

TURNPIKE CLOSE, SEMINGTON

Preliminary Ecological Appraisal Report (Incorporating Reptile Survey)

June 2025



Report Control Sheet

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EXECUTIVE SUMMARY

Site Address	Land off Turnpike Close, Semington, BA14 6LB
Grid Reference	ST 89455 60116
Approximate Site Area	2.5ha
Current Site Use	The site comprises of a grassland field bound by hedgerows and broadleaved trees.
Designated Sites within Zone of Influence	The site falls within the impact risk zone of Bratton Downs SSSI which is located approximately 7.8km southeast from the site boundary.
Notable Habitat Features	Native hedgerows and trees were considered notable. The remaining habitats are considered common and widespread within the local area
Notable Species Applicable to the Assessment	• Bats (Potential roosting, foraging and commuting) • Breeding birds • Common amphibians • Reptiles • Badger • Hedgehog
Mitigation Recommendations	• A lighting mitigation plan for bats. • Precautionary working methods for breeding birds, amphibian, reptiles, badger and hedgehog.
Recommended Further Surveys and Assessment	Reptile surveys were recommend which were undertaken in 2025, refer to the appendix of the report which confirms that no reptiles were found onsite.
Recommended Ecological Enhancements	• Bat and bird boxes could be placed on the new buildings / retained trees. A plan to show the locations of these boxes and the specifications should be produced by a suitably qualified ecologist once the layout is finalised. • Planting of linear features such as hedgerows and trees between garden plots where possible, to add commuting features withing the site. • The inclusion of 'hedgehog highways' to facilitate movement across the site. This includes holes of 13 x 13cm at the bases of fence panels, leaving a sufficient gap beneath gates and/or leaving brick spaces at the bases of brick walls.

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1 INTRODUCTION

1.1. SCOPE & PURPOSE

- 1.1.1. Collington Winter Environmental Ltd was commissioned by Hollins Strategic Land LLP to undertake a Preliminary Ecological Appraisal (PEA) at Turnpike Close, Semington, BA14 6LB (nearest) to submit a planning application for proposed residential development.
- 1.1.2. The author of this report is Katie Brewer BSc (Hons), Senior Ecologist at Collington Winter Environmental who hold three years' experience. This has been overseen by Katie Bird, MEnvSci ACIEEM, Associate Director at Collington Winter Environmental Ltd. Katie has provided ecological advice and project management for numerous schemes across the UK, including residential, commercial, mineral extraction and large infrastructure projects. Katie produced and/or peer-reviewed previous ecological surveys and assessments and therefore has a good understanding of the site and any changes that have occurred.
- 1.1.3. This report seeks to update the previous ecological surveys completed at the site, which included a PEA produced by E3P Ltd in May 2019.

1.2. LOCATION

- 1.2.1. The site is located adjacent to the A361 which is located along the southern aspect of the site with a boundary hedgerow running along this aspect. A new residential development is located along the northern aspect of the site.

Figure 1.1 Site Location



1.3. OBJECTIVES

- 1.3.1. The objectives of the Preliminary Ecological Appraisal are as follows:
- Identify the major habitats present
 - Ascertain the presence or potential presence of any legally protected or notable species or habitats
 - Identify any mitigation or further survey required and opportunities for strategic wildlife enhancements and long-term management.

2 METHODOLOGY

2.1. DESK STUDY

2.1.1. An initial desk-based assessment of the site was undertaken to collate baseline data. The desk study included:

- Obtaining local records of notable species and locally designated sites within 1 km of the site from Wiltshire & Swindon Biological Records Centre (WSBRC), obtained on 09/06/2025.
- Review of Magic.gov.uk website for details of any designated sites, notable habitats and presence of European Protected Species Licences.
- Review of aerial and OS maps for habitat information, as well as determining locations of potential waterbodies to be considered in the assessment.
- Review of potential habitat links on and off site, to determine the potential zone of influence of the proposed development.

2.1.2. Please note, a lack of records for a species does not confirm absence. Instead, local surveys may not have been undertaken or records not submitted to WSBRC.

2.2. VEGETATION AND HABITAT ASSESSMENT

2.2.1. An Ecological Appraisal of the site was undertaken by Jon Hayter, Senior Ecologist. The survey was undertaken on the 20th of May 2025. The weather was clear (1/8 oktas), with no precipitation, wind speed 2 and 16°C.

2.2.2. The walkover survey was undertaken broadly in line with standard UK HAB Methodology, Version 2 (2023). The assessment is undertaken with consideration of methodology as per "Preliminary Ecological Appraisal" (CIEEM, 2018).

2.2.3. A UK HAB Plan has been produced and is presented in the Appendix of this report. Standard methodology has been used, though adjustments have been made based on judgement to demonstrate habitats in a clearer manner, or where standard guidance does not fit the conditions found on site.

2.3. FAUNA ASSESSMENT

2.3.1. A search for signs of protected and notable species of fauna was undertaken during the site walkover. This included both field signs of species, as well as potential for species to be present based on habitat availability.

2.3.2. The searches broadly included the following:

- Assessment of waterbodies on site and within 250m of the site boundary, and terrestrial habitats for suitability to support notable amphibians.
- Searches for field signs of, and habitat suitability for bats.
- Suitability of habitats to support reptiles, and searches for incidental field signs.
- Searches for field signs of badger (*Meles meles*), including setts, mammal paths, snuffle holes, badger hair and latrines to indicate activity.
- Searches of watercourses for signs of water vole (*Arvicola amphibius*), white-clawed crayfish (*Austropotamobius pallipes*) and otter (*Lutra lutra*), and assessment of habitat availability for the species.
- Assessment of the suitability of habitats to support notable birds and recording any field sightings of birds during the walkover.
- Assessment of the sites ability to support notable invertebrates and flora. Crown oil,
- Searches for non-native invasive species.

2.4. GROUND LEVEL TREE ASSESSMENT AND BAT ACTIVITY ASSESSMENT

2.4.1. A Ground Level Tree Assessment (GLTA) of the site was undertaken by Jon Hayter who holds a Class 2 Bat Survey Licence from Natural England (Reference CL18-2019-39842-CLS-CLS).

2.4.2. The survey was undertaken following guidance set out in Collins (2023). This includes undertaking a detailed internal and external inspection of any features to compile information on potential and actual bat entry/ exit points, roosting locations and evidence of bats.

2.4.3. The commuting and foraging assessment methodology is based on information contained within the Bat Conservation Trust guidelines 4th edition (Collins 2023).

2.4.4. The GLTA and Potential flightpaths and foraging habitats were assessed as per categories listed in Table 4.1, 4.2 and 6.2, demonstrated below (Collins 2023).

2.4.5. If negative impacts on bat activity are suspected, further surveys may be required. Negative impacts anticipated on bats flights paths and foraging habitats may include:

- Modification of light paths or foraging habitats either physically or through disturbance such as light spill/noise
- Severance of flight paths (fragmentation)
- Loss of Foraging habitats

Table 4.1. Guidelines for assessing the potential suitability of proposed development sites for bats, based on the presence of habitat features within the landscape, to be applied using professional judgement.

Potential suitability	Description	
	Roosting habitats in structures	Potential flight-paths and foraging habitats
None	No habitat features on site likely to be used by any roosting bats at any time of the year (i.e. a complete absence of crevices/suitable shelter at all ground/underground levels).	No habitat features on site likely to be used by any commuting or foraging bats at any time of the year (i.e. no habitats that provide continuous lines of shade/protection for flight-lines, or generate/shelter insect populations available to foraging bats).
Negligible ^a	No obvious habitat features on site likely to be used by roosting bats; however, a small element of uncertainty remains as bats can use small and apparently unsuitable features on occasion.	No obvious habitat features on site likely to be used as flight-paths or by foraging bats; however, a small element of uncertainty remains in order to account for non-standard bat behaviour.
Low	A structure with one or more potential roost sites that could be used by individual bats opportunistically at any time of the year. However, these potential roost sites do not provide enough space, shelter, protection, appropriate conditions ^b 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 and not a classic cool/stable hibernation site, but could be used by individual hibernating bats ^c).	Habitat that could be used by small numbers of bats as flight-paths such as a gappy hedgerow or unvegetated stream, but isolated, i.e. not very well connected to the surrounding landscape by other habitat. Suitable, but isolated habitat that could be used by small numbers of foraging bats such as a lone tree (not in a parkland situation) or a patch of scrub.
Moderate	A structure with one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions ^b and surrounding habitat but unlikely to support a roost of high conservation status (with respect to roost type only, such as maternity and hibernation – the categorisation described in this table is made irrespective of species conservation status, which is established after presence is confirmed).	Continuous habitat connected to the wider landscape that could be used by bats for flight-paths such as lines of trees and scrub or linked back gardens. Habitat that is connected to the wider landscape that could be used by bats for foraging such as trees, scrub, grassland or water.
High	A structure 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 ^b and surrounding habitat. These structures have the potential to support high conservation status roosts, e.g. maternity or classic cool/stable hibernation site.	Continuous, high-quality habitat that is well connected to the wider landscape that is likely to be used regularly by bats for flight-paths such as river valleys, streams, hedgerows, lines of trees and woodland edge. High-quality habitat that is well connected to the wider landscape that is likely to be used regularly by foraging bats such as broadleaved woodland, tree-lined watercourses and grazed parkland. Site is close to and connected to known roosts.

