

Preliminary Ecological Appraisal and Roost Assessment

Survey site:

Goatacre Farm, Goatacre, Wiltshire, SN11 9JA

Client:

Sarah Clayton

Survey date:

29th July 2025

Project:

This report is prepared to inform a planning application with the Wiltshire Council. The proposal is described as:

The demolition of all existing buildings and the construction of nine new dwellings.

The survey results and recommendations contained within this report are valid for 18 months. An updated site visit may be required if the report is to be used any longer than 18 months after completion.

PEA survey methodology and legislation can be found in the Arbtech Supplement: [PEA Methodology and Legislation - 2024.](#)

PRA survey methodology and legislation can be found in the Arbtech Supplement: [PRA Methodology and Legislation - 2024.](#)

The site survey was undertaken by Jade Lemm BSc (Hons) DipHE MRSB (Natural England Protected Species Licence Numbers: Great Crested Newt (2023-11450-CL08-GCN) and Bat Class 1 (2025-12750-CL17-BAT)).					
Date of survey	Temperature (°C)	Humidity (%)	Cloud Cover (%)	Wind (km/h)	Rain
29/07/2025	16	83	100	3	Intermittent rain

Ecological Survey Factor	Detailed using desk study and site survey. This table may include further work you will need to commission (if any) to obtain planning permission or comply with legislation for other consent. All clients are expected to read and understand this section, or to contact the lead surveyor for advice.
Conclusion, Impact or Recommendations	
Limitations	The loft hatch within building B6 was swollen and the hatch could not be opened. Therefore, further evidence may have been missed.
Habitats and plants (see location plan in Appendix 1, habitat map in Appendix 2, PRA plans in Appendix 3 – 4, BERS plans in Appendix 5 – 6, ponds within 500m in Appendix 7, proposed plans in Appendix 8, DNA results in Appendix 9 and photos in Appendix 10. Botanical species are described with reference to the DAFOR scale (D = Dominant; A = Abundant, F = Frequent, O = Occasional, R = Rare).	
<i>Summary of Survey Findings</i> <u>UKHab codes used:</u> - <i>Modified grassland with introduced shrub g4 847</i> - <i>Native hedgerow h2a</i> - <i>Non-native hedgerow h2b</i> - <i>Mixed scrub h3h</i>	<u>Site context and background</u> The site is located at National Grid Reference SU 01815 76923 and has an area of approximately 0.58ha comprising an agricultural farm with buildings, hardcore, hardstanding, tall forbs, hedgerows and trees. It is immediately surrounded by a care home to the north, sheep & horse grazed field to the west, managed cricket recreational grounds to the south and Goatacre Lane & residential dwellings to the east. The wider landscape comprises the village of Goatacre (surrounding the site), A3102 (busy road) ~70m west, agricultural fields 75m west, Beacon Hill Brow Woodland ~350m west, MOD Lyneham ~420m north, Hargrove Wood ~450m, Ashen Copse ~920m north-east, Catcomb Wood ~1.35km and Swil Plantation ~1.4km south-east.

- Developed land sealed surface u1b - Buildings u1b5 - Artificial unsealed surface with tall forbs, scattered trees and bare ground u1c 16 32 510	To the author’s knowledge, no previous ecology reports have been produced for the site. <u>Desk study</u> A range of notable local habitats is located within 2 km of the site. These include: - Traditional orchard ~310m south-east - Deciduous woodland ~350m west - Ancient & Semi-Natural Woodland ~350m west <u>Habitats</u> <u>Modified grassland with introduced shrub g4 847</u> The southern boundary of the site (~0.173ha) comprises a maintained modified grassland (recreational grounds and horse grazed fields). It was 1cm sward height and 40% bare ground. Species composition included perennial ryegrass <i>Lolium perenne</i> (D), white clover <i>Trifolium repens</i> (A), common dandelion <i>Taraxacum officinale</i> (F), ribwort plantain <i>Plantago lanceolata</i> (O) and Yorkshire fog <i>Holcus lanatus</i> (O). No scrub or bracken was identified within the grassland. The survey noted high levels of footfall on the grassland from regular use for cricket, site maintenance (mowing) and grazing. An area of introduced shrubs was identified in the modified grassland. Species included Chinese holly <i>Ilex cornuta</i>. Habitat condition assessment: <table><tr><td>Condition Assessment Criteria:</td><td>Condition passed (Yes or No)</td><td>Notes/Justification</td></tr><tr><td></td><td></td><td></td></tr></table>	Condition Assessment Criteria:	Condition passed (Yes or No)	Notes/Justification			
Condition Assessment Criteria:	Condition passed (Yes or No)	Notes/Justification					

	A	There must be 6-8 vascular plant species per m ² , including at least 2 forbs. Note – this criterion is essential for achieving moderate condition.	N	Fewer than 6 vascular plant species per m ² .
	B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for vertebrates and invertebrates to live and breed.	N	Regularly mown, uniform sward height present.
	C	Some scattered scrub (including bramble) may be present, but scrub accounts for less than 20% of total grassland area. Note - patches of shrubs with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.	Y	No scattered scrub present (less than 20% coverage).
	D	Physical damage is evident in less than 5% of total grassland area. Examples of physical damage include excessive poaching, damage from machinery use or storage, erosion caused by high levels of access, or any other damaging management activities.	N	Physical damage present in greater than 5% of total grassland area.
	E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens).	N	Bare ground cover greater than 10%.
	F	Cover of bracken less than 20%.	Y	No bracken observed (less than 20% coverage).
	G	There is an absence of invasive non-native species (as listed on Schedule 9 of WCA, 1981).	Y	Absence of invasive species.
	Essential criterion achieved (Y/N)			N
	Number of criteria passed			3
	Condition Assessment Result		Condition Assessment Score	Score Achieved ✓
	Passes 6 or 7 of 7 criteria including passing essential criterion A		Good (3)	
	Passes 4 or 5 of 7 criteria including passing essential criterion A		Moderate (2)	
	Passes 0, 1, 2 or 3 of 7 criteria; OR 4, 5 or 6 of criteria but failing criterion A		Poor (1)	✓
	Introduced shrubs are excluded from condition assessment.			

Native hedgerow h2a

Hedgerow H3 - A section of native hedgerow runs alongside the north-western boundary (approximately 15m length x 2m height x 1.5m wide). The hedgerow had no canopy gaps (<0.5m canopy to base gap) and no invasive species. Species composition included hawthorn *Crataegus monogyna* (A) and blackthorn *Prunus spinosa* (A). The hedgerow had hardcore on one side and grazed grassland on the other. The understorey consisted of bramble *Rubus fruticosus* (D), hawthorn (F), and blackthorn (O).

Hedgerow H4 - A section of native hedgerow runs alongside the western boundary (approximately 15m length x 2m height x 1.5m wide). The hedgerow had some canopy gaps (~1m canopy to base gap) and no invasive species. Species composition included hawthorn *Crataegus monogyna* (A) and blackthorn *Prunus spinosa* (F). The hedgerow had hardcore on one side and grazed grassland on the other. The understorey consisted of bramble *Rubus fruticosus* (D), hawthorn (F), and blackthorn (O).

Habitat condition assessment:

Native hedgerow H3

Hedgerow favourable condition attributes				
Attributes and functional groupings (A, B, C, & D)	Criteria (the minimum requirements for 'favourable condition'	Description	Criterion passed (Yes or No)	Notes/Justification
A1. Height	>1.5 m average along length	The average height of woody growth estimated from base of stem to the top of shoots, excluding any bank beneath the hedgerow, any gaps or isolated trees. Newly laid or coppiced	Y	Hedgerow averages 2m in height.

			hedgerows are indicative of good management and pass this criterion for up to a maximum of four years (if undertaken according to good practice). A newly planted hedgerow does not pass this criterion (unless it is > 1.5 m height).		
	A2. Width	>1.5 m average along length	The average width of woody growth estimated at the widest point of the canopy, excluding gaps and isolated trees. Outgrowths (e.g. blackthorn suckers) are only included in the width estimate when they >0.5 m in height. Laid, coppiced, cut and newly planted hedgerows are indicative of good management and pass this criterion for up to a maximum of four years (if undertaken according to good practice).	Y	Hedgerow averages 1.5m in width.
	B1. Gap – hedge base	Gap between ground and base of canopy <0.5 m for >90% of length	This is the vertical ‘gappiness’ of the woody component of the hedgerow, and its distance from the ground to the lowest leafy growth. Certain exceptions to this criterion are acceptable (see	Y	Gap between ground and base of canopy is <0.5m for more than 10% of length.

			page 65 of the Hedgerow Survey Handbook).		
	B2. Gap – hedge canopy continuity	Gaps make up <10% of total length and No canopy gaps >5 m	This is the horizontal 'gappiness' of the woody component of the hedgerow. Gaps are complete breaks in the woody canopy (no matter how small). Access points and gates contribute to the overall 'gappiness', but are not subject to the >5 m criterion (as this is the typical size of a gate).	N	Canopy gaps.
	C1. Undisturbed ground and perennial vegetation	>1 m width of undisturbed ground with perennial herbaceous vegetation for >90% of length: - measured from outer edge of hedgerow, and - is present on one side of the hedge (at least)	This is the level of disturbance (excluding wildlife disturbance) at the base of the hedge. Undisturbed ground should be present for at least 90% of the hedgerow length, greater than 1m in width and must be present along at least one side of the hedge. This criterion recognises the value of the hedge base as a boundary habitat with the capacity to support a wide range of species. Cultivation, heavily trodden footpaths, poached ground etc. can limit available habitat niches.	N	No undisturbed ground.

