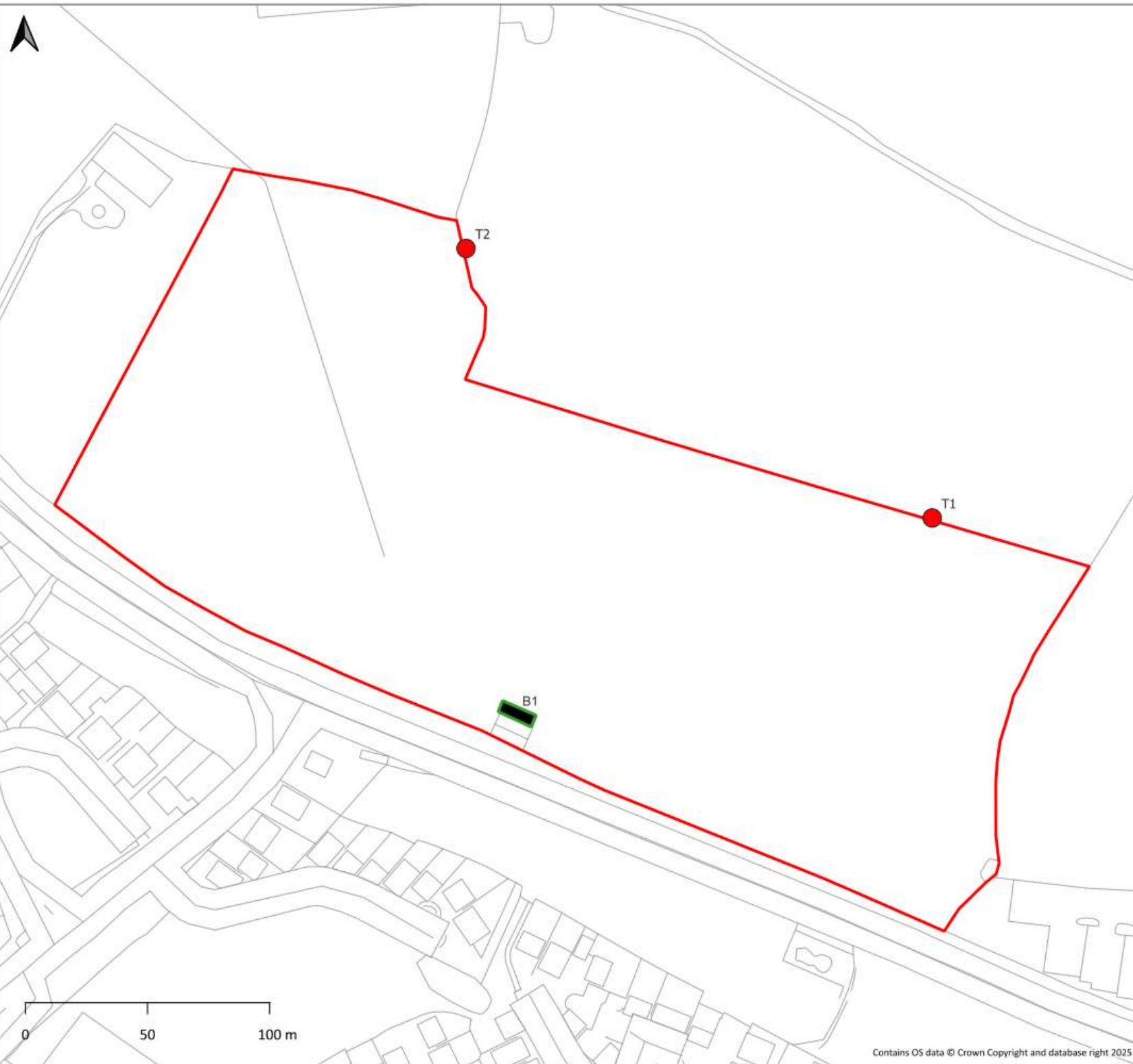
4 References

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

English Nature (2004) *Species Conservation Handbook*. English Nature, Peterborough.

Russ J (2012) *British Bat Calls: A Guide to Species Identification*. Pelagic Publishing, Exeter.

Figure A12.1: Roost Survey Plan



Key

-  Survey boundary
 Building - low bat roost suitability
 Tree with high bat roost suitability (PRF-M)

Bat Roost Survey Plan

Land north of Swindon Road, Royal Wootton Bassett

Bat Roost Survey Plan

12/09/2025

Created by: LA

Scale at A3 1:1,500



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Project number: 2007070101 Project Name: Design of a new building for the Ministry of Education, Science and Technology, Ankara, Turkey.