Assessment Criteria for Bat Roosting Potential

Table 4.2. Guidelines for assessing the suitability of trees on proposed development sites for bats, to be applied using professional judgement.

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 6.2. Guidelines for categorising the potential suitability of PRFs on a proposed development site for bats, to be applied using professional judgement.

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.

2.5. SURVEY LIMITATIONS

2.5.1. This survey does not constitute a full botanical survey. Key species for each habitat type have been identified to give a broad representation of habitats present within the site.

- 2.5.2. It should be noted that whilst every effort has been made to provide a comprehensive description of the site, no investigation can ensure the complete characterisation of the natural environment. This survey does not constitute a full botanical survey. Plant species may have been under-recorded, unidentifiable or not visible due to a number of factors including the time of year the survey was carried out.
- 2.5.3. The protected species assessment provides a preliminary view of the likelihood of protected species occurring on the site. This is based on the suitability of the habitat, known distribution of the species in the local area (provided by data searches) and any direct evidence within the survey area.
- 2.5.4. The findings of this report represent the professional opinion of qualified ecologists and do not constitute professional legal advice. The client may wish to seek professional legal interpretation of the relevant wildlife legislation cited within this document.

2.6. PROPORTIONALITY

- 2.6.1. Collington Winter Environmental Ltd provide recommendations in line with the British Standard for Biodiversity (BS42020). Within BS42020, proportionality is encouraged for both ecologists and Local Authority Decision Makers and Consultees. Please refer to the below extract from Section 5.5 of BS42020.

“The work involved in preparing and implementing all ecological surveys, impact assessments and measures for avoidance, mitigation, compensation and enhancement should be proportionate to the predicted degree of risk to biodiversity and to the nature and scale of the proposed development. Consequently, the decision-maker should only request supporting information and conservation measures that are relevant, necessary and material to the application in question. Similarly, the decision-maker and their consultees should ensure that any comments and advice made over an application are also proportionate.”

NOTE 1 This approach is enshrined in Government planning guidance, for example, paragraph 193 of the National Planning Policy Framework for England [41].

NOTE 2 The desk studies and field surveys undertaken to provide a preliminary ecological appraisal (PEA) might in some cases be all that is necessary.”

3 SURVEY RESULTS

3.1. SITE CONTEXT

3.1.1. The site is located southwest of Semington. Residential housing bounds the site to the east and northwest, with a new residential development also located north of the site. The A361 is located adjacent to the southern aspect of the site. The surrounding habitats mainly consist of agricultural and grassland fields which are connected via hedgerow and trees. The River Avon is located approximately 2km northwest from the site and surrounded by unmanaged habitats and ponds. These are anticipated to support common and notable flora and fauna populations.

3.2. DESIGNATED SITES

3.2.1. Consultation with Magic.gov.uk identified designated sites within 5 km of the site boundary. This is shown on Table 3.1.

Table 3.1 Designated Site Descriptions

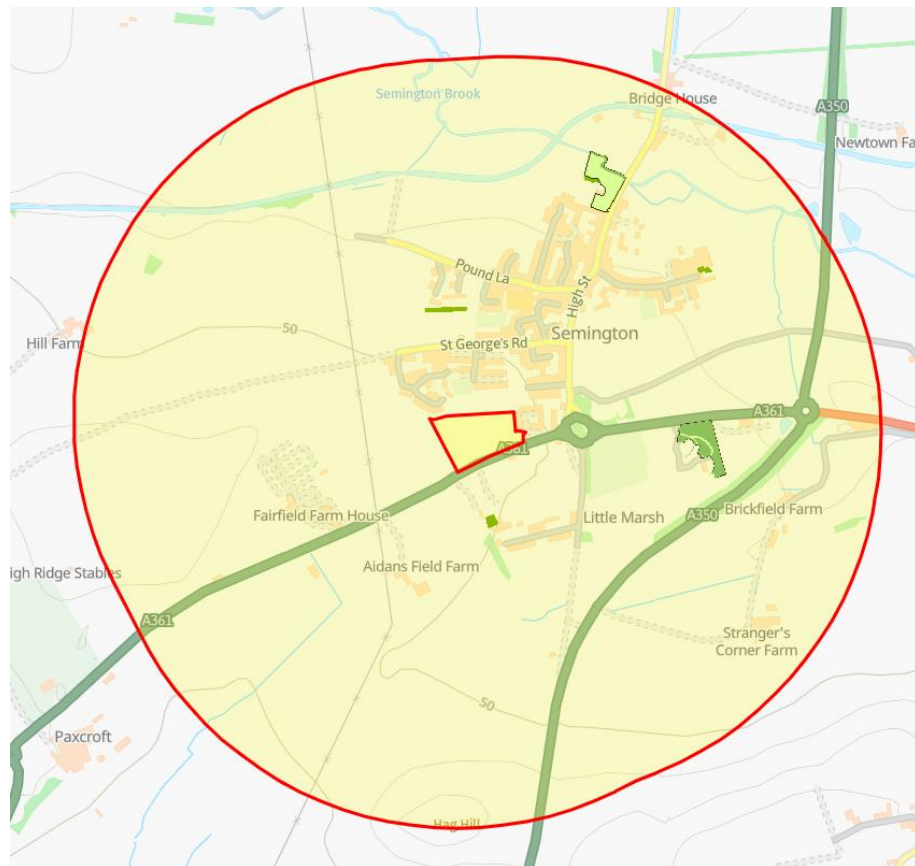
Designated Site	Designations	Distance from site (km)	Reason for Designation
Green Lane Wood	Local Nature Reserve (LNR)	2.4	Plants indicating ancient woodland including Solomon's Seal, Stinking Iris and a host of orchids. Grass snake and slow worm, butterflies, such as Silver washed Fritillary and Duke of Burgundy.
Seend Ironstone Quarry	Site of Special Scientific Interest (SSSI)	3.7	A key stratigraphic locality for the Oxfordian Stage. The site contains sections in the Lower Calcareous Grit and the Seend Cleave Sandstone and has yielded a substantial assemblage of fossil ammonites which prove a cordatum -- densiplicatum Zone age for the rocks which occur.
Seend Ironstone Quarry & Road Cutting	SSSI	3.8	This locality is highly significant in illustrating an unusual iron-rich facies of the Lower Greensand developed near the margins of the marine area formed during the <i>nutfieldensis</i> Zone transgression.
Steeple Ashton	SSSI	4.2	This site has been famous since the earliest years of geological study for its very localised coral bed, the fauna of which was first recorded by John Aubrey as early as 1656, ploughed up in fields near the village.

3.2.2. The data search returned records of one Local Wildlife Site (LWS) within 1km of the site, this consisted of Kennet and Avon Canal LWS located approximately 0.7km north from the site boundary. Much of the designated site is disconnected from the site via anthropogenic barriers including residential developments.

3.2.3. The site falls within the impact risk zone of Bratton Downs SSSI which is located approximately 7.8km southeast from the site boundary. This site is notified for both its geomorphological and biological features. It provides an exceptional range of landform features associated with periglacial conditions. Biologically the site is diverse, comprising species-rich calcareous grassland and ancient broadleaved woodland. Birds recorded include lesser whitethroat (*Sylvia curruca*), linnet (*Linaria cannabina*), yellowhammer (*Emberiza citrinella*), goldcrest (*Regulus regulus*) and green woodpecker (*Picus viridis*).