	C2. Undesirable perennial vegetation	Plant species indicative of nutrient enrichment of soils dominate <20% cover of the area of undisturbed ground	The indicator species used are nettles (<i>Urtica</i> spp.), cleavers (<i>Galium aparine</i>) and docks (<i>Rumex</i> spp.). Their presence, either singly or together, should not exceed the 20% cover threshold.	Y	No indicator species – dominated by bramble, hawthorn, and blackthorn.
	D1. Invasive and neophyte species	>90% of the hedgerow and undisturbed ground is free of invasive non-native and recently introduced species	Recently introduced species refer to plant that have naturalised in the UK since AD 1500 (neophytes). Archaeophytes count as natives.	Y	No invasives observed.
	D2. Current damage	>90% of the hedgerow or undisturbed ground is free of damage caused by human activities	This criterion addresses damaging activities that may have led to or lead to deterioration in other attributes. This could include evidence of pollution, piles of manure or rubble, or inappropriate management practices (e.g. excessive hedge cutting).	N	Hedgerow is managed.
	Condition categories for hedgerows without trees				
	Category	Maximum number of attributes that can fail to meet 'favourable condition' criteria in Table TS1-2	Weighting (score)		
	Good	No more than 2 failures in total AND No more than 1 failure in any functional group	3		
	Moderate	No more than 4 failures in total AND	2		

		Does not fail both attributes in more than one functional group (e.g., fails attributes A1, A2, B1, and C2 = moderate condition)			
	Poor	Fails a total of more than 4 attributes OR Fails both attributes in more than one functional group (e.g. fails attributes A1, A2, B1, and B2 = poor condition)	1		
	Score achieved:		Moderate		
	Native Hedgerow H4				
Hedgerow favourable condition attributes					
Attributes and functional groupings (A, B, C, & D)		Criteria (the minimum requirements for 'favourable condition'	Description	Criterion passed (Yes or No)	Notes/Justification
A1. Height		>1.5 m average along length	The average height of woody growth estimated from base of stem to the top of shoots, excluding any bank beneath the hedgerow, any gaps or isolated trees. Newly laid or coppiced hedgerows are indicative of good management and pass this criterion for up to a maximum of four years (if undertaken according to good practice). A newly planted hedgerow	Y	Hedgerow averages 2m in height.

			does not pass this criterion (unless it is > 1.5 m height).		
	A2. Width	>1.5 m average along length	The average width of woody growth estimated at the widest point of the canopy, excluding gaps and isolated trees. Outgrowths (e.g. blackthorn suckers) are only included in the width estimate when they >0.5 m in height. Laid, coppiced, cut and newly planted hedgerows are indicative of good management and pass this criterion for up to a maximum of four years (if undertaken according to good practice).	Y	Hedgerow averages 2m in width.
	B1. Gap – hedge base	Gap between ground and base of canopy <0.5 m for >90% of length	This is the vertical ‘gappiness’ of the woody component of the hedgerow, and its distance from the ground to the lowest leafy growth. Certain exceptions to this criterion are acceptable (see page 65 of the Hedgerow Survey Handbook).	N	Gap between ground and base of canopy is >0.5m for more than 10% of length.

	B2. Gap – hedge canopy continuity	Gaps make up <10% of total length and No canopy gaps >5 m	This is the horizontal ‘gappiness’ of the woody component of the hedgerow. Gaps are complete breaks in the woody canopy (no matter how small). Access points and gates contribute to the overall ‘gappiness’, but are not subject to the >5 m criterion (as this is the typical size of a gate).	N	Canopy gaps.
	C1. Undisturbed ground and perennial vegetation	>1 m width of undisturbed ground with perennial herbaceous vegetation for >90% of length: - measured from outer edge of hedgerow, and - is present on one side of the hedge (at least)	This is the level of disturbance (excluding wildlife disturbance) at the base of the hedge. Undisturbed ground should be present for at least 90% of the hedgerow length, greater than 1m in width and must be present along at least one side of the hedge. This criterion recognises the value of the hedge base as a boundary habitat with the capacity to support a wide range of species. Cultivation, heavily trodden footpaths, poached ground etc. can limit available habitat niches.	N	No undisturbed ground.
	C2. Undesirable perennial vegetation	Plant species indicative of nutrient enrichment of soils dominate <20% cover of the area of undisturbed ground	The indicator species used are nettles (<i>Urtica</i> spp.), cleavers (<i>Galium aparine</i>) and docks (<i>Rumex</i> spp.).	Y	No indicator species – dominated by bramble, hawthorn, and blackthorn.

			Their presence, either singly or together, should not exceed the 20% cover threshold.		
	D1. Invasive and neophyte species	>90% of the hedgerow and undisturbed ground is free of invasive non-native and recently introduced species	Recently introduced species refer to plant that have naturalised in the UK since AD 1500 (neophytes). Archaeophytes count as natives.	Y	No invasives observed.
	D2. Current damage	>90% of the hedgerow or undisturbed ground is free of damage caused by human activities	This criterion addresses damaging activities that may have led to or lead to deterioration in other attributes. This could include evidence of pollution, piles of manure or rubble, or inappropriate management practices (e.g. excessive hedge cutting).	Y	Hedgerow is unmanaged.
	Condition categories for hedgerows without trees				
	Category	Maximum number of attributes that can fail to meet 'favourable condition' criteria in Table TS1-2	Weighting (score)		
	Good	No more than 2 failures in total AND No more than 1 failure in any functional group	3		
	Moderate	No more than 4 failures in total AND <u>Does not fail both attributes</u> in more than one functional group (e.g., fails attributes A1, A2, B1, and C2 = moderate condition)	2		

	Poor	Fails a total of more than 4 attributes OR <u>Fails both attributes</u> in more than one functional group (e.g. fails attributes A1, A2, B1, and B2 = poor condition)	1	
	Score achieved:	Moderate		
<u>Non-native hedgerow h2b</u> Sections of non-native hedgerows were present on the eastern section of the site. - Hedgerow H1 was present on the north-eastern boundary. The hedgerow was approximately 32m length x 2m high x 1m wide. Species composition was dominated by Leyland cypress <i>Cupressus × leylandii</i>. - Hedgerow H2 was present on the north-eastern boundary. The hedgerow was approximately 32m length x 4m high x 4m wide. Species composition was dominated by Leyland cypress. Habitat condition assessment: Non-native hedgerows are automatically assigned the condition of ‘poor’. <u>Mixed scrub h3h</u> An area (~210m²) of mixed scrub was present alongside the western boundary (saplings, young shrubs and mature). Species composition includes bramble (A), hawthorn (F) and blackthorn (O). The scrub does not have any invasive species, clearings/glades or a well-developed edge. Habitat condition assessment:				

<i>Mixed scrub</i>			
Condition Assessment Criteria		Criterion passed (Yes or No)	Notes/Justification
A	The scrub is a good representation of the habitat type it has been identified as, based on its UKHab description (where in its natural range). The appearance and composition of the vegetation closely matches the characteristics of the specific scrub type. At least 80% of scrub is native, and there are at least three native woody species, with no single species comprising more than 75% of the cover (except hazel <i>Corylus avellana</i>, common juniper <i>Juniperus communis</i>, sea buckthorn <i>Hippophae rhamnoides</i> or box <i>Buxus sempervirens</i>, which can be up to 100% cover).	Y	Proposed species closely matches the characteristics of the specific scrub type (mixed scrub), with at least 80% native scrubs, two native woody species, and no dominant species.
B	Seedlings, saplings, young shrubs and mature (or ancient or veteran) shrubs are all present.	Y	Mixture of age classes identified from saplings to mature.
C	There is an absence of invasive non-native plant species (as listed on Schedule 9 of WCA) and species indicative of sub-optimal condition make up less than 5% of ground cover.	Y	No non-native invasive species.
D	The scrub has a well-developed edge with scattered scrub and tall grassland and or forbs present between the scrub and adjacent habitat.	N	No well-developed edge.
E	There are clearings, glades or rides present within the scrub, providing sheltered edges.	N	No clearings or glades.
Number of criteria passed			3
Condition Assessment Result (out of 5 criteria)		Condition Assessment Score	Score Achieved ✓
Passes 5 criteria		Good (3)	
Passes 3 or 4 criteria		Moderate (2)	✓
Passes 2 or fewer criteria		Poor (1)	
<u>Developed land sealed surface u1b</u>			

	Areas (~420m²) of concrete path were present throughout the site. Habitat condition assessment: Developed land sealed surface is excluded from the condition assessment. <u>Buildings u1b5</u> There are six designated buildings and ten temporary buildings/structures. <u>Artificial unsealed surface with tall forbs, scattered trees and bare ground u1c 16 32 510</u> A large section of the site (~0.20 ha) consists of a hardcore/gravel road and track. Areas of tall forbs (~200m²) were present within the site. Species included common nettle <i>Urtica dioica</i> (D), rosebay willow herb <i>Chamerion angustifolium</i> (O) and oxide daisy <i>Leucanthemum vulgare</i> (R). Seven scattered trees (T1–T7) and one group of trees are present within the site. - T1 is an immature ash <i>Fraxinus excelsior</i> (<7cm DBH) with no ecological niches or evidence of human disturbance. The tree is oversailing hardcore. - T2 is an immature Scots pine, <i>Pinus sylvestris</i> (~10cm DBH), with no ecological niches or evidence of human disturbance. The tree is oversailing mixed scrub (>20%). - T3 is a semi-mature (multi-stemmed) common lime <i>Tilia × europaea</i> (~10cm DBH) with no ecological niches or evidence of human disturbance. The tree is oversailing mixed scrub (>20%). - T4 is an immature crab apple <i>Malus sylvestris</i> (<7cm DBH) with no ecological niches or evidence of human disturbance. The tree is oversailing tall forbs and bramble (>20%).
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- T5 is an immature crab apple (<7cm DBH) with no ecological niches or evidence of human disturbance. The tree is oversailing tall forbs and bramble (>20%).
- T6 is a semi-mature Damsen tree *Prunus insititia* (~15cm DBH) with no ecological niches or evidence of human disturbance. The tree is oversailing mixed scrub (>20%).
- T7 is a semi-mature (multi-stemmed) Damsen tree (~15cm DBH) with no ecological niches or evidence of human disturbance. The tree is oversailing mixed scrub (>20%).
- G1 is a group of eight Semi-mature Leyland cypress (~20 – 25cm DBH) with no ecological niches or evidence of human disturbance. The trees are oversailing hardcore.

