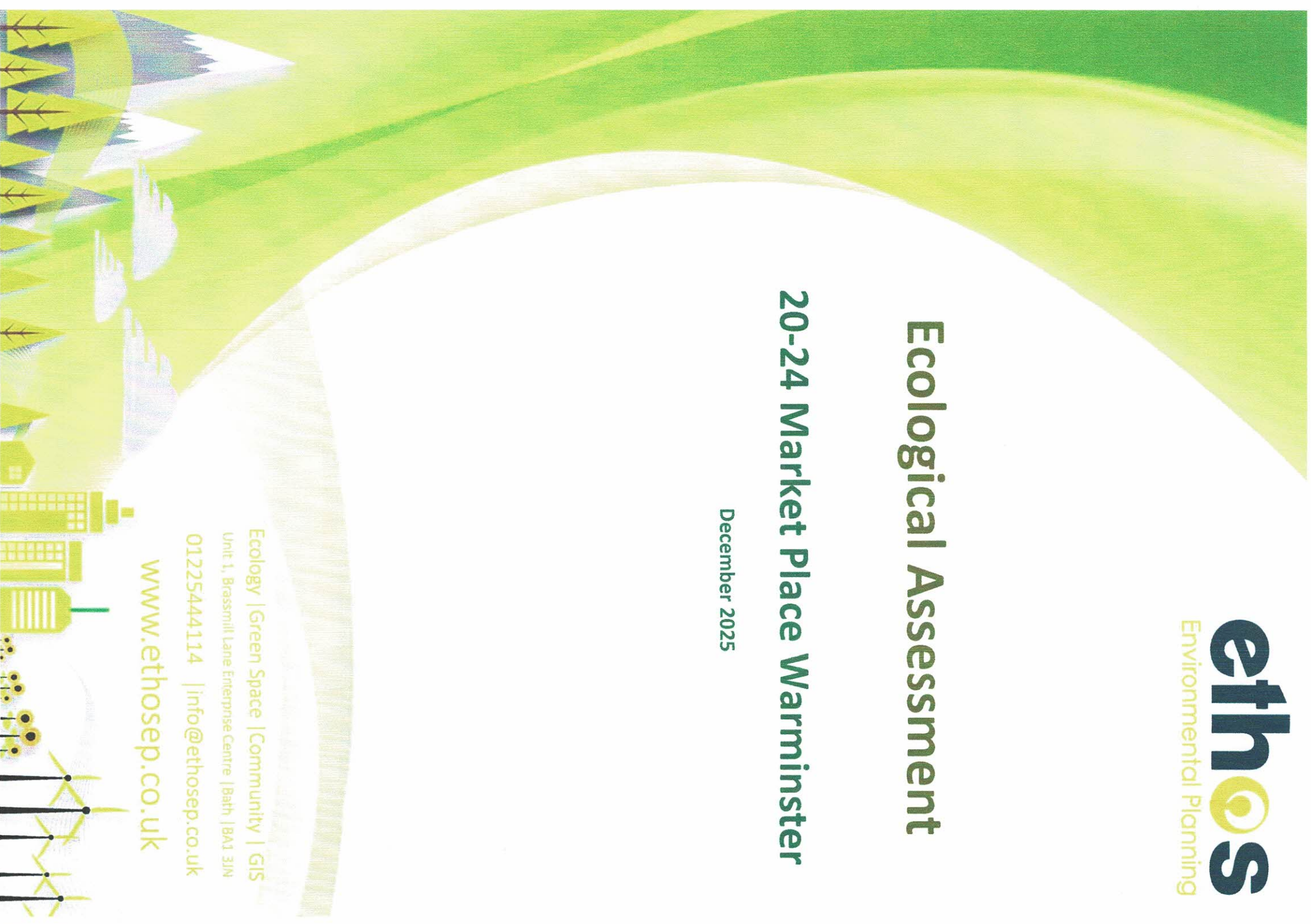


Ecological Assessment

20-24 Market Place Warminster

December 2025

Ecology | Green Space | Community | GIS
Unit 1, Brassmill Lane Enterprise Centre | Bath | BA1 3JN
01225444114 | info@ethosep.co.uk
www.ethosep.co.uk