3.3. PRIORITY HABITATS

3.3.1. Consultation with Magic.gov.uk highlighted the presence of the following Priority Habitats within 1km of the site boundary, none of which directly connected to the site:



Legend

- Priority Habitat Inventory - Calaminarian Grassland (England) - Priority Habitat Inventory - Coastal and Floodplain Grazing Marsh (England) - Priority Habitat Inventory - Good quality semi-improved grassland (Non Priority) (England) - Priority Habitat Inventory - Lowland Calcareous Grassland (England) - Priority Habitat Inventory - Lowland Dry Acid Grassland (England) - Priority Habitat Inventory - Lowland Meadows (England) - Priority Habitat Inventory - Purple Moor Grass and Rush Pasture (England) - Priority Habitat Inventory - Upland Calcareous Grassland (England) - Priority Habitat Inventory - Upland Hay Meadows (England) - Priority Habitat Inventory - Lowland Heathland (England) - Priority Habitat Inventory - Mountain Heaths and Willow Scrub (England)	- Priority Habitat Inventory - Upland Heathland (England) - Priority Habitat Inventory - Blanket Bog (England) - Priority Habitat Inventory - Lowland Fens (England) - Priority Habitat Inventory - Lowland Raised Bog (England) - Priority Habitat Inventory - Reedbeds (England) - Priority Habitat Inventory - Upland Flushes, Fens and Swamps (England)	National Forest Inventory (GB) - Assumed woodland - Broadleaved - Cloud \ shadow - Conifer - Coppice - Coppice with standards - Failed - Felled - Ground prep - Low density - Mixed mainly broadleaved - Mixed mainly conifer - Shrub - Uncertain	- Windthrow - Young trees - Priority Habitat Inventory - Traditional Orchards (England)
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Ancient Woodland (England)

- Ancient and Semi-Natural Woodland - Ancient Replanted Woodland - Priority Habitat Inventory - Deciduous Woodland (England) - Forestry Commission Legal Boundary (England)
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Figure 3.2 Priority Habitats within 1km from the Site (Magic.gov.uk, 2025)

3.4. HABITATS

3.4.1. Please refer to Drawing 20-2989 – 001 for the UK HAB Map for the site. Photographs of the site and quadrat data is presented in the Appendix.

G4 MODIFIED GRASSLAND

3.4.2. The majority of the site consisted of grassland with flora species present. This includes red clover (*Trifolium pratense*), creeping buttercup (*Ranunculus repens*), timothy (*Phleum pratense*), sweet vernal grass (*Anthoxanthum odoratum*), crested dog's-tail (*Cynosurus cristatus*), common couch (*Elymus repens*), smooth meadow-grass (*Poa pratensis*), yarrow (*Achillea millefolium*), curled dock (*Rumex crispus*), wild morning glory (*Calystegia sepium*), cocks-foot (*Dactylis glomerata*), mouse-ear chickweed (*Cerastium fontanum*), creeping thistle (*Cirsium arvense*), cut-leaf cranesbill (*Geranium dissectum*), creeping cinquefoil (*Potentilla reptans*), dandelion (*Taraxacum officinale*), common bent (*Agrostis capillaris*), cleavers (*Galium aparine*), fat hen

(*Chenopodium album*), ragwort (*Jacobaea vulgaris*), hemlock (*Conium maculatum*), and garlic mustard (*Alliaria petiolata*). On average, approximately 6.5 species per metre squared were identified within the quadrat data.

H2a NATIVE HEDGEROW

3.4.3. The site was bound by hedgerows to the north and west (H1 and H2). H1 separated the site from the adjacent new development and was made up of hawthorn (*Crataegus monogyna*), buckthorn (*Rhamnus cathartica*), blackthorn (*Prunus spinosa*), elder (*Sambucus nigra*), field maple (*Acer campestre*), and crab apple (*Malus sylvestris*)

3.4.4. H2 was dominated by hawthorn with occasional buckthorn, blackthorn, elder and field maple.

W1 BROADLEAVED AND MIXED WOODLAND 33 LINE OF TREES

3.4.5. A tree line was located along the southern aspect of the site. The canopy of the areas comprised of the following species: ash (*Fraxinus excelsior*), hazel (*Corylus avellane*), buckthorn, field maple hawthorn, and elder. The understory comprised mainly of hawthorn and ash saplings. There were some mature trees identified on the south western roadside species include silver maple (*Acer saccharinum*), and hybrid sycamore species. Ground flora included bramble (*Rubus fruticosus agg.*), lords and ladies (*Arum maculatum*), colts' foot (*Tussilago farfara*), broadleaved dock (*Rumex obtusifolius*), creeping Charlie (*Glechoma hederacea*), wild garlic (*Allium ursinum*), dead nettle and common nettle.

3.4.6. Wooden fencing separated the site to the adjacent residential housing on the eastern aspect. An immature planted broadleaved tree line was present adjacent to the fencing comprising of hawthorn, cherry (*Prunus avum*), buckthorn and field maple.

H3d BRAMBLE SCRUB

3.4.7. Bramble scrub was located along the western and part of the northern boundaries of the site, this was found to be unmanaged.

U1b DEVELOPED LAND, SEALED SURFACE

3.4.8. An area of concrete was located to the south of the site. This includes an area of hardstanding and a single access track A brick structure (B1) was located adjacent to the hardstanding area and was approximately 1m in height. This was found to be covered by more vegetation than noted in the previous survey.

3.5. SPECIES

FLORA

3.5.1. The data search returned multiple records of notable vascular plants within the local area this includes narrow-leaved water-plantain (*Alisma lanceolatum*), thorn-wax (*Bupleurum rotundifolium*), cornflower (*Centaurea cyanus*), keeled-fruited cornsalad (*Valerianella carinata*) and spotted medick (*Medicago arabica*)

3.5.2. The site consisted of unmanaged modified grassland supporting a low diversity of flora species which was consistent across all of the quadrat points. The species recorded were consistent with a managed meadow, biased heavily towards grass species which are indicative of improved pasture which has been fertilised with cow manure. Creeping buttercup and creeping cinquefoil dominated, with concentrated areas of silverweed and clover

3.5.3. There were no notable floral species observed during the site walkover.

INVERTEBRATES

3.5.4. The data search returned records of invertebrates within 1km of the site boundary, species includes small heath

(*Coenonympha pamphilus*), highland grey (*Eudonia alpina*), jersey tiger (*Euplagia quadripunctaria*) and cinnabar (*Tyria jacobaeae*).

3.5.5. The grassland and hedgerows on site provide suitable habitats to support local invertebrate species with the floristic diversity onsite providing foraging resources for local invertebrate species. Ladybird larvae were identified during the site walkover confirming the presence of breeding invertebrate species.

3.5.6. Invertebrate species are anticipated to utilise the site for breeding and foraging purposes.

AMPHIBIANS

3.5.7. The data search returned no records of great crested newt (*Triturus cristatus*). It did return one record of a common frog (*Rana temporaria*) within 1km of the site. There were no further records of amphibians obtained.