An area (~130m²) of bare ground was noted adjacent to the tall forbs from wild fowl footfall. No significant vegetation was noted within the area (singular common nettle stems appearing occasionally).

Habitat condition assessment:

Developed land sealed surface

Developed land sealed surface is excluded from the condition assessment.

Tall forbs

Condition Assessment Criteria		Criterion passed (Yes or No)	Notes/Justification
Core Criteria - must be assessed for all urban habitat types :			
A	Vegetation structure is varied, providing opportunities for vertebrates and invertebrates to live, eat and breed. A single structural habitat component or vegetation	N	Common nettle is dominant (>80%).

		type does not account for more than 80% of the total habitat area.							
B		The habitat parcel contains different plant species that are beneficial for wildlife, for example flowering species providing nectar sources for a range of invertebrates at different times of year.	Y	Different plant species present.					
C		Invasive non-native plant species (listed on Schedule 9 of WCA) and others which are to the detriment of native wildlife (using professional judgement) cover less than 5% of the total vegetated area. Note – to achieve good condition, this criterion must be satisfied by a complete absence of invasive non-native species (rather than <5% cover).	Y	None observed.					
Essential criteria relevant for habitat type achieved (Yes or No)			Y						
Number of criteria passed			2						
Condition Assessment Result		Condition Assessment Score	Score Achieved ✓						
Results for habitats requiring assessment of 3 core criteria only:									
Passes all 3 core criteria AND Meets the requirements for good condition within criterion C		Good (3)							
Passes 2 of 3 core criteria OR Passes 3 of 3 core criteria but does not meet the requirements for good condition within criterion C		Moderate (2)	✓						
Passes 0 or 1 of 3 core criteria		Poor (1)							
<i>Trees</i>									
Condition Assessment Criteria		Condition Achieved (Y/N)							
		T01 <7cm	T02 S	T03 S	T04 <7cm	T05 <7cm	T06 S	T07 S	G1 S

	A	The tree is a native species (or more than 70% within the block are native species).	N/A	Y	Y	N/A	N/A	Y	Y	N
	B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	N/A	Y	Y	N/A	N/A	Y	Y	Y
	C	The tree is mature (or more than 50% within the block are mature).	N/A	N	N	N/A	N/A	N	N	N
	D	There is little or no evidence of an adverse impact on tree health by anthropogenic activities such as vandalism or herbicide use. There is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	N/A	Y	Y	N/A	N/A	Y	Y	Y
	E	Natural Ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	N/A	N	N	N/A	N/A	N	N	N
	F	More than 20% of the tree canopy area is oversailing vegetation beneath.	N/A	Y	Y	N/A	N/A	Y	Y	N
	Number of criteria passed		N/A	4	4	N/A	N/A	4	4	2

Bare ground				
Condition Assessment Criteria		Criterion passed (Yes or No)	Notes/Justification	
Core Criteria - must be assessed for all urban habitat types :				
A	Vegetation structure is varied, providing opportunities for vertebrates and invertebrates to live, eat and breed. A single structural habitat component or vegetation type does not account for more than 80% of the total habitat area.	N	No vegetational structure.	
B	The habitat parcel contains different plant species that are beneficial for wildlife, for example flowering species providing nectar sources for a range of invertebrates at different times of year.	N	No different plan species.	
C	Invasive non-native plant species (listed on Schedule 9 of WCA) and others which are to the detriment of native wildlife (using professional judgement) cover less than 5% of the total vegetated area. Note – to achieve good condition, this criterion must be satisfied by a complete absence of invasive non-native species (rather than <5% cover).	Y	None observed.	
Essential criteria relevant for habitat type achieved (Yes or No)			Y	
Number of criteria passed			1	
Condition Assessment Result		Condition Assessment Score	Score Achieved ✓	
Results for habitats requiring assessment of 3 core criteria only:				
Passes all 3 core criteria AND Meets the requirements for good condition within criterion C		Good (3)		
Passes 2 of 3 core criteria OR Passes 3 of 3 core criteria but does not meet the requirements for good condition within criterion C		Moderate (2)		

	Passes 0 or 1 of 3 core criteria	Poor (1)	✓	
<i>Foreseen Impacts</i>	The site features hedgerows, which are designated as a habitat of principal importance under Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006. All of the existing hardstanding, buildings and tall forbs will be removed. Areas of mixed scrub (~175m²), grassland (~550m²) and trees (T1 and G2) will be removed. The hedgerows, trees (T2–T7) and introduced shrubs will be retained. This could result in a net loss of biodiversity at the site, and indirect effects, such as pollution, could also occur during construction.			
<i>Recommendations</i>	A biodiversity net gain (BNG) report will be required for the proposal, as the development area exceeds 25 m². Best practice measures to minimise the possibility of pollution must be implemented during construction. Retained trees and hedgerows should be protected in line with the measures outlined in the British Standard "Trees in Relation to Design, Demolition and Construction to Construction - Recommendations" (BS 5837) (2012).			
Locality and Designated Sites				
<i>Summary of Survey Findings</i>	The site is not subject to any designation, and there are no known statutory sites nearby. The site lies within the impact risk zone for SSSIs (Bencroft Hill Meadows SSSI). However, the proposed development type is not listed as a possible high risk for this designation.			
<i>Foreseen Impacts</i>	All of the existing hardstanding, buildings and tall forbs will be removed. Areas of mixed scrub (~175m²), grassland (~550m²) and trees (T1 and G2) will be removed. The hedgerows, trees (T2–T7) and introduced shrub will be retained. No impacts to designated sites are anticipated due to the distance of the proposed development from such sites (where known).			

Recommendations	Best practice measures to minimise the possibility of pollution must be implemented during construction.		
Invasive / Non-native species			
Summary of Survey Findings	Buddleia was identified on site (TN2), which is classed as a problematic species.		
Foreseen Impacts	All of the existing hardstanding, buildings and tall forbs will be removed. Areas of mixed scrub (~175m ²), grassland (~550m ²) and trees (T1 and G2) will be removed. The hedgerows, trees (T2–T7) and introduced shrub will be retained. Construction could result in the spread of buddleia.		
Recommendations	The buddleia should be dug up, including its roots, and disposed of in accordance with appropriate controlled waste measures.		
Invertebrates			
Summary of Survey Findings	The modified grassland, hedgerows, introduced shrub, mixed scrub and tall forbs will likely provide habitat for an assemblage of common invertebrates.		
Foreseen Impacts	All of the existing hardstanding, buildings and tall forbs will be removed. Areas of mixed scrub (~175m ²), grassland (~550m ²) and trees (T1 and G2) will be removed. The hedgerows, trees (T2–T7) and introduced shrub will be retained. The loss of such habitats is likely to be inconsequential to local invertebrate populations, owing to their low value and the presence of more extensive habitats in the area.		
Recommendations	No further surveys.		
Bats			
Summary of Survey Findings	<u>Desk study</u>		
	There is one granted European Protected Species Licence (ESPL) listed on Magic Maps within 2km of the site. Details are summarised in the table below.		
	EPSL reference	Bat species affected	Impacts allowed by licence
	2018-33450-EPS-MIT	Brown long-eared and serotine	Damage to a resting place

	650m south		
	Bat records have been returned by 'Wiltshire & Swindon Biological Records Centre' within 2km of the site. Records from the last ten years are summarised below.		
	Common name	Number of records	Dates of records
	Brown long-eared bat	1	2017
	Common pipistrelle	7	2023 - 2024
	Noctule	3	2023
	Serotine	4	2017 - 2023
	Soprano pipistrelle	3	2023
<u>Foraging and commuting habitats</u> There are numerous agricultural and grazing fields, hedgerows and patches of woodland in the local environment surrounding the site and village, all of which are favourable habitats for foraging and commuting bats. The site has optimal foraging and commuting habitats including scrub, hedgerows and trees. However, these habitats are limited and restricted to the site's boundaries. The site is a functioning farm and has some artificial lighting (flood lights). Therefore, the site has high habitat value for foraging and commuting bats. <u>Roosting habitats</u> There are six designated buildings (B1 – B6) and ten temporary buildings/structures (B7 – B16).			

Building B1 (confirmed roost – high roost suitability)

B1 is a large agricultural building. It features an 'M'-shaped corrugated roof with PVC skylights. There were corrugated sheeting and wooden boarding on the elevations. The building had additional corrugated lean-to roofs on the western and eastern elevations. The southern elevation had flood lighting. The building exhibited signs of wear, resulting in exterior crevices and access points. B1 was split into three internal spaces (IS1 – IS3). B1 is a confirmed roost due to the presence of droppings found on top of a dust-covered car in IS3 (~10 droppings). A sample of droppings was taken for DNA analysis and sent off for DNA analysis. This confirmed the species to be common pipistrelle. The DNA analysis report is included in Appendix 5. No loft void (vaulted) was present within B1. The roof was in good condition and well-lit due to the PVC skylights. The internal temperature was 17 °C, and the humidity was 80%.