Appendix 13: Biodiversity Net Gain assessment

Biodiversity Net Gain Assessment results

1 Methodology

A Biodiversity Net Gain (BNG) assessment of the development proposals was undertaken to quantify the estimated net change in biodiversity resulting from the proposed development. The assessment utilised the Defra Statutory Metric calculation tool (Defra, 2024a), with reference to supporting documents and the Biodiversity Metric principles (Defra 2024b and 2024c). The completed metric has been provided as a digital file (Excel spreadsheet).

In line with Statutory BNG Guidance (Defra 2024b), the assessment has been undertaken with reference to the Biodiversity Metric principles (Defra 2024b). The calculations are based on the Landscape General Agreement Plan; refer to Figure 3.

Pre-development habitats

The on-site habitat and hedgerow baseline was informed by Habitat Condition Assessment surveys undertaken by an experienced botanist (FISC Level 4) from EAD Ecology on 28 May 2025; refer to Biodiversity Net Gain: Baseline Plan (Figure A13.1) and separate Biodiversity Metric spreadsheet.

All baseline habitat information was gathered prior to any construction activity within the Site.

Habitat area measurements

Measurements of both pre-development and post-development habitats were undertaken with QGIS using the Biodiversity Metric QGIS Import Tool, and then incorporated into the Metric using the DEFRA Statutory Metric GIS Import Tool (Natural England 2024). Areas for individual trees were calculated in accordance with guidance (Defra, 2024b), using the integrated Statutory Metric Tree Helper.

On-site post-development habitats

Post-development on-site habitat areas used in the assessment are detailed in the Biodiversity Net Gain: Post-intervention Plan; refer to Figure A13.2. This represents the results of an iterative process to maximise on-site biodiversity value in accordance with the ecological hierarchy, the biodiversity gain hierarchy and the biodiversity net gain good practice principles (CIEEM, CIRIA and IEMA, 2016), considering all other layout constraints; refer to Table A13.1.

Table A13.1: Application of Biodiversity Gain Hierarchy

Biodiversity Gain Hierarchy	Scheme response
First, in relation to onsite habitats which have a Medium, High and Very High distinctiveness (a score of four or more according to the statutory biodiversity metric), the avoidance of adverse effects from the development and, if they cannot be avoided, the mitigation of those effects	High and Medium distinctiveness habitats were retained where possible within the design of the scheme to try and avoid adverse effects. Where this was not possible, similar habitats were proposed in the illustrative 'Ecology Areas Plan' to help mitigate the effects.
Second, in relation to all onsite habitats which are adversely affected by the development, the adverse effect should be compensated by prioritising in order, where possible, the enhancement of existing onsite habitats, creation of new onsite habitats, allocation of registered offsite gains and finally the purchase of biodiversity credits.	Where identified suitable to do so, hedgerows, ditches and grassland habitats were proposed to be enhanced onsite. Creation of new onsite habitats was proposed where existing habitats were being lost or were not appropriate for enhancement. These options were maximised within the Site boundary to try to achieve the 10% mandatory requirement. Where this is not possible onsite, the

Table A13.1: Application of Biodiversity Gain Hierarchy

Biodiversity Gain Hierarchy	Scheme response
	trading rules will be satisfied using biodiversity offsetting.

Determination of expected post-development on-site habitat conditions are based on the relevant habitat condition criteria in the Statutory Metric (Defra 2024c). The interventions proposed to achieve the conditions specified in the Metric are detailed in Table A13.5. All measures and targeted habitat conditions are considered realistic and achievable and assume the implementation of a Biodiversity Gain Plan, including a Habitat Management and Monitoring Plan (HMMP) detailing the establishment requirements for habitats and long-term management of retained, enhanced and created habitats. The HMMP would be produced in accordance with the Natural England Habitat Management and Monitoring Plan Template (JP058) and companion document.

It is anticipated that the proposed habitat creation would be created within one and two years of baseline habitat removal. Therefore, the advanced habitat creation/ delay in creation within the Metric has been entered as '1'.

Strategic Significance

Strategic significance has been assigned in accordance with statutory guidance, where there is no LNRS in place but alternative guidance available (Draft Wiltshire and Swindon LNRS). Low strategic significance was assigned to all baseline and created habitats because the area is not covered by LNRS interventions.