Report Produced for

HPH Ltd

Written by:

Amelia Ball, Assistant Ecologist

Checked by:

Stephanie Green, Head of Ecology

Issue:

V1

Date:

December 2025

Project:

ETH25-521

CONTENTS

	Page(s)
1 INTRODUCTION	3
2 METHODOLOGY	6
3 BASELINE ECOLOGICAL CONDITIONS	8
4 CONCLUSIONS	11
APPENDIX 1 POLICY AND LEGISLATION	13
APPENDIX 2 SURVEY METHODOLOGY	14

1 INTRODUCTION

1.1 This Ecological Assessment (EA) has been prepared by Ethos Environmental Planning (Ethos) on behalf of HPH Ltd. The EA has been written by Amelia Ball BSc (Hons) Assistant Ecologist at Ethos and approved by Stephanie Green MSc BSc (Hons) MCEEM, Head of Ecology at Ethos. The details and experience of the authors and field survey team are provided in Appendix 2.

1.2 The report provides an EA in relation to the proposed redevelopment of 20-24 Market Place, Warmminster (Central Grid Reference ST 87479 45047), hereafter referred to as 'the site' and shown in Figure 1.

1.3 The site is located in the centre of Warmminster and contains three buildings, a courtyard and an area of vegetated garden.

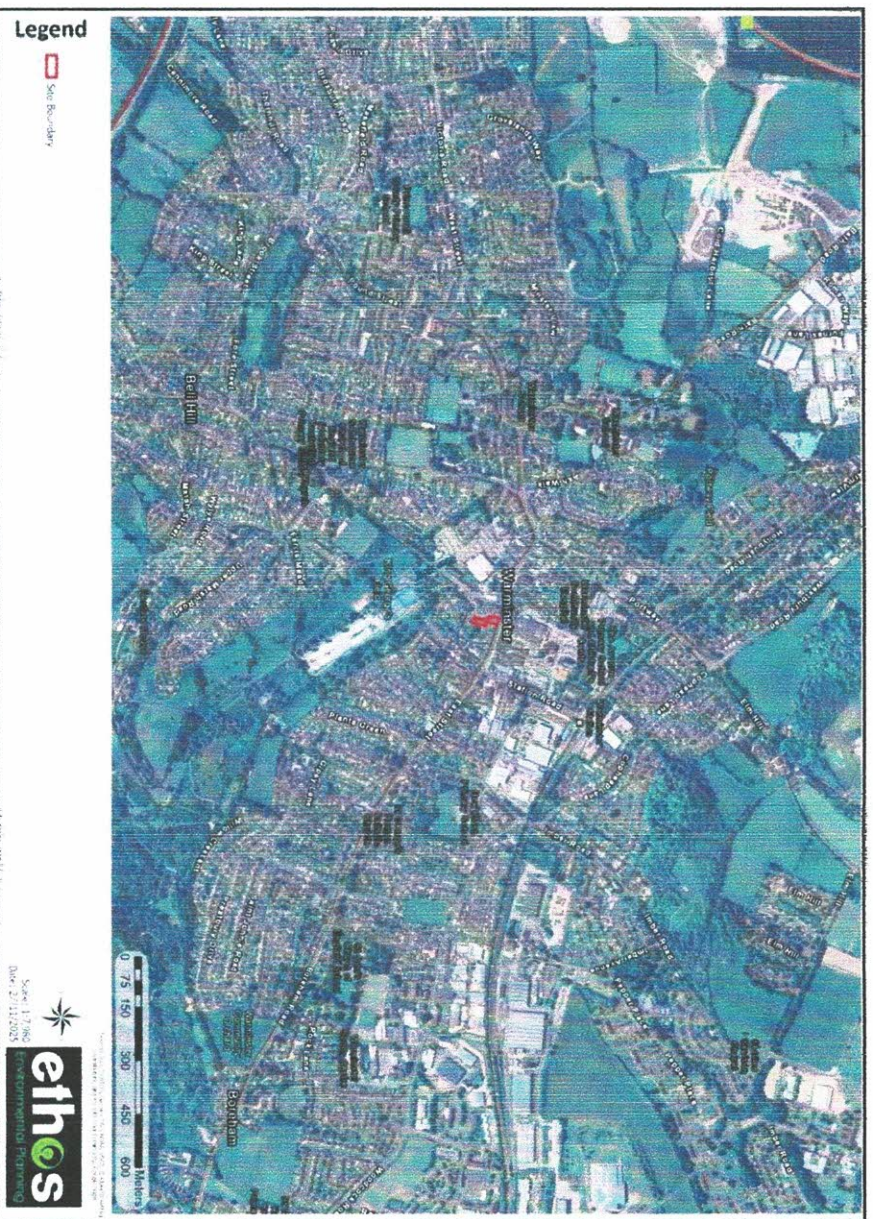


Figure 1 Site location

1.4 The proposals for the site include demolition of the modern extension to the rear of 24 Market Place and the realignment of the shop fronts of numbers 22 and 24, as shown in Figures 2 and 3.

1.5 The aims of this EA report are to:

- provide an assessment of the baseline conditions on site;

- provide an assessment of the requirement for further surveys and likely effects of the proposed development on ecological features on site; and
- identify the measures required to mitigate impacts on site biodiversity.

1.6 This report has been produced following the approach set out in 'Guidelines for Ecological Report Writing' (CIEEM, 2017).