Internal space IS1



Internal space IS2



Internal space IS3



There are external and internal features that may provide roosting opportunities for crevice-dwelling bats and conceal evidence of roosting bats. The roosting and access features of B1 include:

- Gaps between the corrugated sheets (circled in blue)
- Gaps between corrugated sheets and beams (circled in red)

Western elevations





Southern elevations



Northern elevations



B1 was of high habitat value due to its suitable crevice-dwelling roost features and access points, as well as the presence of bat droppings, and the limited lighting around the building.

Building B2 (no evidence – moderate roost suitability)

B2 is an agricultural building with a pitched corrugated roof and PVC skylights. There was corrugated sheeting on the elevations. The northern elevation would be subject to light spill from the floodlighting on B1. The building exhibited signs of wear, resulting in exterior crevices and access points. No loft void (vaulted) was present within B2. The roof was in poor condition (holes in the corrugated sheeting) and well-lit due to the PVC skylights. The internal temperature was 16 °C, and the humidity was 82%. No evidence of bats was identified during the survey of B2.



There are external and internal features that may provide roosting opportunities for crevice-dwelling bats and conceal evidence of roosting bats. The roosting and access features of B1 include:

- Gaps between corrugated sheets and beams (circled in red)

Northern elevation



Eastern elevation



Southern elevation





Western elevation



B2 was of moderate habitat value due to its suitable crevice-dwelling roost features and access points, as well as the limited lighting around the building.

Building B3 (no evidence – moderate roost suitability)

B3 is an agricultural building with a pitched corrugated roof and a flat roof. The building exhibited signs of wear, resulting in exterior crevices and access points. No loft void (vaulted) was present within B3. The roof was in good condition. The internal temperature was 16 °C, and the humidity was 81%. No evidence of bats was identified during the survey of B3.



There are external and internal features that may provide roosting opportunities for crevice-dwelling bats and conceal evidence of roosting bats. The roosting and access features of B3 include:

- Gaps between the corrugated sheets (circled in blue)
- Gaps between corrugated sheets and beams (circled in red)

Southern elevation



Eastern elevation



Northern elevation



Western elevation



B3 was of moderate habitat value due to its suitable crevice-dwelling roost features and access points, as well as the limited lighting around the building.

Building B4 (no evidence – moderate roost suitability)

B4 is a large agricultural building with a pitched corrugated roof. The building exhibited signs of wear, resulting in exterior crevices and access points. No loft void (vaulted) was present within B4. The roof was in good condition. The internal temperature was 17 °C, and the humidity was 82%. No evidence of bats was identified during the survey of B4.



There are external and internal features that may provide roosting opportunities for crevice-dwelling bats and conceal evidence of roosting bats. The roosting and access features of B4 include:

- Gaps between the corrugated sheets (circled in blue)
- Gaps between corrugated sheets and beams (circled in red)

Southern and western elevations



Eastern elevation



Northern elevation

B4 was of moderate habitat value due to its suitable crevice-dwelling roost features and access points, as well as the limited lighting around the building.

Building B5 (no evidence – moderate roost suitability)

B5 is a large agricultural building with a saltbox corrugated roof. The building exhibited signs of wear, resulting in exterior crevices and access points. The western and eastern elevation have exterior lighting. No loft void (vaulted) was present within B5. The roof was in good condition. The internal temperature was 17 °C, and the humidity was 80%. No evidence of bats was identified during the survey of B5.



There are external and internal features that may provide roosting opportunities for crevice-dwelling bats and conceal evidence of roosting bats. The roosting and access features of B5 include:

- Gaps between the corrugated sheets (circled in blue)
- Gaps between corrugated sheets and beams (circled in red)

Northern elevation



Eastern elevation



Southern elevation



Western elevation



	B5 was of moderate habitat value due to its suitable crevice-dwelling roost features and access points, as well as the limited lighting around the building. <u>Building B6 (no evidence – moderate roost suitability)</u> B6 is a single-storey pavilion with a pitched (double Roman tile) roof. The building is wooden-clad on all elevations and has wooden soffit boxes on the southern and northern elevations. The southern elevation had a wooden (flat roof) porch. The loft hatch in building B6 was swollen, and it could not be opened. Therefore, further evidence may have been missed. There are external features that may provide roosting opportunities for crevice-dwelling bats and conceal evidence of roosting bats. The roosting and access features of B6 include: - Lifted roof tiles (circled in red) <i>Northern elevation</i>
--	--



Eastern elevation



Southern elevation



Western elevation



B6 was of moderate habitat value due to its suitable crevice-dwelling roost features and access points, as well as the limited lighting around the building.

Building B7 (no evidence – negligible roost suitability)

B7 is a single-storey wooden storage unit. The internal space is sealed and well-lit with no roosting features. No suitable exterior crevices were noted, and the building was considered negligible as it lacked suitability for crevice and loft-dwelling bats (due to being well-sealed and significant light spill).



Building B8 (no evidence – negligible roost suitability)

B8 is a small storage shed. No suitable exterior crevices were noted, and the building was considered negligible as it lacked suitability for crevice and loft-dwelling bats (due to being well-sealed and temperature fluctuation).

Building B9 (no evidence – negligible roost suitability)

B9 is a single-storey temporary static unit. The internal space is sealed with no access features. No suitable exterior crevices were noted, and the building was considered negligible as it lacked suitability for crevice and loft-dwelling bats (due to being well-sealed, damp and significant light spill).





Building B10 (no evidence – negligible roost suitability)

B10 is a small chicken run. No suitable crevices were noted, and the building was considered negligible as it lacked suitability for crevice and loft-dwelling bats (light spill and temperature fluctuation).



Building B11 (no evidence – negligible roost suitability)

B11 is a small animal shelter. The internal space is sealed with no access features. No suitable exterior crevices were noted, and the building was considered negligible as it lacked suitability for crevice and loft-dwelling bats (due to being well-sealed).



Building B12 (no evidence – negligible roost suitability)

B12 is a large chicken coop. No suitable exterior crevices were noted, and the building was considered negligible as it lacked suitability for crevice and loft-dwelling bats (due to being well-sealed).



Building B13 (no evidence – negligible roost suitability)

B13 is a small chicken coop. The internal space is sealed with no access features. No suitable exterior crevices were noted, and the building was considered negligible as it lacked suitability for crevice and loft-dwelling bats (due to being well-sealed).

Building B14 (no evidence – negligible roost suitability)

B14 is a large chicken coop. The internal space is sealed with no access features. No suitable exterior crevices were noted, and the building was considered negligible as it lacked suitability for crevice and loft-dwelling bats (due to being well-sealed).



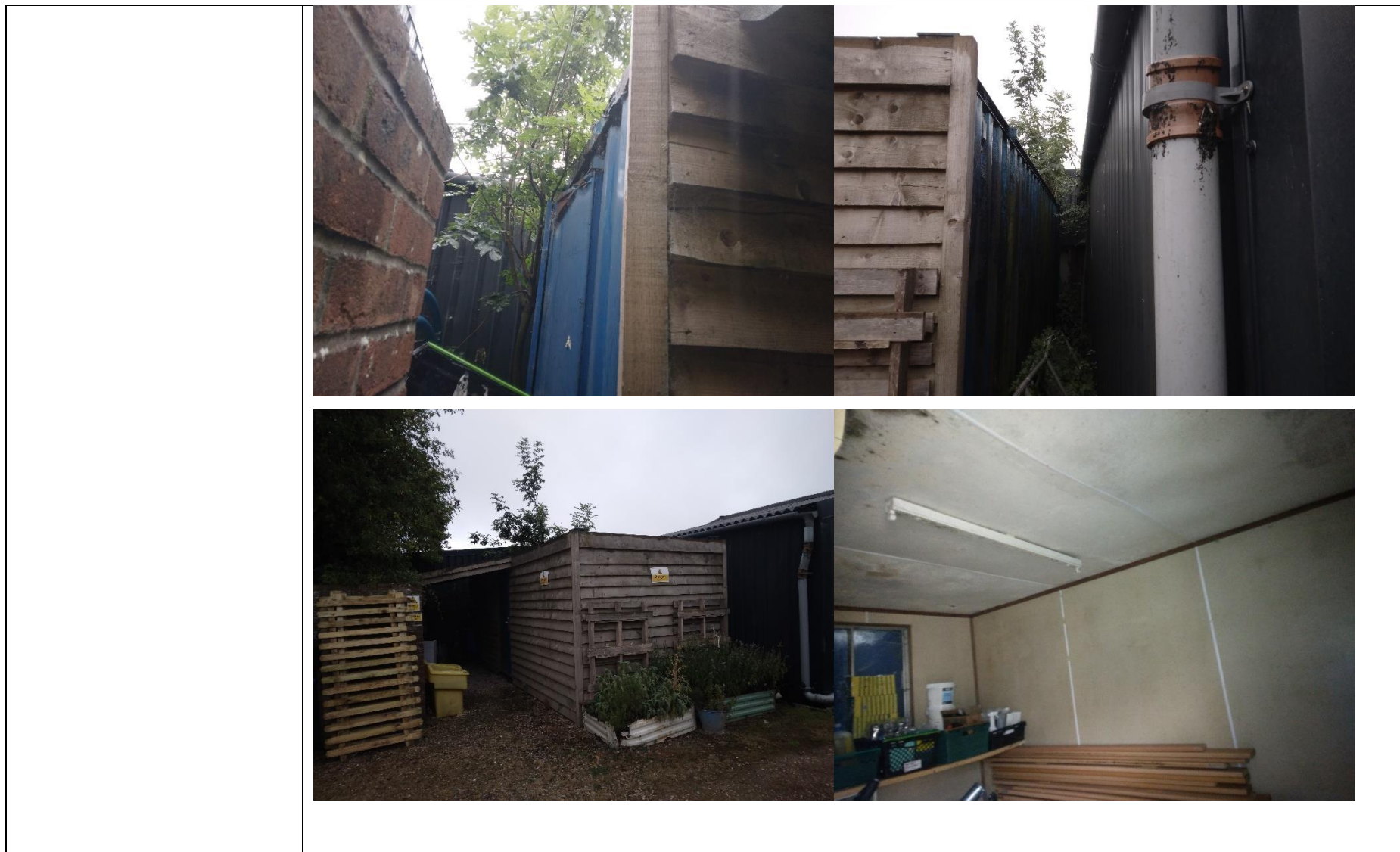
Building B15 (no evidence – negligible roost suitability)

B15 is a small shipping container. No suitable crevices were noted, and the building was considered negligible as it lacked suitability for crevice and loft-dwelling bats (well-sealed and temperature fluctuation).