3.5.8. The following EPSL's were located within 5km of the site boundary based on consultation with Magic.gov.uk:

Case reference of granted application	Species on the licence*	Distance from site (KM)	Licence Start Date	Licence End Date	Does the Licence				
					impact on a breeding site?	allow damage of breeding site?	allow damage of a resting place?	allow destruction of breeding site?	allow destruction of a resting place?
2014-3352-EPS-MIT	GCN	3.7KM	28/10/2014	31/07/2017	N	N	Y	N	Y
EPSM2012-4095	GCN	4.6KM	09/05/2013	30/09/2013	N	-	-	N	Y
2014-3352-EPS-MIT-1	GCN	3.7KM	15/07/2016	31/07/2017	N	N	Y	N	Y
EPSM2013-6453	GCN	1.9KM	15/10/2013	30/09/2015	N	-	-	N	Y
2014-3352-EPS-MIT-2	GCN	3.7KM	15/07/2016	31/07/2017	N	N	Y	N	Y

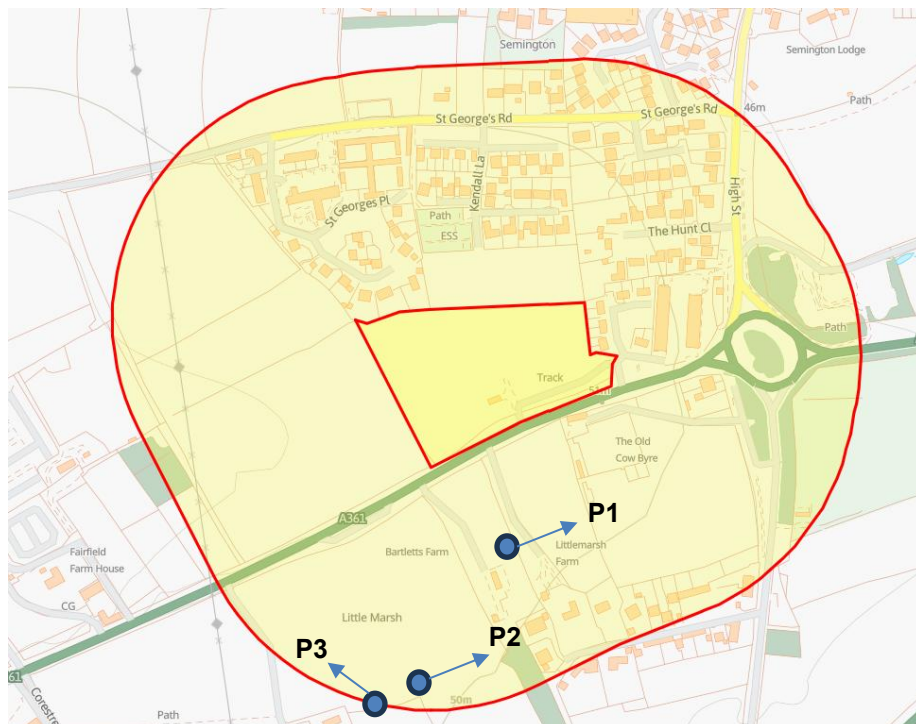


Figure 3.5 Pond location

3.5.9. A total of three ponds are located within 250m of the site boundary, all of which were located south from the site disconnected via the A361. This is considered a significant barrier from the site to nearby ponds limiting the habitat

connectivity for amphibian populations within the local area. It is considered that unknown ornamental ponds could be located within the nearby area.

3.5.10. The grassland and hedgerows connecting to nearby grassland and farmland habitats provide potential resources for amphibian species, with suitable cover and food resources for common species which are anticipated to be present within the local area.

3.5.11. The presence of great crested newts within the site is reasonably discounted due to the lack of records and aquatic habitats within 250m of the site, common amphibians may occur on site.

REPTILES

3.5.12. The data search returned records of slow worm (*Anguis fragilis*) this was recorded directly north of the site which forms a part of a new residential development, analysis of the ecology report states that Precautinary Working Methods for reptiles were to be followed, it is anticipated that the slow worm was identified during these works (Planning Reference: PL/2022/01367). It remains unknown where the reptiles were re-located to however it is considered that this could be within the application boundary due to habitat suitability and connectivity. The site is directly connected to these adjacent habitats via a dense boundary hedgerow.

3.5.13. The unmanaged grassland and boundary hedgerows provide suitability for slow worm, which were known to be present within the adjacent site based on the records obtained in the data search. The hedgerows and lines of trees were found to be of the highest value for reptile species due to the cover and linear commuting features that they provide.

3.5.14. Reptile presence/ absence surveys were undertaken in 2025 which did not identify any reptiles onsite, refer to the appendix for the reptile survey report.

BIRDS

3.5.15. The data search returned records of birds within 1km of the site boundary, species includes (not limited to): sparrowhawk (*Accipiter nisus*), red kite (*Milvus milvus*), pintail (*Anas acuta*), teal (*Anas crecca*), mallard (*Anas platyrhynchos*), wigeon (*Mareca Penelope*), swift (*Apus apus*), black-headed gull (*Chroicocephalus ridibundus*), herring gull (*Larus argentatus*), lesser black-headed gull (*Larus fuscus*), common tern (*Sterna hirundo*), lapwing (*Vanellus vanellus*), great white egret (*Ardea alba*), kingfisher (*Alcedo atthis*), kestrel (*Falco tinnunculus*), sedge warbler (*Acrocephalus schoenobaenus*), meadow pipit (*Anthus pratensis*), greenfinch (*Chloris chloris*), linnet (*Linaria cannabina*), grasshopper warbler (*Locustella naevia*), grey wagtail (*Motacilla cinerea*), tawny owl (*Strix aluco*) and barn owl (*Tyto alba*).

3.5.16. The site provides potential breeding habitats in association with the hedgerows and unmanaged grassland. Numerous bird species were identified onsite during the survey including chiffchaff (*Phylloscopus collybita*), blackbird (*Turdus merula*), carrion crow (*Corvus corone*), greenfinch (*Chloris chloris*), great tit (*Parus major*), woodpigeon (*Columba palumbus*), blue tit (*Cyanistes caeruleus*) and song thrush (*Turdus philomelos*). Nesting birds were observed on site in the south and western hedgerow with fledgling blue tits and immature woodpigeons identified.

3.5.17. The unmanaged grassland provides cover that could support ground nesting bird species present within the local area. However, it is noted that mature trees are located along the southern aspect of the site, creating potential perches for birds of prey which were detailed within the data search, this is anticipated to deter ground nesting birds with other local grassland fields anticipated to provide greater opportunities.

3.5.18. Overall, the hedgerows and trees on site provides value for local nesting birds, the grassland was assessed as sub-optimal for ground nesting birds due to the tall dense thick sward.

BATS

3.5.19. The data search returned records of bats within 1km of the site boundary, species includes common pipistrelle (*Pipistrellus pipistrellus*), soprano pipistrelle (*Pipistrellus pygmaeus*), daubenton's bat (*Myotis daubentonii*),

noctule (*Nyctalus noctula*), brown long-eared bat (*Plecotus auritus*), greater horseshoe bat (*Rhinolophus ferrumequinum*), serotine (*Eptesicus serotinus*) and unidentified myotis (*Myotis sp.*).

3.5.20. The following EPSL's were located within 5km from the site boundary based on consultation with Magic.gov.uk:

Case reference of granted application	Species on the licence*	Distance from site (KM)	Licence Start Date	Licence End Date	Does the Licence				
					impact on a breeding site?	allow damage of breeding site?	allow damage of a resting place?	allow destruction of breeding site?	allow destruction of a resting place?
2017-31272-EPS-MIT	BLE C-PIP	2.4KM	13/09/2017	30/09/2018	N	N	N	N	Y
2018-37074-EPS-MIT	BLE C-PIP S-PIP WHISK	3.6KM	22/10/2018	16/10/2028	N	N	N	N	Y
2018-37916-EPS-MIT	SER	500M	28/11/2018	28/11/2023	Y	N	N	Y	N
2019-38963-EPS-MIT	L-HORSE	3.5KM	01/03/2019	01/08/2029	N	N	N	N	Y
2019-39462-EPS-MIT	S-PIP	4.6KM	01/03/2019	31/03/2025	N	N	N	N	Y
2019-39554-EPS-MIT	BLE C-PIP L-HORSE	3KM	08/04/2019	01/04/2029	Y	N	N	Y	N
2019-39554-EPS-MIT-1	BLE C-PIP L-HORSE	3KM	08/04/2019	01/04/2029	Y	N	N	Y	N
2020-44595-EPS-MIT	BLE C-PIP G-HORSE L-HORSE NATT	3.8KM	06/03/2020	01/09/2030	Y	Y	Y	Y	Y
2020-48340-EPS-MIT	C-PIP	3.6KM	02/10/2020	28/02/2025	N	N	N	N	Y
2015-11070-EPS-MIT	C-PIP	3.3KM	06/08/2015	31/08/2020	N	N	N	N	Y
2015-11070-EPS-MIT-1	C-PIP	3.3KM	16/12/2015	31/08/2020	N	N	N	N	Y
2015-14181-EPS-MIT	C-PIP S-PIP	4.7KM	11/11/2015	27/09/2020	N	N	Y	N	Y
2015-14181-EPS-MIT-1	C-PIP S-PIP	4.7KM	04/04/2016	30/03/2021	N	N	Y	N	Y
2015-14691-EPS-MIT	BLE C-PIP SER	2.9KM	30/09/2015	01/12/2025	N	N	N	N	Y
2015-14789-EPS-MIT	C-PIP	3.1KM	25/09/2015	01/12/2020	N	N	N	N	Y
2015-15090-EPS-MIT	C-PIP L-HORSE	4.4KM	04/09/2015	31/12/2025	N	N	N	N	Y
EPSM2012-5169	C-PIP	1.6KM	23/11/2012	31/08/2015	N	-	-	N	Y
EPSM2011-2727	BLE; WHISK; BRAN	2.8KM	22/05/2012	30/09/2012	N	-	-	N	Y
EPSM2011-2875	C-PIP; S-PIP; SER; BLE	4.2KM	03/05/2011	30/09/2014	N	-	-	N	Y
EPSM2010-1698	L-HORSE	3.5KM	01/03/2010	31/08/2011	N	-	-	N	Y