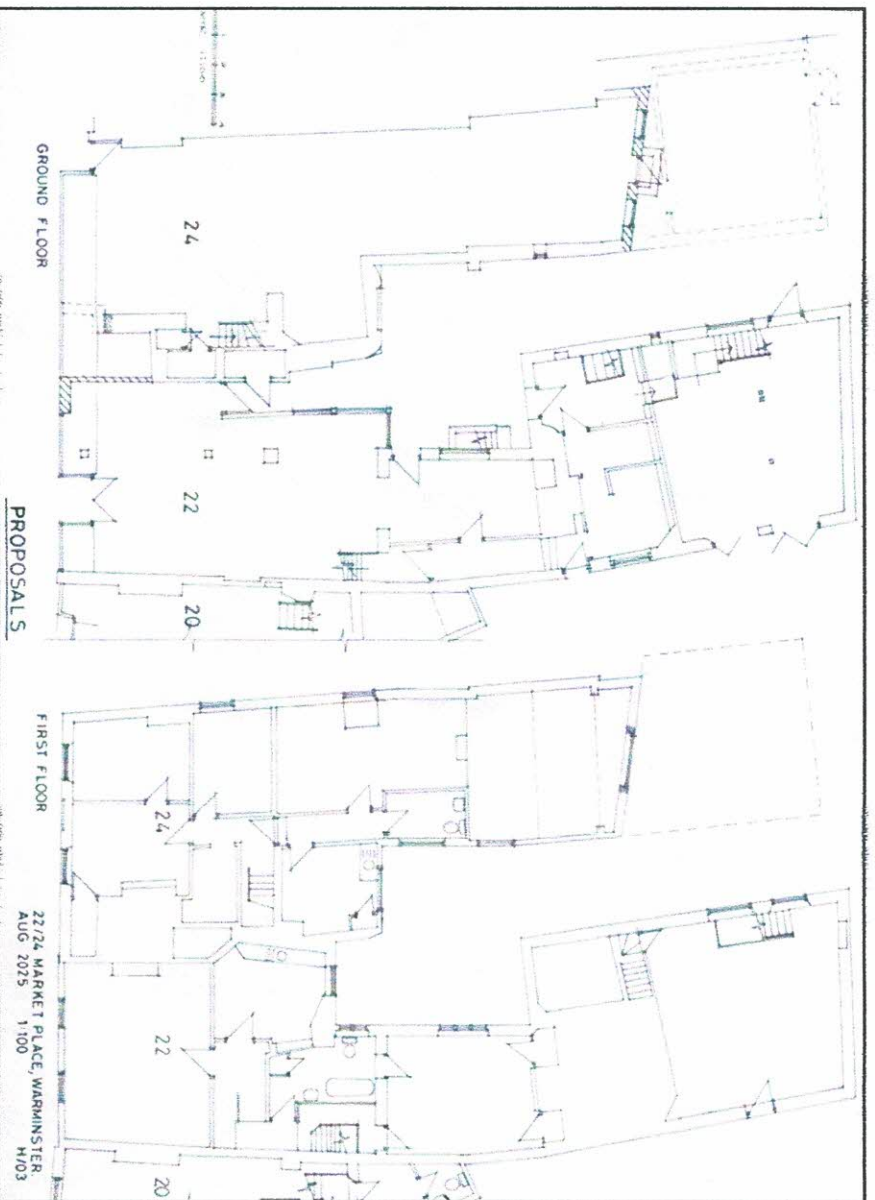


Figure 2 Proposals – floor plan

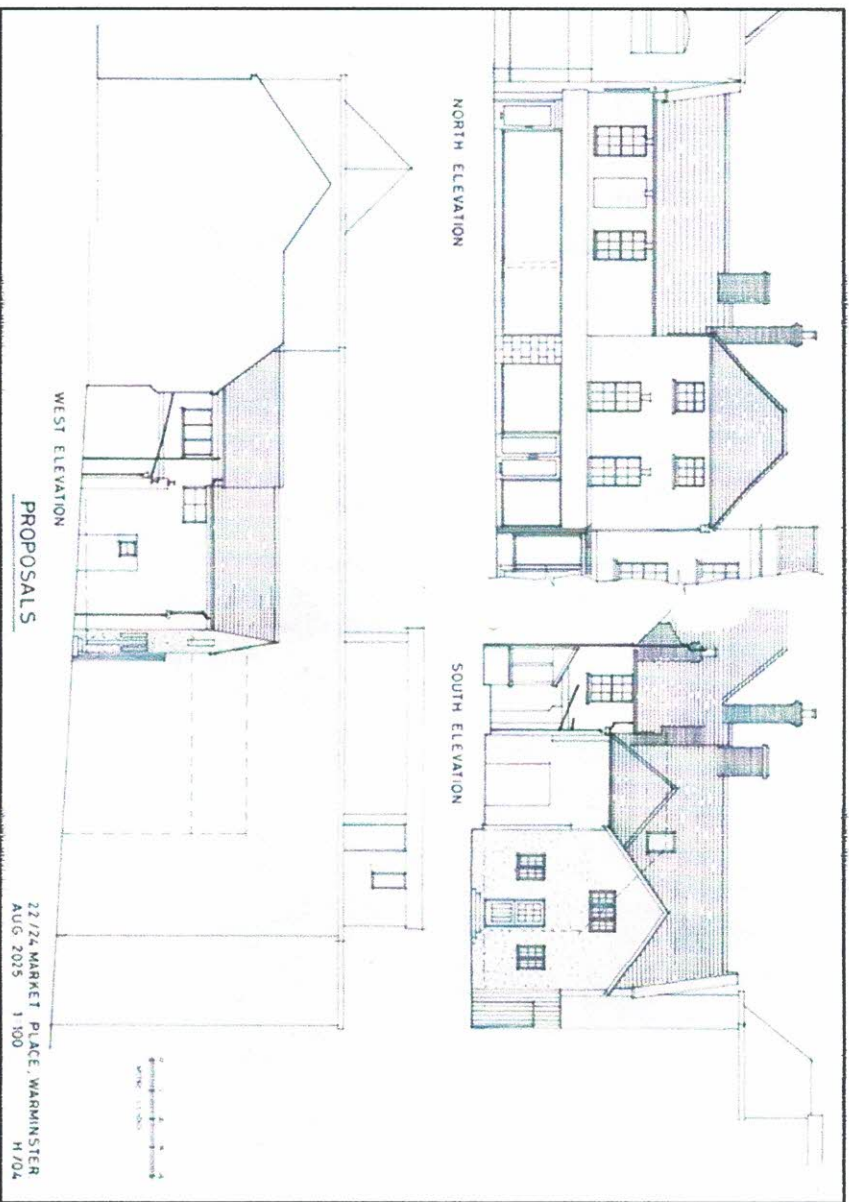


Figure 3 Proposals – elevations

2 METHODOLOGY

2.1 Scope of Assessment

2.1.1 This assessment has been undertaken based on the approach set out in the ‘Guidelines for Ecological Impact Assessment in the UK and Ireland, 1.3’ (CIEEM, 2018). The assessment has considered ‘Important Ecological Features’ that are present within the ‘Zone of Influence’ of the project. Important Ecological Features for this project comprise¹:

- Species of Principal Importance for the Conservation of Biodiversity in England;
- Legally protected species; and
- Red Listed or rare species (based on Red Data Book lists, Birds of Conservation Concern and species considered to be nationally rare/scarce).