Building B16 (no evidence – negligible roost suitability)

B16 is a large shipping container. No suitable crevices were noted, and the building was considered negligible as it lacked suitability for crevice and loft-dwelling bats (well-sealed and temperature fluctuation).



The trees (T1–T7 and G1) within the site were subject to a Ground-Level Tree Assessment (GLTA). All of these trees appear in good condition with no Potential Roosting Features (PRFs). Further detail about the GLTA is discussed below.

Tree T1 (Potential roosting value - None)

T1 is an immature ash with no ecological niches or evidence of human disturbance. The tree has an excellent natural form and appears in good condition. However, it does not seem to have suitable roosting features.



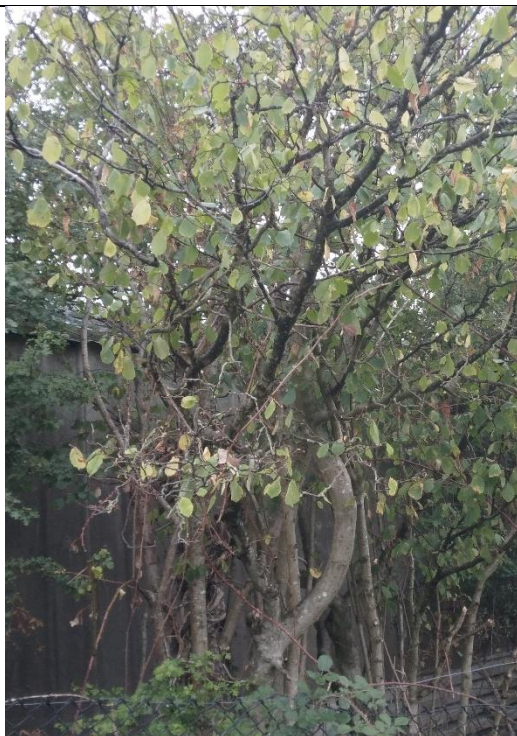
Tree T2 (Potential roosting value - None)

T2 is an immature Scots pine with no ecological niches or evidence of human disturbance. The tree has an excellent natural form and appears in good condition. However, it does not seem to have suitable roosting features.



Tree T3 (Potential roosting value - None)

T3 is a semi-mature (multi-stemmed) common lime with no ecological niches or evidence of human disturbance. The tree has an excellent natural form and appears in good condition. However, it does not seem to have suitable roosting features.



Tree T4 (Potential roosting value - None)

T4 is an immature crab apple with no ecological niches or evidence of human disturbance. The tree has an excellent natural form and appears in good condition. However, it does not seem to have suitable roosting features.



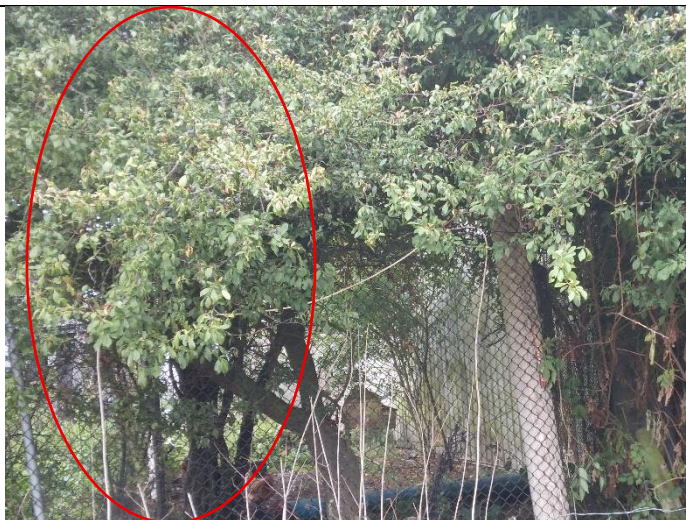
Tree T5 (Potential roosting value - None)

T5 is an immature crab apple with no ecological niches or evidence of human disturbance. The tree has an excellent natural form and appears in good condition. However, it does not seem to have suitable roosting features.



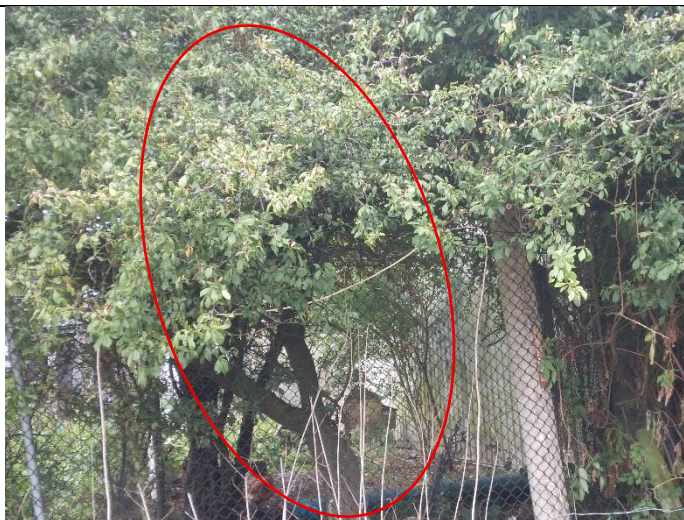
Tree T6 (Potential roosting value - None)

T6 is a semi-mature Damson tree with no ecological niches or evidence of human disturbance. The tree has an excellent natural form and appears in good condition. However, it does not seem to have suitable roosting features.



Tree T7 (Potential roosting value - None)

T7 is a semi-mature (multi-stemmed) Damsen tree with no ecological niches or evidence of human disturbance. The tree has an excellent natural form and appears in good condition. However, it does not seem to have suitable roosting features.



Group of trees G1 (Potential roosting value - None)

G1 is a group of eight Semi-mature Leyland cypress with no ecological niches or evidence of human disturbance. The trees have an excellent natural form and appear to be in good condition. However, they do not seem to have suitable roosting features.

	
<i>Foreseen Impacts</i>	All of the existing hardstanding, buildings and tall forbs will be removed. Areas of mixed scrub (~175m²), grassland (~550m²) and trees (T1 and G2) will be removed. The hedgerows, trees (T2–T7) and introduced shrub will be retained. <u>Foraging and commuting habitats</u> The proposed development may increase the current lighting of surrounding habitats, which may disturb commuting bats. The removal of the tall forbs as well as areas of mixed scrub and grassland is likely to be inconsequential for bats, given the presence of more extensive areas of foraging and commuting habitat in the locality. <u>Roosting habitats</u> As the proposals include the demolition of B1 – B16, any bat roosts within them will be destroyed. This could also result in death or injury of bats.

<i>Recommendations</i>	<u>Foraging and commuting habitats</u> Lighting mitigation may be required based on the outcome of the night bat surveys. Enhancements are dependent on the outcome of further surveys. <u>Roosting habitats</u> <u>Building 1</u> As B1 is a confirmed roost, three bat emergence and re-entry surveys are required during the active bat season (optimal May to August, suboptimal September) to characterise the roosts present. At least two of the surveys should be completed during the optimal survey period mid-May to August inclusive. Infra-red cameras should be used as an aid. Surveys should be a minimum of three weeks apart. Three surveyors are required to provide full coverage of the building. Three additional unmanned IR cameras are required to provide coverage of the internal space of the building. An EPSL application to Natural England will be required. The EPSL application requires that surveys have been undertaken within the most recent active bat season and planning permission must have been granted and all relevant wildlife-related conditions have been discharged prior to submission. A Material Changes Check will be required within three months of the EPSL submission, if no survey work has been undertaken within that period. If bat droppings were found during the PRA, a sample will need to be sent off for DNA analysis to confirm the bat species present, to inform the EPSL application. Biological records data will also need to be obtained to inform the application.
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	<u>Building B2 – B6</u> Buildings B2 – B6 will require two bat emergence and re-entry surveys during the active bat season (optimal May to August, suboptimal September) to confirm presence or likely absence of a bat roost in the buildings. Both of the surveys should be completed during the optimal survey period mid-May to August inclusive. Infra-red cameras should be used as an aid. Surveys should be a minimum of three weeks apart. If bat roosts are confirmed in the buildings, one additional survey may be required to characterise the roost and to inform an EPSL application to Natural England. The EPSL application requires that surveys have been undertaken within the most recent active bat season and planning permission must have been granted and all relevant wildlife-related conditions have been discharged prior to submission. The required number of surveyors to provide full coverage per building is: - B2: two surveyors and one additional unmanned IR camera (internal) - B3: two surveyors and one additional unmanned IR camera (internal) - B4: three surveyors and one additional unmanned IR camera (internal) - B5: two surveyors and one additional unmanned IR camera (internal) - B6: two surveyors <u>Building B7 – B16</u> In the unlikely event that a bat or evidence of bats is discovered during the development, all work must stop, and a bat-licensed ecologist must be contacted for further advice.
Birds	