Species on the licence*	Species name	Latin
C-PIP	Common pipistrelle	<i>Pipistrellus pipistrellus</i>
S-PIP	Soprano pipistrelle	<i>Pipistrellus pygmaeus</i>
BLE	Brown long-eared bat	<i>Plecotus auritus</i>
NATT	Natterer's bat	<i>Myotis nattereri</i>
WHISK	Whiskered bat	<i>Myotis mystacinus</i>
BRANT	Brants	<i>Myotis brandtii</i>
L-HORSE	Lesser Horseshoe	<i>Rhinolophus hipposideros</i>
G-HORSE	Greater Horseshoe	<i>Rhinolophus ferrumequinum</i>
SER	Serotine	<i>Eptesicus serotinus</i>

3.5.21. The brick structure located on site was subject to a PRA and is detailed in Table 3.1

Table 3.1 PRA Summary

Building Ref	Description	Photograph
Building 1	B1 comprised of a brick structure, with concrete lining the upper aspect. No missing mortar was found with the brick and was found to be well sealed. No bat roosting potential features were identified within B1, and it was assessed as having None bat roosting potential.	

3.5.22. A Ground Level Tree Assessment (GLTA) of the southern tree line was completed in 2016 by e3p which found T1 and T2 to provide “Low Bat Roosting Potential”. Please refer to the figure 3.5.2. for the location of the trees and e3p Preliminary Ecological Appraisal for further details. These trees are anticipated to still provide bat roosting potential. It is understood from the proposals that these trees are to be retained with adjacent grassland habitats creating a buffer. The trees were found to be in very similar condition and updated GLTA was not considered required. It is anticipated that roosting bats could be present in this habitat which includes T1 and T2.



Figure 3.5.2. Trees with bat roosting potential

3.5.23. A Serotine EPSL was located 500m from the site boundary based on consultation with Magic.gov.uk and highlighted a maternity roost. The habitats and trees with PRF's could be used by the species known to be within the area.

3.5.24. The habitats onsite are anticipated to provide foraging value for bats with the boundary hedgerows and flora anticipated to attract invertebrate prey into the site. The linear boundary features are also anticipated to act as a linear commuting feature anticipated to be utilised by bats.

3.5.25. Overall, the site has the potential to support roosting bats while the habitats were assessed as having moderate value.

BADGER

- 3.5.26. The data search identified numerous records of the species locally, and badgers are anticipated to be present within the local area, their location is to remain confidential.
- 3.5.27. There was no badger setts identified onsite during the walkover with no field signs such as latrines or snuffle holes identified. The adjacent habitats include agricultural, and grassland fields all bound by trees and hedgerows are anticipated to provide suitability to support badger. The site provides potential sett building habitats with the site and adjacent areas also providing foraging and commuting resources. Mammal tracks were identified within the field; it is anticipated that this could be signs of commuting badger.
- 3.5.28. Overall, the site and adjacent habitats are anticipated to provide suitability for badger although they are not considered to be currently using the site for sett building purposes.

OTHER TERRESTRIAL MAMMALS

- 3.5.29. The data search returned records of hedgehog (*Erinaceus europaeus*) within 1km of the site boundary. Given the habitats present within the site including hedgerows and scrub, it is anticipated that hedgehog could be present within the site.
- 3.5.30. The data search returned no records of brown hare (*Lepus europaeus*) within 1km of the site boundary. The site is unmanaged grassland with connecting agricultural and grassland fields, these are anticipated to provide habitat suitability for brown hare if present within the local area.
- 3.5.31. There were no records of hazel dormouse (*Muscardinus avellanarius*) within 1km of the site boundary. The hedgerows onsite did provide habitat suitability for the species, however, lack the habitat connectivity to nearby woodlands which the species rely on. Therefore, the species are not anticipated to be present onsite.

NON-NATIVE INVASIVE SPECIES

- 3.5.32. There were no records of non-native invasive species obtained within the 1km data search.
- 3.5.33. No non-native invasive species were observed during the survey.

SPECIES DISCOUNTED FROM ASSESSMENT

- 3.5.34. The data search returned records of water vole (*Arvicola amphibius*) and otter (*Lutra lutra*) within 1km of the site boundary, all of which are associated with the Kennet and Avon Canal located approximately 650m north of the site boundary. The canal is disconnected from the site due to anthropogenic barriers included residential areas. Therefore otter, water vole, beaver (*Castor fiber*) and white-clawed crayfish (*Austropotamobius pallipes*) have been discounted from assessment due to the lack of habitat connectivity to nearby watercourses.
- 3.5.35. Red squirrel (*Sciurus vulgaris*) has been discounted from the assessment. There were no records of red squirrel obtained within the data search and there is a lack of woodland onsite or within the connecting habitats to support the species. It is anticipated that grey squirrel will be present within the local area, this species will displace red squirrel through competition as well as cause red squirrel mortality through the spread of squirrel pox (The Mammal Society, 2020). Therefore, the species have been discounted from the assessment.

4 MITIGATION RECOMMENDATIONS

4.1. DESIGNATED SITES

- 4.1.1. Designated sites are located within 5km of the site based on consultation with Magic.gov.uk and the data search, the nearest of which is located 0.7km north of the site which consists of the canal. The designated sites are disconnected from the site via anthropogenic barriers such as residential estates. Magic.gov.uk highlighted that a consultation with Natural England is not required for a proposed residential development.

You do not need to consult Natural England on the proposed development at this location.

The Impact Risk Zones for Sites of Special Scientific Interest (SSSI IRZs) indicate that at the location selected, the proposed development is unlikely to have a harmful effect on terrestrial Sites of Special Scientific Interest (SSSIs) and the Special Areas of Conservation (SACs), Special Protection Areas (SPAs) or Ramsar sites that they underpin.

Therefore, you do not need to consult Natural England on the likely impacts of development on terrestrial SSSIs and the SACs, SPAs or Ramsar sites that they underpin.

- 4.1.2. The Green Lane Wood LWS located approximately 2.4km from the site is anticipated to be affected by the development due to the increase of potential visitors. Therefore, it is recommended that Information packs are distributed to each household on the importance of the designated sites, current threats and measures to protect these habitats.

4.2. HABITATS

ADJACENT HABITATS

- 4.3.1. The site is connected to adjacent habitats include agricultural and grassland fields via hedgerows. Therefore, it is also recommended that a Construction Environmental Management Plan (CEMP) is to be produced to detail pollution prevention measures during construction phase of the development to minimise risks of indirect impacts on nearby habitats that could support common and notable flora and fauna.
- 4.3.2. The plan will detail measures to avoid, minimise or mitigate any potential negative effects caused by construction practices on the environment on and surrounding the site including:
- The control of run-off from areas of arisings to prevent any pollutants/contaminants entering nearby waterbodies.
 - Appropriate measures to suppress dust during hot, dry and/or windy conditions.
 - Excavations should be sealed overnight or should have at least one shallow-sloping side to allow any animals that may fall in to escape.
 - An ecologist should be contacted for advice should any protected species be discovered during construction.

SCATTERED TREES AND HEDGEROWS

- 4.5.1. The habitats within the site comprise common and widespread habitats within the local area.
- 4.5.2. An Arboriculture Impact Assessment (AIA) should be produced detailing the protection measures for retained trees and hedgerows on site during the construction phase.
- 4.5.3. It is also recommended that replacement tree planting at a 1:3 ratio is required to compensate for loss of any trees. It is recommended that the planting comprises native species and species known to be of value for the attraction of wildlife. This will include fruiting and flowering species.