2 Assumptions

The following assumptions were made to inform the BNG assessment:

- It has been assumed that a LEAP/NEAPs and footpaths would be created with an artificial unvegetated, unsealed surface.
- Proposed trees indicated within proposed hedgerows or within parcels of proposed native scrub on the Landscape General Agreement Plan have been excluded from the BNG calculation.
- A 70/30 split was assumed between developed land / sealed surface and vegetated garden.
- Appropriate Site tests, such as hydrological assessment and soil analyses, would be required to inform and confirm the feasibility of proposed habitat creation/enhancement measures.

3 Results

The pre-development biodiversity value of the Site is 13.57 'Habitat Units' and 7.35 'Hedgerow Units'; refer to Table A13.2.

The post-development biodiversity value of the Site, based on Figure 3, would be 15.00 'Habitat Units' and 8.55 'Hedgerow Units'. The proposed development would, therefore, result in a Biodiversity Net Gain of 1.43 'Habitat Units' (+10.54%) and 1.20 Hedgerow Units (+16.30%).

The conditions of the baseline habitats and hedgerows located within the Site are provided in Tables A13.3 – A13.4. The indicative post-construction conditions of habitats and hedgerows are provided in Table A13.5.

Table A13.2: BNG Metric Summary³

On-site baseline pre-development	Habitat units	13.57
	Hedgerow units	7.35
On-site post-development (Habitat retention, creation & enhancement)	Habitat units	15.00
	Hedgerow units	8.55
On-site net change (Habitat retention, creation & enhancement)	Habitat units	+1.43 Units (+10.54%)
	Hedgerow units	+1.20 Units (+16.30%)

Trading rules

Trading rules are being met within the BNG assessment for all components of the Metric.

Additionality

In accordance with current guidance, mitigation or compensation for impacts to Special Areas of Conservation (SAC) / Special Protection Areas (SPA) / European Protected Species (EPS)/ further listed schemes (FLS) can be used 'in part' towards achieving Biodiversity Net Gain. This means that at least 10% of the development's biodiversity units must be related to habitat proposals not providing SAC/SPA/EPS/FLS mitigation/compensation (i.e., SAC mitigation/compensation can contribute up to the point of no net loss). No mitigation/compensation for SAC/SPA/EPS/FLS is proposed in this development; therefore, there are no additionality matters to address.

Irreplaceable habitats

No irreplaceable habitats were identified on-site that would be directly affected / lost by the Proposed Development.

4 Biodiversity Net Gain Strategy*On-site Habitat Delivery*

A Habitat Management and Monitoring Plan (HMMP) would set out the on-site habitat protection, enhancement, establishment and management strategies together with a framework for monitoring to provide certainty for the achievement of long-term maintenance of the predicted units for on-site post-intervention habitats.

The HMMP would include detailed habitat establishment methods and proposed management activities which can be implemented for 30-year period and a detailed work programme to ensure successful establishment/restoration of habitat, together with details of monitoring to evaluate the success of ongoing management activities and provide regular condition reporting to Wiltshire Council. The extent and frequency of monitoring reporting will be agreed with Wiltshire Council.

5 Conclusions

The Biodiversity Net Gain calculations demonstrate that the development would deliver an on-site Biodiversity Net Gain of 'Habitat' and 'Hedgerow' units; +10.54% in Habitat Units and +16.30% in Hedgerow Units. There was no 'Watercourse' habitat on or adjacent to the Site and therefore this section of the Metric is not considered within the assessment.

Trading rules would be met for all relevant sections of the Metric.

³ Headline figures reflect metric outputs which include built in rounding to two decimal places.

A detailed BNG Assessment will be undertaken to inform preparation of the Biodiversity Gain Plan and enable discharge of the Biodiversity Net Gain Planning Condition.

6 References

CIEEM, CIRIA and IEMA (2016) *Biodiversity Net Gain Good practice principles for development* <https://cieem.net/wp-content/uploads/2019/02/Biodiversity-Net-Gain-Principles.pdf>

Defra (2024a). *The Statutory Biodiversity Metric Auditing and accounting for biodiversity calculation tool*. July 2025. Version 1.0.4.

Defra (2024b). *The Statutory Biodiversity Metric User Guide*. July 2025.