<i>Summary of Survey Findings</i>	<u>Buildings</u> Two pigeon nests were found in B1, and two pigeon nests were found in B4. <u>Trees and vegetation</u> No birds' nests were identified within the trees, hedgerows or scrub habitat onsite. However, they all offer nesting opportunities and nest-building resources for common bird species. No habitat for schedule 1 or ground-nesting birds was observed. <u>Barn owls</u> No evidence of nesting barn owls was identified. The buildings and vegetation do not appear to provide suitable nesting sites for barn owls, as they either lack suitable nesting perches (<10 cm width) or access points (<7 cm).
<i>Foreseen Impacts</i>	All of the existing hardstanding, buildings and tall forbs will be removed. Areas of mixed scrub (~175m²), grassland (~550m²) and trees (T1 and G2) will be removed. The hedgerows, trees (T2–T7) and introduced shrub will be retained. The proposed development could result in the destruction or the disturbance and subsequent abandonment of active bird nests.
<i>Recommendations</i>	Any building or vegetation removal should be undertaken outside the period 1st March to 31st August. If this timeframe cannot be avoided, a close inspection of the vegetation should be undertaken immediately, by a qualified ecologist, prior to the commencement of work. All active nests will need to be retained until the young have fledged. Precautions should be taken with machinery and noise levels when working close to any retained nests so as not to disturb any nearby nesting birds during construction works. At least a 3-5m buffer should be created between any machinery and active nests until the young have fledged.

Reptiles	
<i>Summary of Survey Findings</i>	The suitable reptile habitats on the site consist of log pile (TN1), hedgerows, tall forbs and scrub restricted to the site's western boundary (sheltering opportunities), with the remainder of the site mainly consisting of hardstanding. The hedgerows, tall forbs, and scrub are suboptimal for sheltering opportunities due to the surrounding habitats (grazed fields, recreational grounds, and residential dwellings) reducing connectivity to the onsite habitats. The modified grassland on the southern boundary is sub-optimal for commuting opportunities due to the short sward height from the site's management (active recreational grounds).
<i>Foreseen Impacts</i>	All of the existing hardstanding, buildings and tall forbs will be removed. Areas of mixed scrub (~175m ²), grassland (~550m ²) and trees (T1 and G2) will be removed. The hedgerows, trees (T2–T7) and introduced shrub will be retained. The likelihood of reptiles within the development footprint is low due to the sub-optimal habitats on site. If any reptiles were present, it would only be individuals restricted to the site's western boundary.
<i>Recommendations</i>	A precautionary working method will be implemented for widespread reptiles during construction, including the following measures: • Vegetation will be maintained at a short sward (5cm) to discourage reptiles. • Any excavations will be covered overnight, or a ramp will be installed to enable any trapped animals to escape. • Best practice pollution prevention measures will be implemented to minimise impacts to nearby habitats. • Any chemicals or pollutants used or created by the development should be stored and disposed of correctly according to COSHH regulations. • If any reptiles are found in the working area these should be allowed to disperse of their own accord or, if at immediate risk, should be moved by hand to a sheltered, vegetated area away from disturbance.
Amphibians	
<i>Summary of Survey Findings</i>	<u>Desk study</u>

Using Natural England's GCN Risk Zone (Swindon and Wiltshire) Map, the site falls within an 'amber' area for great crested newts (Natural England, 2023)¹.

There is one Great Crested Newt (GCN) European Protected Species License (EPSL) identified within 2km of the site. Details are summarised below.

EPSL reference	Impacts allowed by the licence
2018-35359-EPS-MIT ~1.95km north	Damage to a resting place.

Survey results

Similarly to reptiles, the suitable terrestrial habitats on the site consist of hedgerows, tall forbs and scrub restricted to the site's western boundary (sheltering opportunities), with the remainder of the site mainly consisting of hardstanding. The hedgerows, tall forbs, and scrub are suboptimal for sheltering opportunities due to the surrounding habitats (grazed fields, recreational grounds, and residential dwellings) reducing connectivity to the onsite habitats. The modified grassland on the southern boundary is sub-optimal for commuting opportunities due to the short sward height from the site's management (active recreational grounds).

However, amphibians also require a suitable aquatic habitat in which to breed. OS maps indicate there is a pond within the site (P1). However, on closer inspection, the land naturally slopes and creates a bowl filled with bramble and tall forbs

¹ Natural England (2023). GCN Risk Zones (Swindon and Wiltshire). <https://naturalengland-defra.opendata.arcgis.com/datasets/Defra::gcn-risk-zones-swindon-and-wiltshire/explore?location=51.612889%2C-2.315849%2C10.67>

	(dry), so it could not be HSI'd. This area would likely fill with water during the wetter months. There are two known ponds within 500m of the site boundary, as indicated on OS maps, located ~370m north (P2) and 380m north (P3). All ponds were located on private land, so they could not be accessed, and an HSI was not possible. The ponds are situated in an agricultural farm and grazing fields, which are regularly disturbed. All ponds were connected to the site with minimal barriers to dispersal (small B-road to the north and A3102 to the south).
<i>Foreseen Impacts</i>	All of the existing hardstanding, buildings and tall forbs will be removed. Areas of mixed scrub (~175m²), grassland (~550m²) and trees (T1 and G2) will be removed. The hedgerows, trees (T2–T7) and introduced shrub will be retained. For the nearest pond (370m north), a Natural England Rapid Risk Assessment was undertaken for the proposed works to the site. The risk assessment assumes that great crested newts are present in the nearest inaccessible pond and the disturbance of 0.16ha of suitable habitat and returned a result of 'Green: Offence highly unlikely' for the proposed development works (Natural England, 2016)². The habitats within the site are suboptimal due to the short sward, which produces poor foraging and sheltering opportunities, resulting from the site's management regimes (active livestock farm). The ponds within 500m (P2 and P3) are surrounded by agricultural infrastructure and grazed fields. Therefore, access to the site from P2 and P3 is limited, and the probability of common amphibians and great crested newts accessing the site from these ponds is low.
<i>Recommendations</i>	Albeit a low probability of common amphibians and great crested newts accessing the site, to reduce the risk sufficiently, a precautionary working method will be implemented for widespread amphibians during construction, including the following measures: • Vegetation will be maintained at a short sward (5cm) to discourage amphibians.

² Natural England (2016) Great Crested Newts: Surveys and Mitigation for Development Projects – Standing Advice. Online at: <https://www.gov.uk/government/publications/great-crested-newts-apply-for-a-mitigation-licence> (Accessed August 2025).

	- Any excavations will be covered overnight, or a ramp will be installed to enable any trapped animals to escape. - Best practice pollution prevention measures will be implemented to minimise impacts to nearby habitats. - Any chemicals or pollutants used or created by the development should be stored and disposed of correctly according to COSHH regulations. - If any common amphibians are found in the working area these should be allowed to disperse of their own accord or, if at immediate risk, should be moved by hand to a sheltered, vegetated area away from disturbance. - In the unlikely event that a great crested newt is identified, works must cease and advice must be sought from a suitably qualified ecologist.
Badger	
<i>Summary of Survey Findings</i>	From the survey and aerial imagery, no sett-making activity was observed within the site boundary or within 30m of the development boundary. The modified grassland, scrub, introduced shrubs, tall forbs and hedgerows provide foraging opportunities for badgers. However, the majority of the site is surrounded by a stock-proof fence and wall. Therefore, there is a low probability that badgers will utilise the proposed development site for commuting.
<i>Foreseen Impacts</i>	All of the existing hardstanding, buildings and tall forbs will be removed. Areas of mixed scrub (~175m ²), grassland (~550m ²) and trees (T1 and G2) will be removed. The hedgerows, trees (T2–T7) and introduced shrub will be retained. No direct impacts on badgers are anticipated as a result of the proposed development. However, albeit low, badgers could commute through the site and get stuck in any excavations (if any) during the construction phase.
<i>Recommendations</i>	Basic precautionary mitigation during works is recommended: - Any excavations will be covered overnight, or a ramp will be installed to enable any trapped animals to escape. - The use of night-time lighting will be avoided, or sensitive lighting design will be implemented to avoid light spill on to habitats which badgers could use. South and west boundaries.