4.3. SPECIES

INVERTEBRATES

- 4.5.4. The site provides value for invertebrate species particularly the boundary hedgerows of the site. The proposed development aims to retain the boundary habitats which were found to be of highest value for the species.

AMPHIBIANS

- 4.5.5. A total of four ponds are located south of the site, all of which are separated from the site due to the adjacent A

road. This is anticipated to be a significant barrier separating the ponds from the site with minimal dropped kerbs identified along the road.

4.5.6. As such, it is deemed appropriate that a precautionary approach is adhered to:

- All site contractors are to be inducted through a Toolbox Talk hosted by a suitably qualified ecologist on the presence of great crested newts and their legal protection. All contractors are to sign the Toolbox Talk and agree to the proposed RAMs.
- A designated working area will be maintained to minimise total working area, which will be marked out by the ecologist (where necessary). A fence and/or sign will be situated to mark the working areas to ensure no contractors and vehicles do not enter areas which have not been checked for great crested newts.
- Any vegetation on site to be cleared should first be strimmed to approximately 15 cm and left overnight, allowing any animals the chance to naturally disperse from site. A fingertip search of any vegetated areas should then be undertaken to check for the presence of great crested newts.
- Once the ecologist has declared all areas of potential for great crested newts have been checked, the proposed works can continue unsupervised.
- Storage of materials is to be on pallets i.e. raised off the ground and on areas of hard standing or tarmac. No materials to be stored on vegetation.
- All working areas are to be maintained as bare ground or hardstanding throughout the construction phase.
- All open pits and pipes are to be covered during the night, with a check for presence of amphibians conducted prior to covering.
- If excavations are exposed and/or created, a slope will be positioned within the excavation to allow amphibians and mammals to escape should they fall in.
- Under no circumstances should site contractors attempt to handle great crested newt.
- Ecologist to undertake a site visit upon completion of works to confirm that the works have been undertaken using the above risk avoidance measures and that habitats have been restored.

REPTILES

4.5.7. As there are known records of slow worm within the adjacent habitat (now a part of a separate planning application) they are anticipated to be present onsite. As such, it was recommended that further reptiles were completed. The reptile surveys were completed in 2025 which did not identify any reptiles onsite, they are deemed absent.

BREEDING BIRDS

4.5.8. The proposed development will result in a small loss of suitable nesting bird habitat however the hedgerows are to be retained which were found to support local nesting birds. The grassland was found to provide suboptimal habitat for nesting bird; this is to be lost to allow for a new residential development.

4.5.9. Any necessary vegetation clearance is to be undertaken outside the main breeding bird season of March to September, inclusive. If not possible, an ecologist is to carry out a nesting bird check within 48 hours of its removal. Active nests will be protected, and a buffer marked out with appropriate fencing (such as Heras fencing), until the young have fledged. The project ecologist will determine the required buffer area based on species and the status of breeding conditions.

4.5.10. Bird boxes could be installed targeting locally native species. The number of bird boxes must be at least 10% of the number of residential units to be developed.

BATS

4.5.11. Two trees onsite were previously found to provide bat roosting potential (T1 and T2), the remaining trees assessed in 2019 were not found to provide bat roosting potential. An updated ground level tree assessment was not conducted in 2025; the trees were found to be in the same condition and are to be retained as a part of the proposed development. The recommended AIA will advise on suitable buffer zones for the trees which will also buffer any trees with bat roosting potential. If any trees are to be removed onsite, it is recommended that an updated ground level tree inspection of the trees is undertaken prior to the removal.

4.5.12. The habitats of highest potential value for commuting and foraging bats include the boundary hedgerows and trees which are to be retained post development. The grassland which will be impacted by the proposals was found to provide low quality habitat for bats. The habitat management should aim to minimise use of insecticides

and increase the invertebrate population which in turn will benefit bats.

- 4.5.13. It is recommended that a buffer of grassland adjacent to the hedgerow and line of trees is retained where possible to support local reptiles and bats which are known to be present within the local area.
- 4.5.14. Any proposed lighting/existing lighting should follow the guidance outlined in the Institute for Lighting Engineers document “Guidance for the Reduction of Obtrusive Lighting” (2005) and BCT’s “Bats and Artificial Lighting at Night” (2023).
- 4.5.15. An External Lighting Scheme had not been produced on the writing of this report. As such, the following recommendations are to be considered within the scheme during its condition, to minimise impacts of lighting. The recommendations are as follows:
- Keep site lighting to minimum levels.
 - Luminaries should lack UV elements and preferably LED lighting with a warm white light should be used over cool white light (ideally <2700Kelvin).
 - Lighting should feature peak wavelengths greater than 550nm.
 - Light placement should be downward facing to prevent excess horizontal or vertical light spill.
 - The use of integrated fittings such as cowls, shields, louvres and hoods, that effectively contain light spill from unintended areas.
 - The use of hard landscaping features to block light and create dark corridors.
 - Avoid illuminating habitats of value.
 - Use of timed security lights should be set on motion-sensors and using short, 1-minute timers, to minimise light use.
 - Column heights of lighting can be considered to minimise light spill.

BADGERS

- 4.5.16. No badger setts were identified during the survey; however, they may be within the local area. The following Precautionary Working Methods will be adhered to during the construction phase to ensure that no badgers are impacted by the proposed development (Badger Trust, 2023):
- A pre-commencement of work badger survey should be conducted by a suitably qualified ecologist to ensure the current badger situation is known and that the recommendations are correct.
 - All site personnel should be fully briefed concerning the method statement, the presence of badgers, the mitigation measures to be followed, the relevant legislation, the penalties imposed and who to contact should they need to.
 - Trees and shrubs should be felled so that they fall away from the direction of a sett and outside exclusion zones.
 - Ensure excavations or trenches left overnight are covered or have an escape route such as a shallow gradient at one or both ends.
 - Ensure excavations or trenches are inspected each morning and evening to ensure no badgers have become trapped.
 - Open pipework with a diameter of more than 120mm should be properly covered or capped at the end of the working day to prevent badgers from entering and becoming trapped.
 - During the work, the storage of any chemicals should be contained in such a way that they cannot be accessed or knocked over by any roaming badgers.
 - The storage of topsoil or other “soft” building materials within the site should be given careful consideration. Badgers will readily adopt such mounds and dig setts which would then be afforded the same protection as established setts. To avoid the adoption of such mounds, they should be subject to daily inspections before work commences or alternative measures put in place, such as being fenced off for higher-risk areas.
 - Litter, tools and potentially dangerous materials on site should be cleared at the end of the working day. Care should be taken that there are no sharp metal objects or pointed protrusions on the ground which could seriously injure a badger due to their poor eyesight.
 - Ensure no dogs are brought to the work site.
 - Security lighting should be kept to a minimum and away from setts to avoid disturbance to any badgers on site.
 - Fires should be lit only in secure compounds away from areas of badger activity and should be fully extinguished at the end of the working day.
 - Badger paths must not be blocked to ensure access to foraging areas is maintained.

- 4.5.17. Adherence to these measures should be confirmed to planners at regular intervals by the project ecologist.

EUROPEAN HEDGEHOG

- 4.5.18. European Hedgehog are anticipated to be present within the site and are a Species of Principal Importance. During habitat management, any areas of dense vegetation should first be carefully hand searched to check for the species. If identified during the construction phase, should be relocated carefully by hand to a location away from the working area. If any injured individuals are encountered, they should be taken to a local vet.

5 REPTILE SURVEYS AND CONCLUSION

5.1 REPTILE SURVEY

5.1.1. Reptile surveys were undertaken to determine the presence/ absence of the species, targeting the habitats of potential value. The surveys involved the deployment of Artificial Cover Objects within the site and six survey visits between August - September. The results from checking the artificial refugia present within the site concluded that there are no reptiles known to be present within the site and they are considered absent from the site boundary. See appendix for the survey details and results.

5.2 SUMMARY

5.2.1. Table 5.1 summarises the surveys recommended to inform relevant mitigation and to inform relevant planning applications.

