

Ecological Assessment



Stratford Court, Salisbury

13th July 2022



**Tyler
Grange**

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Contents:

Summary	
Section 1: Introduction and Methodology	1
Section 2: Ecological Features	3
Section 3: Potential Impacts, Mitigation and Enhancement	7
Section 4: Conclusion	10

Appendices:

Appendix 1: Legislation and Planning Policy	
Appendix 2: Survey Methodology	
Appendix 3: Ecological Briefing Note	
Appendix 4: Proposed Landscape Plan	

Plans:

12194/P01: Habitat Features Plan	
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Summary

- S.1. Tyler Grange Group Ltd were instructed by Colton Developments in May 2022 to undertake an ecological assessment of the previous site of Stratford Court care home of Stratford Road in Salisbury, hereafter referred to as the 'site'.
- S.2. Following the demolition of Stratford Court under a previous consent, the site now comprises a mosaic of tall ruderal, ephemeral short perennial vegetation with rubble piles, sections of bare ground and an area of tarmac hardstanding, all considered to be of negligible ecological importance. The site is not considered to qualify as open mosaic on previously developed land priority habitat.
- S.3. A revised planning application for a new nursing home on the Stratford Court site, directly connected to Braemar Lodge, with associated parking and gardens is to be submitted to Wiltshire Council in July 2022.
- S.4. The site is not covered by any statutory protection, although a number of such sites are present within the local area. Due to the scale of the development and distances from the site, there is not considered to be potential for adverse effects to any of the identified designated sites during the construction or operational phase of the proposed development.
- S.5. The site has the potential to support reptiles and breeding birds and the adjacent Braemar Lodge building which will be directly affected by proposals has been determined to have low potential to support roosting bats therefore A single dusk emergence survey has been undertaken in line with guidance. No bats were recorded emerging therefore roosting bats are not considered to be a feature of the site. Further surveys for reptiles will be undertaken to determine potential presence and required mitigation and an addendum report will be submitted to Wiltshire Council with survey methods, results, potential impacts and proposed mitigation, during the determination period.
- S.6. The proposals will retain the habitats of the most ecological importance, namely the mature trees overhanging the boundary of the site and also include native trees, wildflower meadow, shrub and hedgerow planting of benefit to wildlife as well as ornamental planting. To create additional ecological enhancements at the site and in line with local planning guidance, the provision of bird boxes is also recommended to improve opportunities for UK and local priority species.
- S.7. With the implementation of suitable mitigation and enhancement measures, the proposed development would be in conformity with relevant planning policy and legislation, as set out at **Appendix 1**. The strategy could be controlled by appropriately worded planning controls.



Section 1: Introduction and Methodology

Introduction

- 1.1. Tyler Grange Group Ltd were instructed by Colton Developments in May 2022 to undertake an ecological assessment of the previous site of Stratford Court care home of Stratford Road in Salisbury, hereafter referred to as the 'site'. The site is centred on National Grid Reference SU 14050 31323.
- 1.2. Tyler Grange Group Ltd have undertaken previous ecological work on the site to inform a previous planning application for the site to Wiltshire Council (Planning Reference: 19/05965/FUL) which was approved in 2019. Under this consent, the Stratford Court building has been demolished and a revised planning application for a new nursing home on the Stratford Court site, directly connected to Braemar Lodge with associated parking and gardens is to be submitted to Wiltshire Council in June 2022.
- 1.3. The site currently comprises a mosaic of tall ruderal, ephemeral short perennial vegetation with rubble piles, sections of bare ground and an area of tarmac hardstanding (see Plan 12194/P01). The site is located in north Salisbury and is surrounded by built development, playing fields and open green space. The red line boundary is show in Figure 1 below.



Figure 1: Site context and indicative red line boundary (National Grid Reference Finder, 2022).

- 1.4. The purpose of this report is to:
 - Use available background data and results of field surveys, describe and evaluate the ecological features present within the likely 'zone of influence' (Zoi) of the proposed development;
 - Assess ecological issues and opportunities as a result of development; and
 - Where appropriate, describe mitigation and enhancement proposals, together with planning controls to ensure their delivery and conformity with relevant policy and legislation.