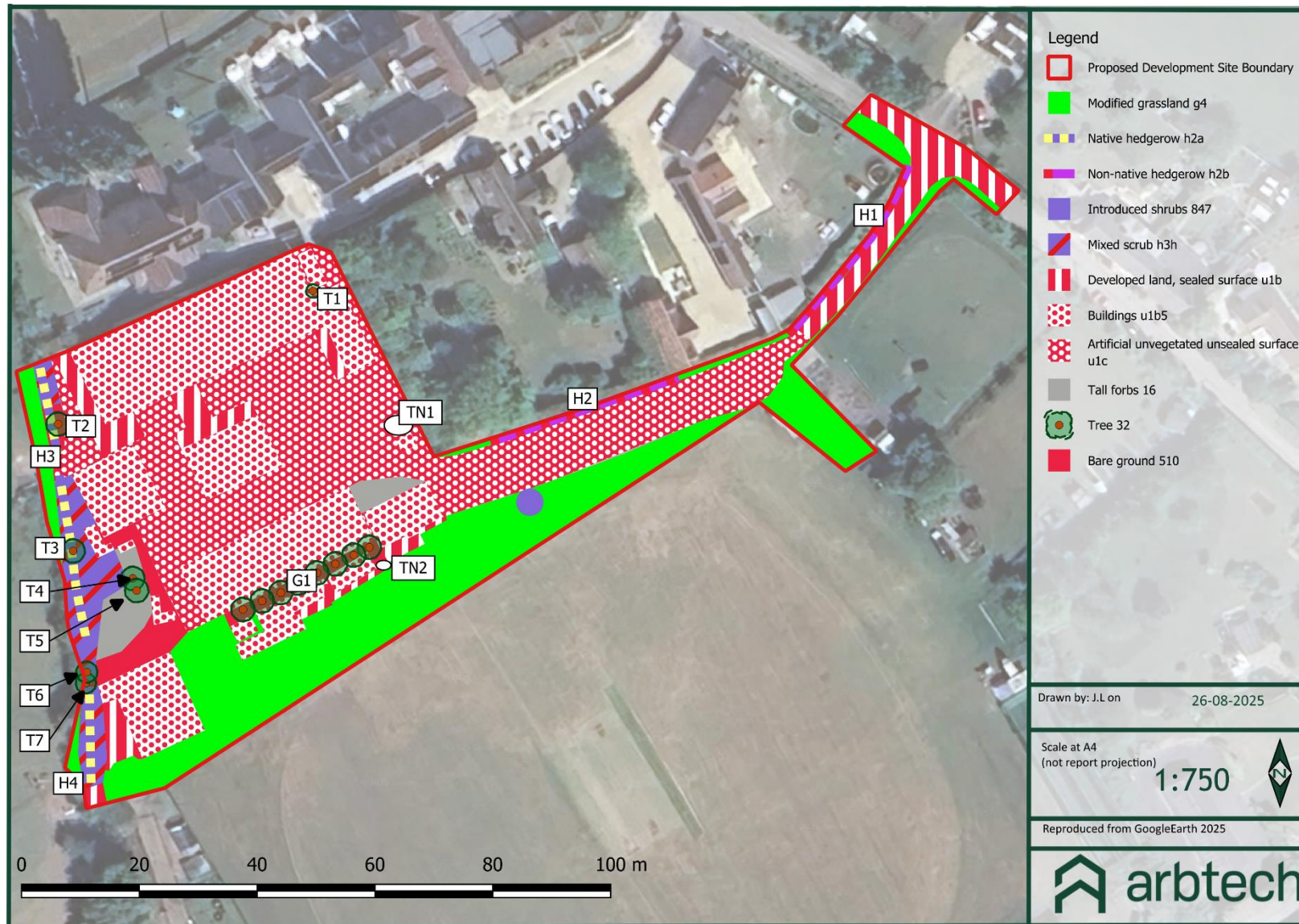
	Any chemicals or pollutants used or created by the development should be stored and disposed of correctly according to COSHH regulations. In the unlikely event that a badger sett is identified within 30m, works must cease and advice must be sought from a suitably qualified ecologist.
Riparian animals	
<i>Summary of Survey Findings</i>	There are no watercourses on or connected to the site.
<i>Foreseen Impacts</i>	No impacts are anticipated on riparian animals as a result of the proposed development.
<i>Recommendations</i>	N/A
Hazel dormouse	
<i>Summary of Survey Findings</i>	The site boundaries (hedgerow) provide limited commuting and foraging opportunities for dormice due to the gaps in the hedgerow canopy. Although no suitable woodland habitats are connected to the site. There are no dormouse European Protected Species Licences (EPSLs) within 2km.
<i>Foreseen Impacts</i>	All of the existing hardstanding, buildings and tall forbs will be removed. Areas of mixed scrub (~175m²), grassland (~550m²) and trees (T1 and G2) will be removed. The hedgerows, trees (T2–T7) and introduced shrub will be retained. No impacts are anticipated on hazel dormice as a result of the proposed development.
<i>Recommendations</i>	None.
Other e.g. hedgehog	
<i>Summary of Survey Findings</i>	The modified grassland, scrub, introduced shrubs, tall forbs and hedgerows provide foraging and sheltering opportunities for hedgehogs. However, the majority of the site is surrounded by a stock-proof fence and wall. Therefore, hedgehogs are less likely to use the proposed development site for commuting.

<i>Foreseen Impacts</i>	All of the existing hardstanding, buildings and tall forbs will be removed. Areas of mixed scrub (~175m²), grassland (~550m²) and trees (T1 and G2) will be removed. The hedgerows, trees (T2–T7) and introduced shrub will be retained. The loss of such habitats is likely to be inconsequential to local hedgehog populations owing to their low value and the presence of more extensive habitats locally. However, construction activities could result in the death or injury of hedgehogs, if present.
<i>Recommendations</i>	Similar to the badgers, a precautionary working method will be implemented during construction, including the following measures: • Any excavations will be covered overnight, or a ramp will be installed to enable any trapped animals to escape. • The use of night-time lighting will be avoided, or sensitive lighting design will be implemented to avoid light spill on to retained habitats which hedgehogs could use. • Any chemicals or pollutants used or created by the development should be stored and disposed of correctly according to COSHH regulations. If any hedgehogs are found in the working area these should be allowed to disperse of their own accord or, if at immediate risk, should be moved by hand to a sheltered, vegetated area away from disturbance.

Appendix 1: Site location map



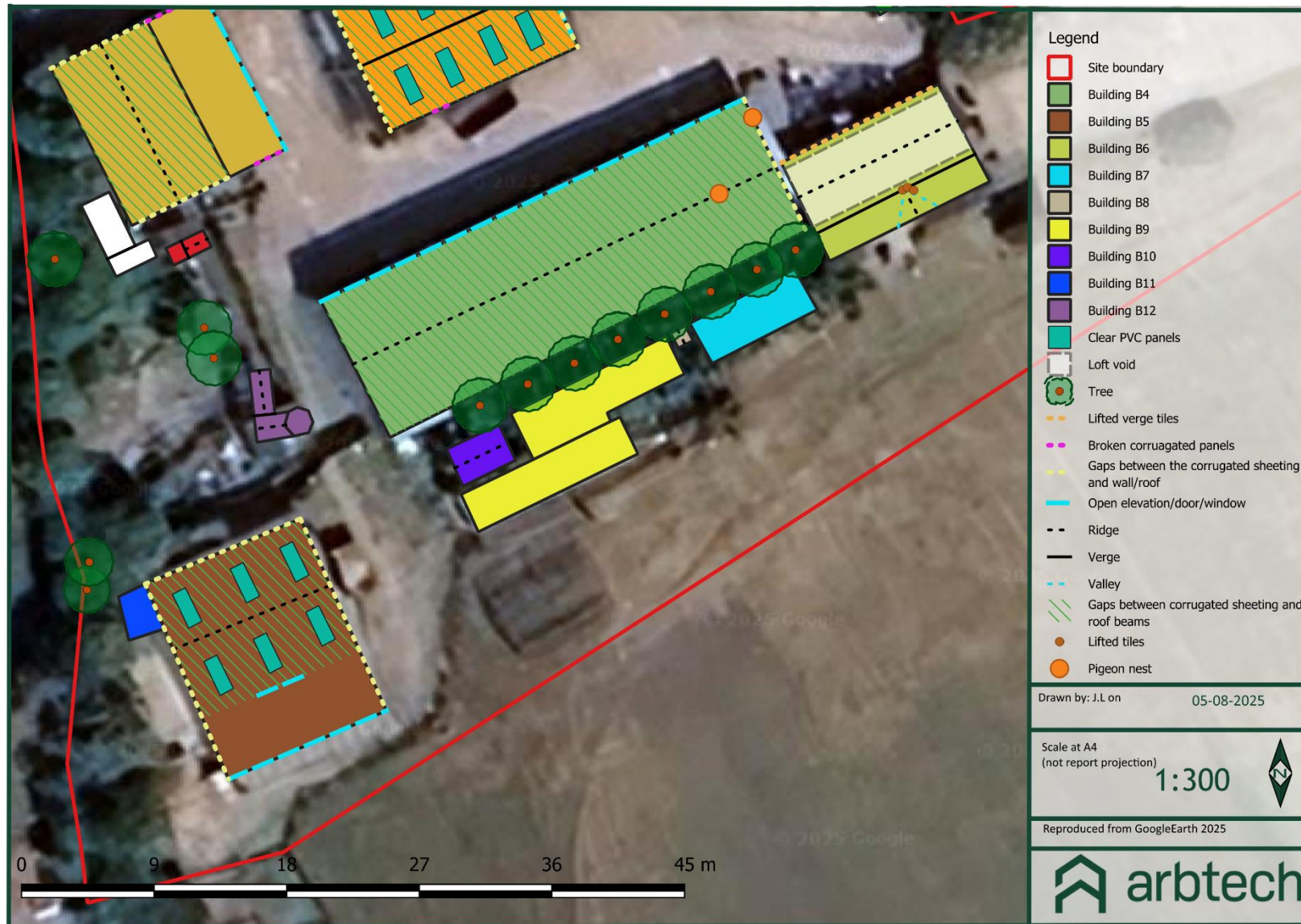
Appendix 2: Habitat map



Appendix 3: PRA plan (B1 – B3 and B13 – B16)



Appendix 4: PRA plan (B4 – B12)