2.1.2 The scope of the report is informed by the scale of the development proposals and assessment of any likely ecological impacts. Therefore, for this project the scope includes potential impacts on bats. Other protected and notable faunal species are scoped out.

2.1.3 The overall assessment has been informed by guidelines provided in ‘Guidelines for Ecological Report Writing’ (CIEEM, 2017).

2.2 Background Data Search

2.2.1 A background data search was received from Wiltshire and Swindon Biological Records Centre in November 2025. Due to the limited impact of the works, the only species considered in this search were bat records and bat roost records.

2.3 Bats

2.3.1 The methodology for the bat surveys was informed by the ‘Bat Surveys for Professional Ecologists Good Practice Guidelines 4th Edition’ (Collins, 2023).

2.3.2 Targeted surveys for bats were undertaken as set out in Table 2, with further details of survey methodology provided in Appendix 2.

Table 1 Surveys undertaken for bats

Survey	Description	Date undertaken
Assessment of habitat suitability	Habitats on site were assessed for their suitability to support foraging and commuting bats.	12 th November 2025
Preliminary roost assessment	Physical external and internal inspection of the building on site.	12 th November 2025

¹ Box 14 in CIEEM’s ECIA Guidelines (2018)

2.4 Other protected and notable species

- 2.4.1 The buildings were assessed for their suitability for nesting birds. Due to the limited scope of works, other species have been scoped out of this assessment, including GCN, reptiles, badgers and NERC S.41 mammals.

2.5 Limitations

- 2.5.1 The areas being impacted (i.e. the modern extension to the rear of number 24, and the shop frontages of numbers 22 and 24) were fully accessible during the survey. Information about the roof condition of the extension to the rear of number 24 was provided through drone photography. There are therefore assessed to be no limitations to the assessment.

2.6 Evaluation of Ecological Features

- 2.6.1 In line with CIEEM's guidelines on EcIA (2018), part of the ecological assessment involves assigning a scale of importance to ecological features based on available contextual information. The scale ranges from locally important to internationally important. No important ecological features were identified during this assessment.

2.7 Personnel

- 2.7.1 The surveyors on site and report author have been detailed in Appendix 2.

3 BASELINE ECOLOGICAL CONDITIONS

3.1 Habitats

General site description

3.1.1 The site comprises three buildings with a small courtyard and an area of vegetated garden at the south of the site to the rear of the buildings, as shown in Figure 2.

3.1.2 The site is located on the main road which runs through Warminster and connects to the High Street. There are commercial and residential buildings to the north, east and west, with a car park located to the south of the site. The site is set within a largely urban environment, with the Swan River and a large lake located 250m south of the site.



Figure 2 Habitats on site

3.2 Bats

Data search

3.2.1 Records of barbastelle (*Barbastella barbastellus*), serotine (*Eptesicus serotinus*), *Myotis* spp., Daubenton's bat (*Myotis daubentonii*), whiskered/Brandt's bat (*Myotis mystacinus/brandtii*), Natterer's bat (*Myotis nattereri*), Leisler's bat (*Nyctalus leisleri*),

Noctule (*Nyctalus noctula*), common pipistrelle (*Pipistrellus pipistrellus*), soprano pipistrelle (*Pipistrellus pygmaeus*), brown long-eared bat (*Plecotus auritus*), greater horseshoe bat (*Rhinolophus ferrumequinum*) and lesser horseshoe bat (*Rhinolophus hipposideros*). A large number of the records were of common and soprano pipistrelle and related to areas around Warminster and Smallbrook Meadows WWT Reserve.