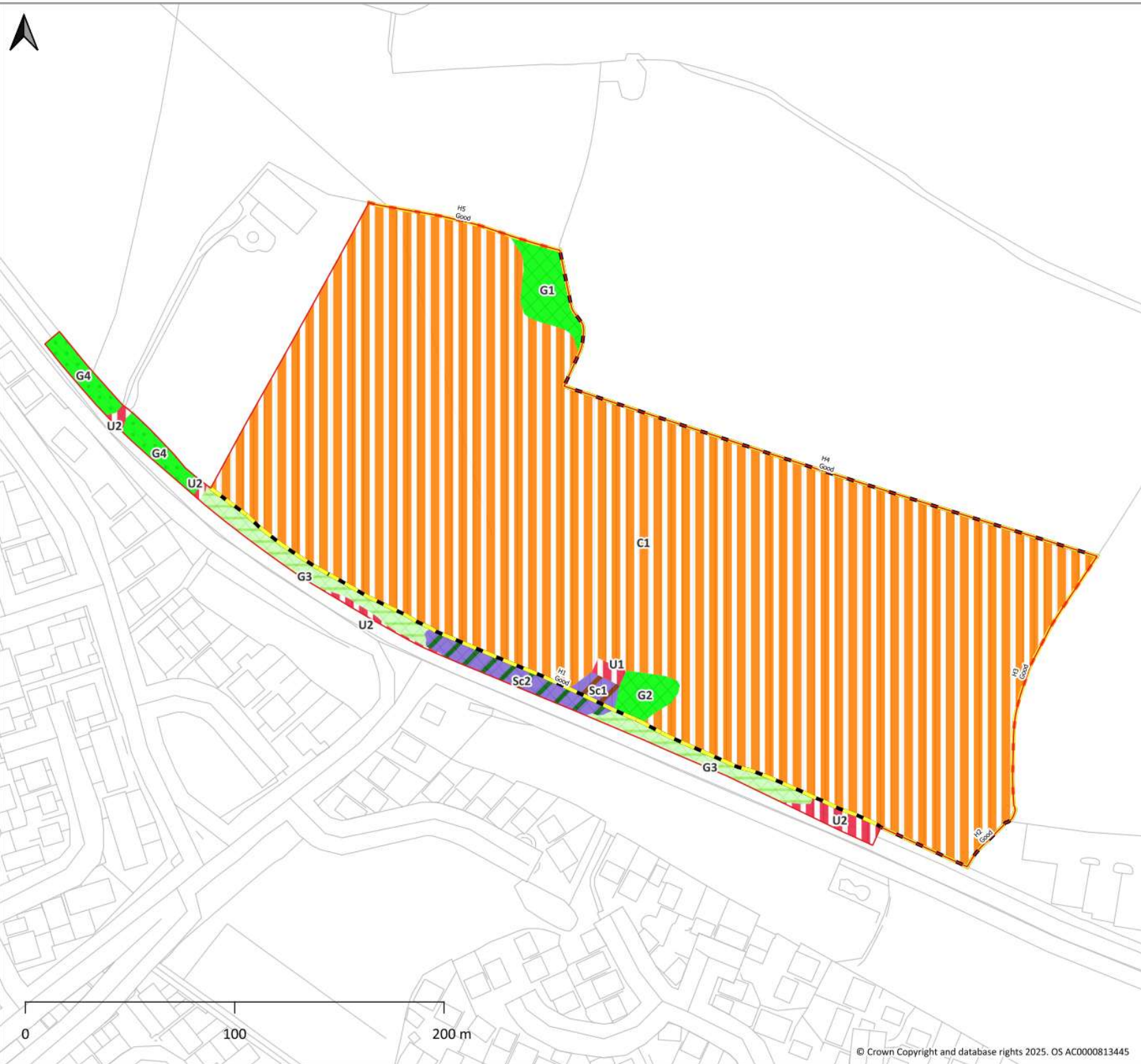
Defra (2024c). *The Statutory Biodiversity Metric – Technical Annex 1: Condition Assessment Sheets and Methodology*. January 2025.

Natural England (2023) *Biodiversity Metric 4.0 Short Data Input Guide*. Natural England Joint Publication JP039.

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

Wiltshire Council (Draft). *Local Nature Recovery Strategy for Wiltshire and Swindon*.