Table 5.1 Further survey summary

Survey	Survey Timeframes
Reptiles	March to October

5.3 CONCLUSION

5.3.1. Overall, the site was found to predominantly consist of unmanaged grassland habitats with boundary linear features including hedgerows and trees. The site connects to agricultural and grassland fields providing potential habitat connectivity for notable fauna populations. The site was found to have potential value for invertebrates, amphibians, reptiles, terrestrial mammals, nesting birds, commuting and foraging bats.

5.3.2. Specific enhancement recommendations for the site include the following:

- Bat and bird boxes could be placed on the new buildings / retained trees. A plan to show the locations of these boxes and the specifications should be produced by a suitably qualified ecologist once the layout is finalised.
- Planting of linear features such as hedgerows and trees between garden plots where possible, to add commuting features within the site.
- The inclusion of 'hedgehog highways' to facilitate movement across the site. This includes holes of 13 x 13cm at the bases of fence panels, leaving a sufficient gap beneath gates and/or leaving brick spaces at the bases of brick walls.

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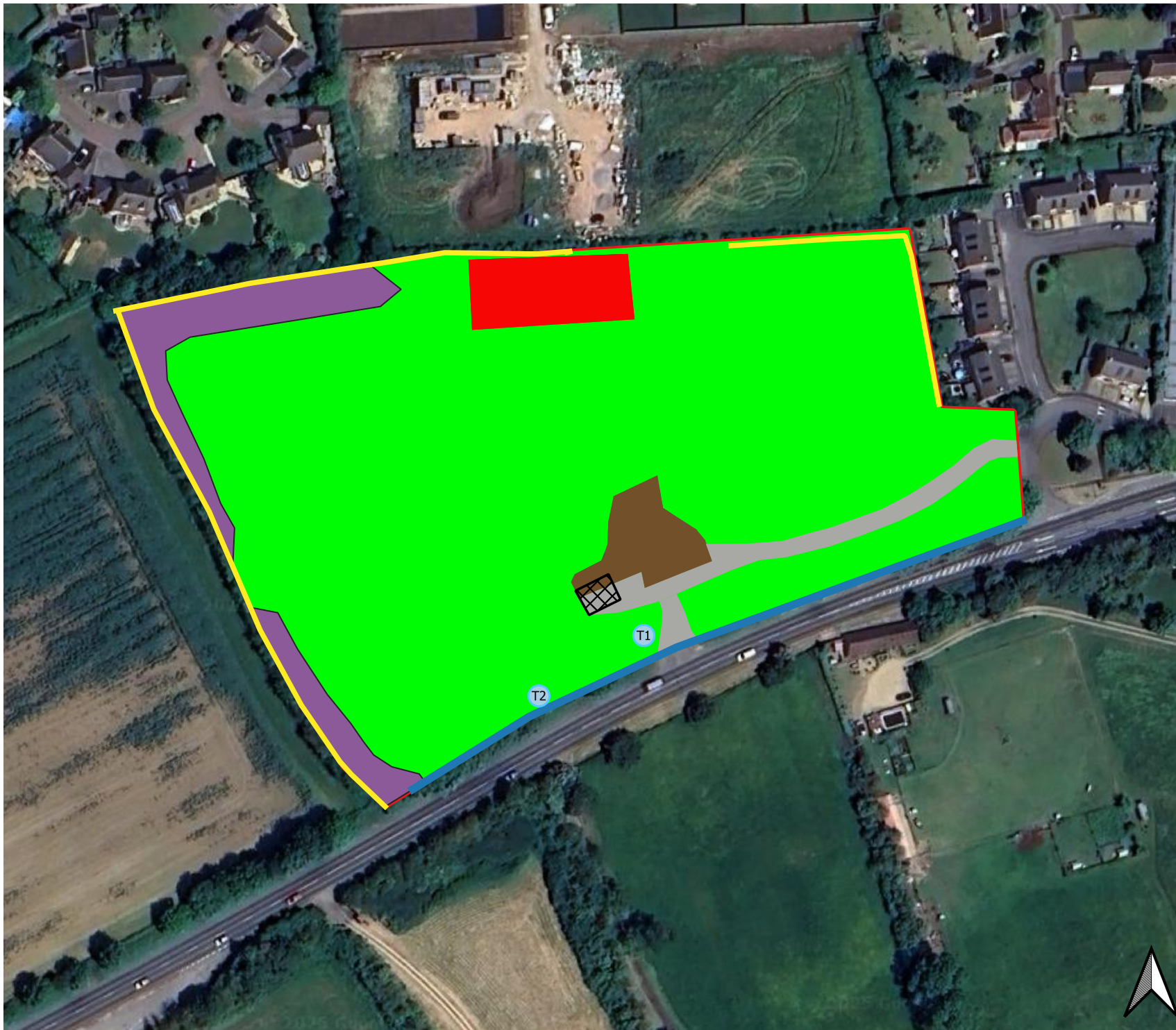
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Description	Photographs
Grassland with Mammal track	
Line of Trees	
T1	

T2





Turnpike Close, Semington
UKhab
Date: 01.07.2025

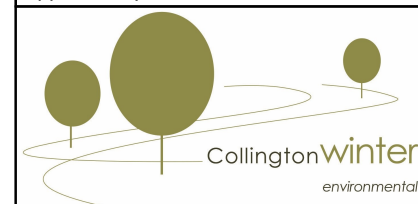
- Native Hedgerow - h2a
- Trees with BP
- Line of Trees - 33
- Animal Manure Stockpile
- Modified Grassland - g4
- Access Track
- Dense Scrub
- Site Compound
- Brick Loading Platform
- Red Line Boundary

Scale: 1:1500

Drawn By: CW

Checked By: JH

Approved By: OC



Client: Hollins Strategic Land LLP

Site: Turnpike Close, Semington

Project Number: 20-2989

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Turnpike Close, Semington
Reptile Mats
Date: 03.10.2025

- ◆ Reptile Mats
- Red Line Boundary

Scale: 1:1500

Drawn By: CW

Checked By: KB

Approved By: KB



Client: Hollins Strategic Land LLP

Site: Turnpike Close, Semington

Project Number: 20-2989

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TURNPIKE CLOSE, SEMINGTON

Reptile Survey Report

October 2025



Report Control Sheet

Project Name: Turnpike Close, Semington
Project Reference: CW20-2989
Report Title: Protected Species Survey Report
Report Reference: CW20-2989 RPT 002
Printing Instructions: Print at A4 Portrait, Double Sided.

Rev	Date	Description	Prepared	Reviewed	Approved
1	03/10/2025	Draft report sent to Client for comment.	KBrewer	KB	KB

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1 INTRODUCTION

1.1. SCOPE & PURPOSE

- 1.1.1. Collington Winter Environmental Ltd was commissioned by Hollins Strategic Land LLP to produce a Reptile Survey Report at Turnpike Close, Semington, BA14 6LB (nearest). The Report details the reptile surveys completed at the site and has been produced to inform planning permission for the site.
- 1.1.2. The author of this report is Katie Brewer, BSc (Hons) Senior Ecologist at Collington Winter Environmental Ltd. Katie has three years professional experience and holds a Class One Bat Survey Licence and a Class One Great Crested Newt Licence.
- 1.1.3. A Preliminary Ecological Appraisal (PEA) was produced by Collington Winter Environmental June in 2025 detailing an ecological walkover completed in May 2025 by Jonathan Hayter, Senior Ecologist. The site was found to consist of unmanaged grassland, with native hedgerows and lines of trees located along the boundaries of the site. An area of developed land was also located within the site. These habitats were found to be suitable for reptiles with the boundary features creating linear commuting features and the developed land providing basking opportunities.
- 1.1.4. Additionally, the desk study found one record of a slow worm (*Anguis fragilis*) directly north of the site. This area forms part of a new residential development, and analysis of the ecology report states that Precautionary Working Methods for reptiles were to be followed. It is anticipated that the slow worm was identified during these works (Planning Reference: PL/2022/01367). It remains unknown where the reptile was re-located to, however it is considered that this could be within the application boundary due to habitat suitability and connectivity. Therefore, further reptile surveys were recommended.

1.2. LOCATION

- 1.2.1. Please refer to Figure 1.1 for the site location. The site is located adjacent to the A361 which is located adjacent to southern aspect of the site and a new residential development directly north of the site. The site connects to adjacent agricultural fields via hedgerows and line of trees.