3.2.2 No granted EPS licences for bats were identified within 1km of the site.

Preliminary roost assessment

3.2.3 All three buildings on site (B1 to B3 in Figure 3) are in need of repairs, and a Preliminary Roost Assessment (PRA) was therefore conducted on all three buildings. However, the proposed works for this application comprise the demolition of the modern extension to the rear of number 24 (labelled B1 extension in Figure 3), and realignment of the shop frontages of numbers 22 and 24 (B1 and B2 in Figure 3). This report therefore provides the results of the PRA of relevance to the proposed works.



Figure 3 Structures on site

B1 extension

- 3.2.4 B1 extension is a single-storey extension at the back of number 24 which has painted brick walls in a good condition (Photo 2) and cement roof sheeting with a skylight (Photo 1). There are no gaps under the roof edges and the window frames are well-sealed. Internally, B1 extension is open plan with significant light ingress from the skylight (Photo 3). The extension does not support a loft void.

- 3.2.5 Overall, the extension to the rear of number 24 is assessed to be of ‘negligible’ suitability for bats.

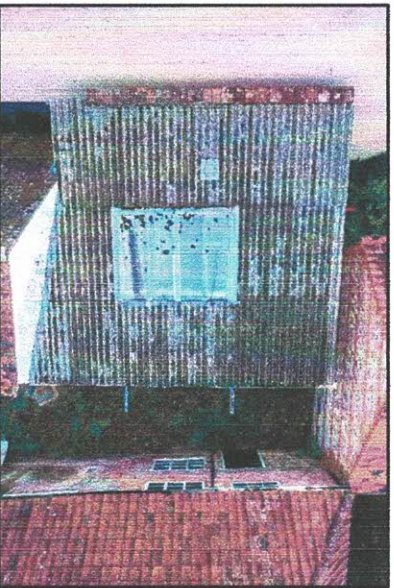


Photo 1 B1 extension roof and skylight



Photo 2 West courtyard side of B1



Photo 3 B1 extension internals

B1 and B2 frontages

- 3.2.6 The proposed works include the realignment of the shop frontages of numbers 22 and 24 (labelled B1 and B2 in Figure 3). The frontages of the buildings are rendered and in a good condition, with no cracks or crevices suitable for roosting bats. The roof tiles and lead flashing are tight and in a good condition. There is a gap under the roof edge (Photo 5), however this was viewed with binoculars and was assessed to be too open and exposed to provide potential for roosting bats.

- 3.2.7 Overall, it is assessed that the frontages of 22 and 24 Market Place are of ‘negligible’ suitability for roosting bats.



Photo 4 B1 and B2 frontages



Photo 5 B1 and B2 gap under roof edges

3.3 Birds

- 3.3.1 The areas of the buildings due to be impacted do not provide any nesting opportunities for birds and no evidence of nesting birds was identified in these areas. They are therefore scoped out of the assessment.

4 CONCLUSIONS

- 4.1.1 The areas proposed for works are of 'negligible' suitability for bats and it is therefore assessed that the works can proceed lawfully without the need for a licence from Natural England or mitigation for roosting bats.
- 4.1.2 Nesting birds are also considered absent from the works areas and no mitigation is proposed for nesting birds.
- 4.1.3 Due to the small scale of the proposed works, it is not considered proportional to recommend enhancements for biodiversity.

REFERENCES

- CIEEM (2016) *UK Guidelines for Accessing and Using Biodiversity Data*. Chartered Institute of Ecology and Environmental Management, Winchester.
- CIEEM (2017) *Guidelines on Ecological Report Writing*. Chartered Institute of Ecology and Environmental Management, Winchester.
- CIEEM (2018) *Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater, Coastal and Marine version 1.3*. Chartered Institute of Ecology and Environmental Management, Winchester.
- Collins, J. (ed) (2023) *Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th Edition*. The Bat Conservation Trust, London. ISBN-978-1-7395126-0-6.
- National Planning Policy Framework (2023). Available at: <https://assets.publishing.service.gov.uk/media/675abbd214cbda57cacd3476e/NPPF-December-2024.pdf>
- Reason, P.F. and Wray, S. (2025) *UK Bat Mitigation Guidelines: a guide to impact assessment, mitigation and compensation for developments affecting bats*. Chartered Institute of Ecology and Environmental Management, Ampfield.
- The Conservation of Habitats and Species Regulations 2017 (as amended)*. Available at: <https://www.legislation.gov.uk/ukdsi/2019/9780111176573/contents>
- UKHab Ltd. (2023) *UK Habitat Classification Version 2.0*. Available at: www.ukhab.org
- Wildlife and Countryside Act 1981 (as amended)*. Available at: <http://www.legislation.gov.uk/ukpga/1981/69>
- Wiltshire Council (2015) *Wiltshire Core Strategy, Adopted January 2015*.