**Figure A13.1: Biodiversity Net Gain Assessment:
Baseline Plan**



Key

Site boundary

Hedgerows

- Native hedgerow
- Native hedgerow - associated with bank or ditch

Habitats

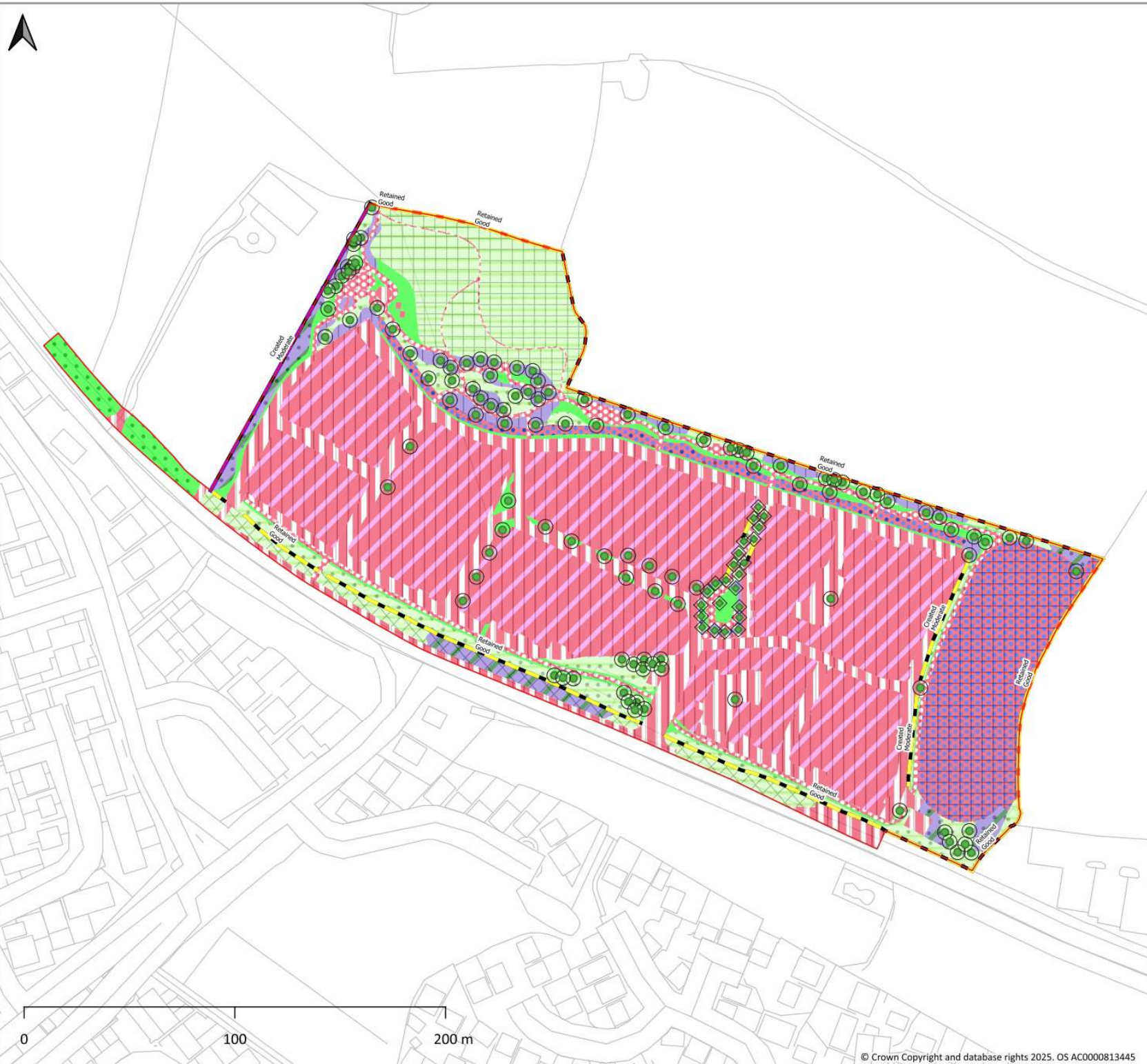
- Bramble scrub
- Developed land; sealed surface
- Mixed scrub
- Modified grassland
- Other neutral grassland
- Temporary grass and clover leys

Habitat Condition

- Moderate
- Poor
- N/A - Other
- Condition Assessment N/A

 www.eadecology.co.uk	Gleeson Land		
	Land north of Swindon Road, Royal Wootton Bassett		
	Biodiversity Net Gain Assessment: Baseline Plan		
	13/10/2025	Created by: EH	Scale at A3 1:1,750

Figure A13.2: Biodiversity Net Gain Assessment: Post-intervention Plan



Key

Site boundary

Individual Trees

Proposed Small Urban Tree

Proposed Small Rural Tree

Hedgerows

Native hedgerow

Native hedgerow - associated with bank or ditch

Species-rich native hedgerow

Habitats

Artificial unvegetated, unsealed surface

Developed land; sealed surface

Introduced shrub

Mixed scrub

Modified grassland

Other neutral grassland

Sustainable drainage system

Residential areas (70:30 split; housing:gardens)