Figure 1.1 Site Location



1.3. OBJECTIVES

1.3.1. The objectives of the reptile survey and report is to:

- To identify any designated nature conservation sites within or in the vicinity of the site that have the potential to support reptiles;
- To identify any known records and/or populations of reptiles in the vicinity of the site;
- To record and map evidence of reptiles;
- To make an initial ecological assessment of the site in respect to reptiles;
- To highlight any initial potential ecological constraints in respect to reptiles;
- To outline further survey work that may be required; and,
- To make recommendations mitigation, compensation and enhancement of the natural features identified on the within the site in respect to reptiles.

2 METHODOLOGY

2.1. REPTILE SURVEY

- 2.1.1. A total of six surveys of the site were undertaken between start of August and end of September 2025. The surveys followed guidance as set out in Froglife, 2016. *Surveying for reptiles* and the Herpetofauna Workers' Manual (Gent, T and Gibson, S, 1998).
- 2.1.2. Artificial refugia (approximately 0.5 m x 0.5 m square sheets of heavy-duty mineral roofing felt – known as 'reptile survey mats') were placed in suitable locations within suitable habitat (e.g. sunny areas adjacent denser vegetation and south facing) on the 22nd of July 2025. These were left for a minimum of 10 days to 'bed-in' before the surveys commenced. A total of 30 reptile survey mats were placed within an area of 2.4ha. This exceeds the minimum density of 10 per hectare recommended in guidelines provided by Froglife, 2016.
- 2.1.3. Reptile survey mats were checked on six subsequent occasions in suitable weather conditions (within a constant temperature range of between 10 – 24°C, rain and windy conditions are usually unsuitable, sunny spells after rain can be suitable (Froglife, 2016). Each reptile survey mat was initially inspected from a suitable distance to identify any reptiles that may be present basking on top of the reptile survey mats, without causing disturbance. The refugia was then approached slowly and lifted to examine the ground beneath; any reptiles present (or other species) were noted.
- 2.1.4. During each survey, other artificial debris (such as waste wood, plastic sheeting) and other naturally occurring habitat features likely to be used by reptiles (such as small logs) were also checked for the presence of reptiles.
- 2.1.5. Please refer to Table 2.1 for the survey dates, times and weather conditions.

Table 2.1 Survey Dates and Conditions for Reptile Surveys

<i>Date</i>	<i>Survey Start Time</i>	<i>Weather Conditions</i>
<i>06.08.2025</i>	<i>10:10</i>	<i>Start temp (21°C), dry, sunny with no cloud, no wind</i>
<i>13.08.2025</i>	<i>10:20</i>	<i>Start temp (19°C), dry, sunny with moderate cloud, no wind</i>
<i>19.08.2025</i>	<i>09:45</i>	<i>Start temp (18°C), dry, sunny, light breeze</i>
<i>05.09.2025</i>	<i>09:20</i>	<i>Start temp (19°C), dry, sunny no cloud, light breeze</i>
<i>09.09.2025</i>	<i>09:20</i>	<i>Start temp (19°C), dry, sunny with no cloud, light breeze</i>
<i>25.09.2025</i>	<i>10:15</i>	<i>Start temp (14°C) dry, sunny with little cloud, moderate breeze</i>

2.2. REPTILE ASSESSMENT

- 2.2.1. In order to assess the value of any given reptile population, two assessment methodologies may be applied. Nationally, the guidelines for the selection of Sites of Special Scientific Interest (JNCC, 1989) provide criteria for identifying nationally important populations of reptiles. The methodology developed by Froglife (2016) used in the identification of Key Reptile Sites can be used to evaluate reptile populations at a local or regional level.
- 2.2.2. To qualify as a Key Reptile Site, a site must meet at least one of the following criteria:
- Supports three or more reptile species;
 - Supports two snake species;
 - Supports an exceptional population (see Table 2.2) of one species;
 - Supports an assemblage of species scoring at least 4 (see Table 2.2);
 - Does not meet any of the previous criteria but is of particular regional importance due to local rarity.

Table 2.2 Population Assessment Table

Species	Low	Medium	High
<i>Adder (Vipera berus)</i>	<5	5-10	>10
<i>Grass snake (Natrix Helvetica)</i>	<5	5-10	>10
<i>Common lizard (Zootoca vivipara)</i>	<5	5-20	>20
<i>Slow-worm (Anguis fragilis)</i>	<5	5-20	>20

2.3. SURVEY LIMITATIONS

- 2.3.1. The survey method is designed to identify the presence or likely absence of common reptile species. There is the potential for the survey to have recorded a small sample of the populations present and if a reptile species occurs at a low density, it may have been missed.
- 2.3.2. The reptile surveys were instructed in July 2025; guidance advises that surveys should begin in springtime and allow for a minimum of seven site visits throughout the season. However, as the surveys were undertaken later in the year, they began in August. This is not considered a major constraint to the assessment as all surveys were undertaken in suitable weather conditions – avoiding days throughout the summer that were too hot which would impact data quality.
- 2.3.3. Only six surveys were undertaken due to the weather nearing the end of the summer becoming too cool and damp to accurately assess reptile populations. This is not considered a major constraint to the assessment as there were no reptiles identified within the site on all six surveys.

3 SURVEY RESULTS

3.1. REPTILE SURVEY RESULTS

- 3.1.1. The results were from observations and from checking the artificial refugia present within the survey areas, there were no reptiles observed during the six site visits between August to end of September 2025. As such, reptiles are considered to be absent from the site and are not considered further within the assessment.

4 RECOMMENDED MITIGATION AND SUMMARY

4.1. RESULTS AND SUMMARY

4.1.1 Reptiles were confirmed to be absent from the site, as such no further surveys or mitigation relating to reptiles is deemed necessary for the proposed works to proceed. There is no recommended mitigation due to the absence of the species onsite. Due to the record of a slow worm within the adjacent area of the site, it is recommended that the following Precautionary Working Methods (PWM's) are followed throughout the duration of the works:

- An experienced Ecological Clerk of Works (ECoW) shall be appointed to ensure RAM's are enforced.
- A walkover of the area should be undertaken by the ECoW to determine any change in status of the habitats/structures on site prior to the initiation of any works.
- A toolbox talk by the appointed ECoW will be given to the site manager and all contractors working on site with respect to the surrounding habitats and potential for protected/notable species. A copy of species factsheets relating to reptiles will be provided for display within the site office.
- Suitable vegetation is to be strimmed under ECoW to approximately 15cm in a northern to southern direction. It is to be checked by the ECoW following strimming to identify individuals. If discovered, they will be removed from the working area and covered. Once the areas are deemed reptile free, they are to be strimmed to ground level and maintained at this length for the remaining works.
- Any excavations will be backfilled on the same day as excavation or checked by the ECoW immediately prior to backfilling. If not possible, a ramp, will be provided in all excavations that cannot be backfilled on the same day or alternatively, all excavations should be well-covered with plywood.
- No piles of loose construction materials are to be created during works – all material will be kept on hardstanding, stored on pallets, removed immediately from the site, or checked by an ECoW prior to being removed.
- In the event reptiles are discovered, works will halt immediately and the ECoW will be contacted for advice. Contractors are not to handle reptiles unless informed to do so by the ECoW.

5 BIBLIOGRAPHY

- Collington Winter Environmental (2022) Preliminary Ecological Appraisal: 20-2989
- Froglife, 2016. *Surveying for reptiles: Tips, techniques and skills to help you survey for reptiles*. 1st ed. Froglife. Available at: <https://www.froglife.org/wp-content/uploads/2013/06/Reptile-survey-booklet-3mm-bleed.pdf>
- HGBI, now ARG UK (1998). Evaluating Local Mitigation/Translocation Programmes: Maintaining Best Practice Lawful Standards. HGBI Advisory Notes for Amphibian and Reptile Groups (ARGs).
- Natural England (2011). Standing Advice Species Sheet: Reptiles.



Turnpike Close, Semington
Reptile Mats
Date: 03.10.2025

- ◆ Reptile Mats
□ Red Line Boundary

Scale: 1:1500

Drawn By: CW

Checked By: KB

Approved By: KB



Client: Hollins Strategic Land LLP

Site: Turnpike Close, Semington

Project Number: 20-2989

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