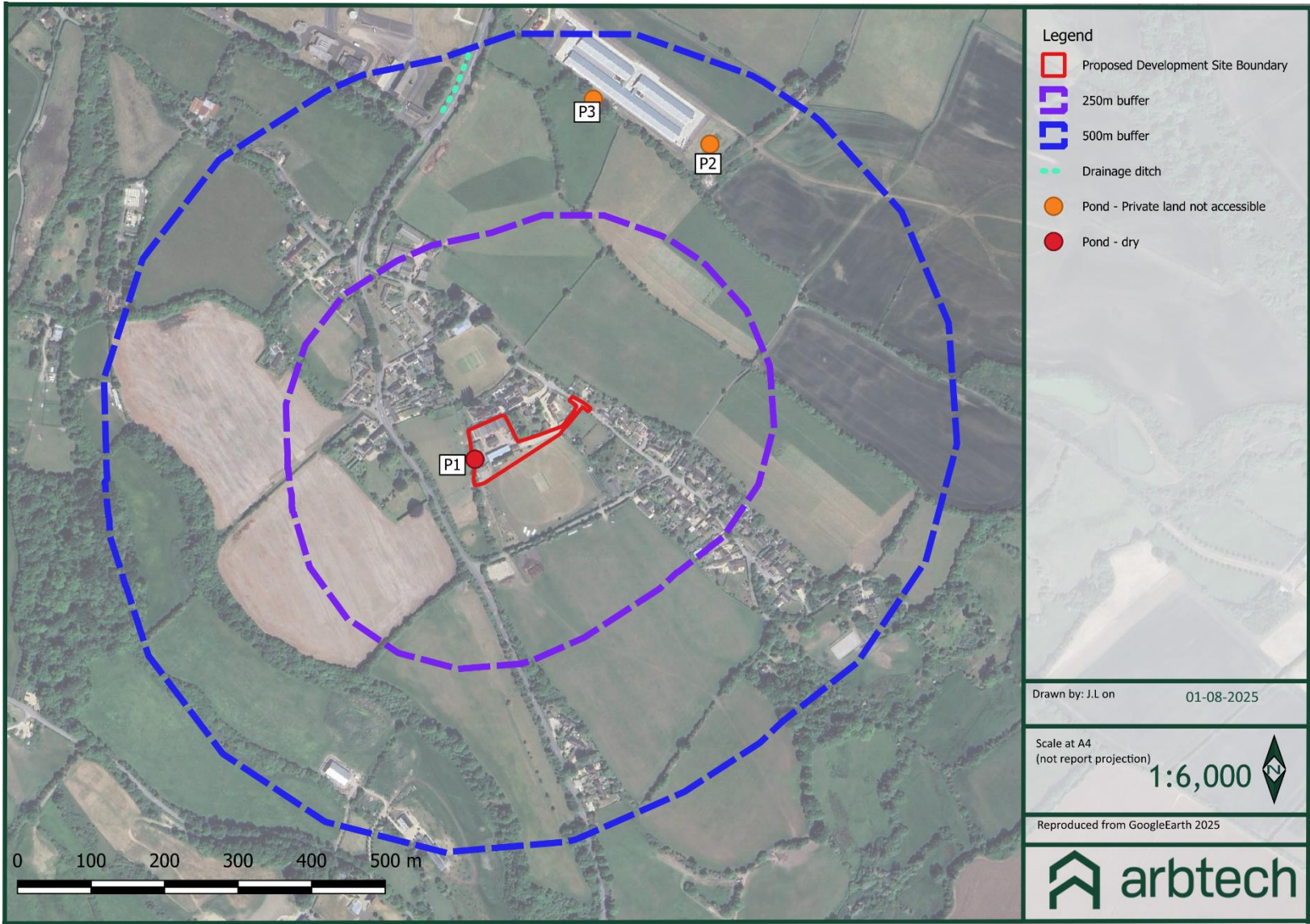
Appendix 5: BERS plan (B1 – B3 and B13 – B16)



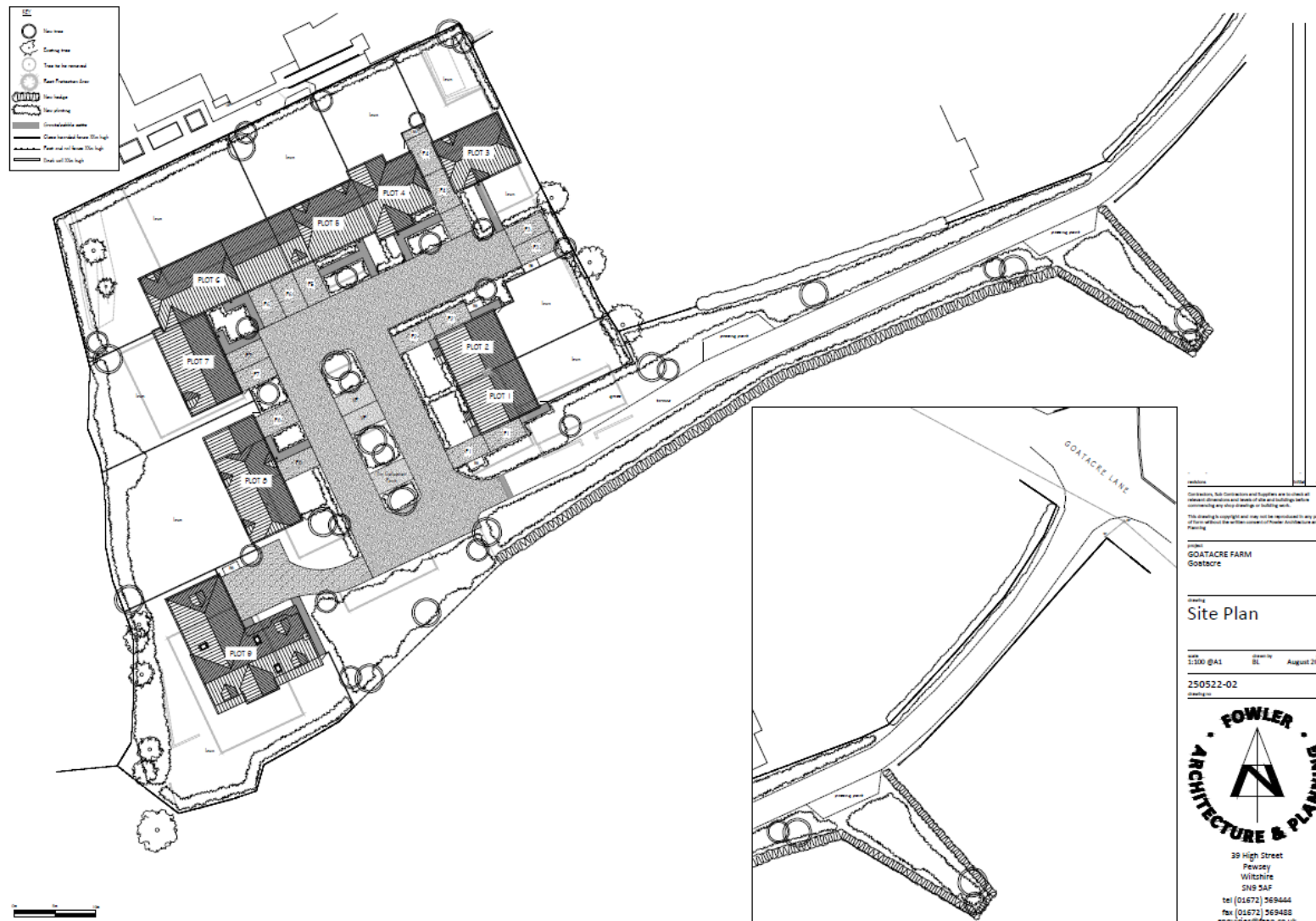
Appendix 6: BERS plan (B4 – B12)



Appendix 7: Ponds within 500m



Appendix 8: Proposed plan



Appendix 9: DNA results



Results

Sample ID: EG-2439-1

Sample information:

Sample type: Faecal	Species group: Bats
Suspected species:	Site Location: SN11 9JA
Comments:	

Laboratory information:

DNA Extraction Code: EG-2025-1670	Identification method: qPCR
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Analysis Procedure Notes:

All UK bat species tested for - only a single species detected in this sample.

Laboratory Comments:

None

Species Identified:

Species 1: Pipistrellus pipistrellus (Common pipistrelle bat)	qPCR Ct Value: 23
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Appendix 10: Photos



Photo 1: Looking west at the recreational cricket grounds, including modified grassland, hardstanding and buildings.



Photo 2: Looking north-east at the areas of hardcore and buildings.



Photo 3: Looking at the buddleia (TN2) on the southern boundary of the site.



Photo 4: Looking west at the area of mixed scrub and tall forbs.



Photo 5: Looking east at the hedgerow, hardcore car park and track.



Photo 6: Looking east at the areas of bare ground and tall forbs.

Sarah Clayton

Goatacre Farm, Goatacre, Wiltshire, SN11 9JA



Photo 7: Hedgerow H1.



Photo 8: Hedgerow H2.



Photo 9: Hedgerow H3.



Photo 10: Pond P1 (dry).



Photo 11: TN1 Log pile.



Photo 12: Stock fencing alongside the western boundary.

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Draft	0.1	Jade Lemm BSc (Hons) DipHE, Consultant Ecologist	05/08/2025
Proof	0.2	Mel Reid BSc (Hons) MRes AMRSB, Principal Ecologist	07/08/2025
Final	1.0	Jade Lemm BSc (Hons) DipHE, Consultant Ecologist	11/08/2025
Amendments	2.0	Jade Lemm BSc (Hons) DipHE, Consultant Ecologist	26/08/2025
Amendments	3.0	Jade Lemm BSc (Hons) DipHE, Consultant Ecologist	30/10/2025