Habitat Condition

Good

Moderate

Poor

N/A - Other

Condition Assessment N/A

Gleeson Land

Land north of Swindon Road, Royal Wootton Bassett

Biodiversity Net Gain Assessment: Post-intervention Plan

04/11/2025

Created by: LA

Scale at A3 1:1,750

**Tables A13.3-A13.4: Baseline habitat condition
assessment results**

Table A15.3: Baseline Habitat Condition Assessment Results

Habitat Ref	Habitat Type	BNG Condition Criteria (Panks et al., 2024) P= Pass, F = Fail							Condition
		A	B	C	D	E	F	G	
Cropland									
C1	Temporary grass and clover leys	Condition Assessment N/A: The condition of this habitat type is not assessed.							
Grassland									
G1	Modified grassland	F	F	P	P	F	P	P	Poor
G2	Modified grassland	F	F	P	F	P	P	P	Poor
G3	Other neutral grassland	F	F	P	F	F	F		Poor
G4	Modified grassland	P	F	P	P	F	P	P	Moderate
Heathland and shrub									
Sc1	Bramble scrub	Condition Assessment N/A: The condition of this habitat type is not assessed.							
Sc2	Mixed scrub	F	F	P	F	F			Poor
Urban									
U1	Developed land; sealed surface	Condition Assessment N/A: The condition of this habitat type is not assessed.							
U2	Developed land; sealed surface	Condition Assessment N/A: The condition of this habitat type is not assessed.							

Table A13.4: Baseline Hedgerow Condition Assessment Results

Hedge Ref	Hedgerow Type	BNG Condition Criteria (Panks et al., 2024) P= Pass, F = Fail								Condition
		A1	A2	B1	B2	C1	C2	D1	D2	
H1	Native hedgerow	P	P	P	P	P	F	P	P	Good
H2	Native hedgerow	P	P	P	F	P	F	P	P	Good
H3	Native hedgerow – associated with bank or ditch	P	P	P	P	P	P	P	P	Good
H4	Native hedgerow	P	P	P	P	P	P	P	P	Good
H5	Native hedgerow – associated with bank or ditch	P	P	P	P	P	F	P	P	Good

Table A13.5: Post-construction Management and Interventions

Table A13.5: Post-construction Management and Interventions.

Habitat	Predicted condition	Justification
Grassland – Modified grassland	Poor	Precautionary assessment – areas of amenity grassland are unlikely to have a species richness of 6-8 species per m ² . Therefore, 'Poor' condition assumed.
Grassland – Other neutral grassland	Moderate	Proposed management of wildflower grassland will ensure development of a diverse, species-rich sward, meeting the following condition criteria as a minimum, i.e.: A – the appearance and composition of the vegetation closely matches characteristics of the specific grassland habitat type. Wildflowers, sedges and indicator species for the specific grassland habitat type are very clearly and easily visible throughout the sward. B – Sward height will be varied. D – Cover of bracken <20% and cover of scrub <5%. Precautionary assessment – areas of other neutral grassland have potential to achieve a species richness of ≥10 species per m². However, 'Moderate' condition assumed.
Grassland – Other neutral grassland	Good	Proposed management of wildflower grassland will ensure development of a diverse, species-rich sward, meeting the following condition criteria as a minimum, i.e.: A – the appearance and composition of the vegetation closely matches characteristics of the specific grassland habitat type. Wildflowers, sedges and indicator species for the specific grassland habitat type are very clearly and easily visible throughout the sward. B – Sward height will be varied. C – Cover of bare ground between 1% and 5%.. D – Cover of bracken <20% and cover of scrub <5%. F – There are 10 or more vascular plant species per m², including forbs that are characteristic of the habitat type.
Heathland and shrub – Mixed scrub	Moderate	Proposed management of scrub habitats would result in the following condition criteria being met:

Table A13.5: Post-construction Management and Interventions.

Habitat	Predicted condition	Justification
		A – At least three woody species with no one species comprising >75%. B – Management will allow development of a variety of age classes. C – No invasive non-native species present and species indicative of suboptimal condition make up <5% of ground cover. D – Well-developed edge with scattered scrub and tall grassland and/or herbs present between the scrub and adjacent habitat(s).
Urban – Sustainable drainage system	Good	SuDS will be managed to ensure successful establishment of habitats of biodiversity value – i.e. will include wildflower grassland and wetland planting. Management will achieve ‘Good’ condition.
Individual trees – Urban tree	Poor	Precautionary assessment - once established, urban trees are expected to pass condition criteria B and F as a minimum.
Individual trees – Urban tree	Moderate	Precautionary assessment - once established, urban trees are expected to pass condition criteria A, B, D and F as a minimum.
Native hedgerow	Moderate	Once established, proposed management will ensure new hedgerows are likely to meet the following condition criteria; i.e.: A1 – has to be >1.5m high on average. A2 – has to be >1.5m wide on average. B1 – no gaps of >0.5m beneath canopy for majority of hedge. B2 – gaps make up less than 10% of hedge length with no gaps >5m. C2 – nettles, docks and cleavers present in <20% hedge length. D1 – invasive/introduced species make up <10% hedge length. Precautionary assessment as good condition potentially achievable.
Species-rich native hedgerow	Moderate	Once established, proposed management will ensure new hedgerows are likely to meet the following condition criteria; i.e.: A1 – has to be >1.5m high on average. A2 – has to be >1.5m wide on average. B1 – no gaps of >0.5m beneath canopy for majority of hedge. B2 – gaps make up less than 10% of hedge length with no gaps >5m. C2 – nettles, docks and cleavers present in <20% hedge length. D1 – invasive/introduced species make up <10% hedge length. Precautionary assessment as good condition potentially achievable.