APPENDIX 1 POLICY AND LEGISLATION

National Policy - NPPF

The **National Planning Policy Framework (NPPF)** (published Dec 2024) sets out national planning policy, including policies of relevance to conserving and enhancing the natural environment. Policies of relevance to biodiversity are paragraphs 187, 192, 193 and 198.

Local Policy

The **Wiltshire Core Strategy**, adopted January 2015, sets out the strategic vision for sustainable growth in Wiltshire and provides a framework for planning. Policy relating to biodiversity is Core Policy 50: Biodiversity and geodiversity.

Legislation

The Habitats Directive (together with the Birds Directive) forms the cornerstone of Europe's nature conservation policy. It is built around two pillars: the Natura 2000 network of protected sites and the strict system of species protection. All in all, the Directive protects over 1,000 animals and plant species and over 200 "habitat types" (e.g. special types of forests, meadows, wetlands, etc.), which are of European importance. The Habitats Directive and parts of the Birds Directive are transposed into legislation by **The Conservation of Species and Habitat Regulations 2017 (as amended)**.

Wildlife and Countryside Act 1981 (as amended, including by the Countryside and Rights of Way Act 2000), provides legislative protection for certain species. The Act also prohibits the spread of invasive plant species, as well as providing the mechanism for the designation and protection of Sites of Special Scientific Interest.

APPENDIX 2 SURVEY METHODOLOGY

Bats

Habitats

The habitats on site were assessed for their suitability to support foraging and commuting bats. This assessment was also contextualized through examination of suitable habitat and features in the wider landscape and possible flight-lines across the proposed site following natural linear features such as hedge rows.

Preliminary roost assessment

A physical external and internal inspection of the buildings on site was undertaken on 12th November 2025 using the equipment described below to assist the inspection. Approximately four hours of search effort were expended.

The physical search included a search for live animals and a search for other signs that give an indication of past or present occupancy. In the case of bats, typical indicators include droppings (which are characteristic and can often be speciated or at least be indicative of species type), signs of staining, urine splashing, characteristic odours, and accumulations of discarded prey remains.

Where required, the search included an endoscope search of features with potential for bats. Equipment included a Rigid micro-CA-350 Inspection Camera with micro 6mm extension, camera, laser measure, and binoculars.

Personnel

Table 2 Site surveyors and report authors

Ecologist	Position	Qualifications/ Licences	Experience	Role
Steph Green	Head of Ecology	MSc BSc (Hons), MCIEEM Class 1 GCN Licence Class 1 Hazel Dormouse Licence	Steph has over eleven years' experience in ecological field survey and consultancy. Steph is responsible for leading and undertaking comprehensive ecological impact assessments, protected species surveys and is a licensed GCN and dormouse worker, as well as a Full Member of CIEEM.	Report reviewer
Katie Munday	Senior Ecologist	MSc, BSc (Hons), MCIEEM Class 1 Bat Licence (NE)	Katie has four years' experience in ecological consultancy. She undertakes a variety of	Structure assessment

Ecologist	Position	Qualifications/ Licences	Experience	Role
			field surveys and has experience carrying out Biodiversity Net Gain assessments. She has extensive customer service experience and is responsible for managing a range of projects. She is proficient at report writing and has input into several Environmental Statements.	
Amelia Ball	Assistant Ecologist	BSc (Hons)	Amelia has one year experience in ecological field survey and assessment with Ethos.	Structure assessment