Appendix 14: Baseline evaluation criteria

Baseline Evaluation criteria

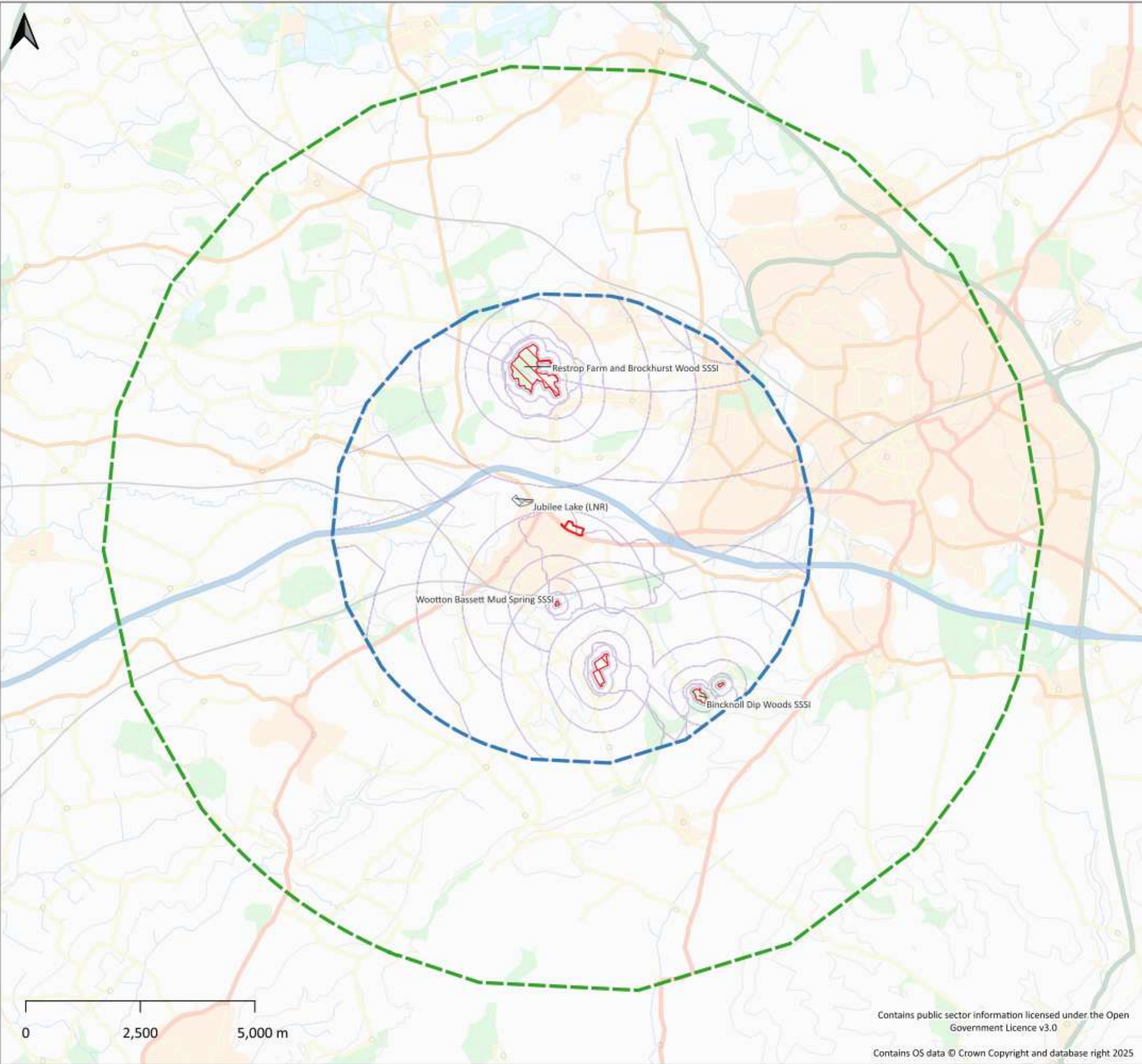
Key evaluation categories are as follows:

- International value (internationally designated sites, or sites meeting criteria for international designation. Sites supporting populations of internationally important species);
- UK value (sites with UK importance);
- National value (nationally designated sites (e.g. SSSIs) or sites meeting SSSI selection criteria. Sites containing viable areas of threatened Priority Habitat or supporting a viable population of Red Data Book species or supplying critical elements of their habitat requirements);
- Regional value (sites exceeding county-level designations but not meeting SSSI criteria. Sites containing viable areas of threatened habitats on the Regional BAP, supporting viable populations of species that are nationally scarce or included in the regional BAP due to rarity);
- County value (sites meeting criteria for county or metropolitan designations. Site containing a viable area of a threatened habitat identified on the county BAP or supporting viable populations of county or metropolitan rarities e.g. county BAP or county 'Red Data Book' species);
- District value (undesignated sites or features that are considered to appreciably enrich the habitat resource within the context of the Borough or District);
- Parish value (areas of habitat considered to appreciably enrich the habitat resource within the context of a parish or neighbourhood);
- Sub-Parish (ecological resource not meeting any of the above criteria).

Additional criteria employed were from the following:

- Schedules and Annexes of UK and European wildlife legislation (e.g. Wildlife and Countryside Act (1981) (as amended) and The Conservation of Habitats and Species Regulations 2017 (as amended);
- International conventions on wildlife (e.g. Bern Convention, Bonn convention);
- Habitats and species of Principal Importance.
- Local Biodiversity Action Plans.
- Taxi-specific conservation lists (e.g. Red Data Lists; Red/Amber Lists).

Appendix 15: Designated sites of nature conservation importance



Key

- Site boundary
- 5km buffer
- 10km buffer
- Local Nature Reserve (LNR)
- Site of Special Scientific Interest (SSSI)
- SSSI Risk Zones

Non-statutory designated sites are not detailed on this plan

ead ecology www.eadecology.co.uk	Gleeson Strategic Land		
	Land north of Swindon Road, Royal Wootton Bassett		
	Statutory Designated Sites Plan		
	15/10/2025	Created by: LA	Scale at A3 1:80,000

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Table A15.1: Non-statutory Designated Site information.

Site Code	Site Name	Grid Reference	Area (ha)	Distance and Direction from Site (km)	Description	Status
SU08.009	Flaxlands Manor	SU068847	27.89	1.4, NW	A series of neutral pastures and hay meadows with differing geology and hydrology.	Local Wildlife Site (LWS)
SU08.044	Park Copse - Lydiard Tregoze	SU088850	16.43	1.4, N	A small stand of ancient semi-natural broadleaved woodland.	LWS
SU08.048	Letterage Copse	SU092842	1.26	1.2, NE	A small, isolated ancient semi-natural broadleaved woodland site with mainly Ash standards over Hazel.	LWS
SU08.052	Morningside Farm	SU092817	25.87	1.5, SE	A complex of species rich meadows either side of the Wilts and Berks canal.	LWS
SU08.067	Jubilee Lake Fields	SU068838	1.61	0.8, NW	Wetland, grassland, scrub and woodland in an unmanaged	LWS

Table A15.1: Non-statutory Designated Site information.

Site Code	Site Name	Grid Reference	Area (ha)	Distance and Direction from Site (km)	Description	Status
					valley on the outskirts of Wootton Bassett.	
SU08.068	Jubilee Lake and Wood	SU070837	3.34	0.8, NW	Ancient woodland with a small lake and associated amenity grassland on the outskirts of Wootton Bassett.	LWS
SU18.057	Lydiard Country Park	SU103846	35.22	2.0, NE	A large and well used Country Park on the outskirts of Swindon with areas of parkland, amenity grassland, agricultural grassland, plantation and semi-natural woodland.	LWS
SU08.053	Chaddington Lane Verge. PV 1-11	SU093817	1.646665	1.4, SE	n/a	Protected Road Verge (PRV)
SU08.047	Ballards Ash Road Verge. PV 1-9	SU068842	0.628129	1.2, NW	n/a	PRV
SU08.099	Morningside Farm	SU091815	26.2897	1.4, SE	n/a	Wiltshire Wildlife Trust (WWT) Reserve



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