Methodology

- 1.5. This Ecological Assessment has been informed by the following, with detailed methods provided at **Appendix 2**:
- Internet based data search of publicly available site and protected species information;
 - Phase 1 habitat survey;
 - Preliminary Bat Roost Assessment (PBRA); and
 - A single dusk emergence survey of Braemar Lodge.
- 1.6. The above scope of work has informed the description and assessment of importance of ecological features - in line with the 'Guidelines for Ecological Impact Assessment' published by the Chartered Institute for Ecology and Environmental Management (CIEEM) (CIEEM, 2018)¹ - the consideration of opportunities and constraints to development, and mitigation and enhancement requirements to ensure conformity with legislation and policy (see **Appendix 1**). All work undertaken complies with British Standard's for Biodiversity – BS42020 (BSI Standards Publication, 2013)².

Quality Assurance

- 1.7. This report has been prepared and reviewed members of CIEEM who abide by the Institute's Code of Professional Conduct.

¹ CIEEM (2018). Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater, Coastal and Marine version 1.1. Chartered Institute of Ecology and Environmental Management, Winchester.

² BSI Standards Publication (2013). Biodiversity – Code of Practice for Planning and Development.



Section 2: Ecological Features

Protected Sites

- 2.1 The site is not covered by any statutory or non-statutory designation for nature conservation importance.
- 2.2 The River Avon Special Area of Conservation (SAC) and Site of Special Scientific Interest (SSSI), which is designated for Annex I habitats Water courses of plain to montane levels with the *Ranunculus fluitantis* and *Callitriche-Batrachion* vegetation and Annex II species Desmoulin's whorl snail *Vertigo moulinsiana*, Sea lamprey *Petromyzon marinus*, Brook lamprey *Lampetra planeri*, Atlantic Salmon, *Salmo salar* and Bullhead *Cottus gobio*, is located approximately 360m west of the site. It is considered to be of **international ecological importance**.
- 2.3 Furthermore, the Avon Valley Local Nature Reserve (LNR) is located approximately 180m west of the site. Local Nature Reserves (LNR) are notified under Section 21 of the National Parks and Access to the Countryside Act 1949 by local authorities. They are not necessarily of great ecological importance, and are intended for public appreciation and enjoyment of wildlife. However, as the Sites of Nature Conservation in Wiltshire are not publicly available it has been assumed that this site could be of up to **county ecological importance**.
- 2.4 Given the small scale and nature of proposals, it is not considered that any other protected sites with statutory or non-statutory protection within the study area are within the zone of influence and therefore they are not considered further in this report.

Habitats and Flora

- 2.5 There are no priority habitats within or adjacent to the site boundary. Following the demolition of Stratford Court, the site comprises a mosaic of tall ruderal and ephemeral short perennial with piles of rubble, bare ground and tarmac hardstanding and compressed aggregate as shown on Plan 12194/P01 (TN14). There are also two shipping containers present (TN10 and TN11) and a raised drain (TN5). Species recorded included Butterfly bush *Buddleja*, ox-eye daisy *Leucanthemum vulgare*, spear thistle *Cirsium vulgare*, ribwort plantain *Plantago lanceolata*, black medick *Medicago lupulina*, foxglove *Digitalis sp.*, white clover *Trifolium repens* and purple toadflax *L. purpurea* (see Photographs 1 – 3).





Photograph 1: Tarmac hardstanding at site entrance.



Photograph 2: Tall ruderal and ephemeral short perennial vegetation characteristic of the site.



Photograph 3: Large areas of bare ground created from rubble following the demolition of Stratford Court. The adjacent Braemar Lodge is shown in the background.

- 2.6 The site habitats are not considered to be 'Open Mosaic on Previously Developed Land' priority habitat as the areas of tarmac hardstanding and compressed aggregate present reduce the size of the mosaic area to less than 0.25ha, the area required to meet the criteria for the priority habitat type³.
- 2.7 These habitat types are common and widespread, and of recent origin, and are therefore considered to be of no more than **negligible ecological importance**.
- 2.8 On the western boundary, there is a beech hedgerow and overhanging to the site there are a number of semi-mature and mature trees including silver birch *Betula pendula*, sycamore *Acer Pseudoplatanus*, willow *Salix sp.* and cherry *Prunus avium* (TN1, TN2, TN3, TN4, TN6, TN7, TN8, TN9, TN12 and TN13). These habitats provide connectivity to the wider area including allotments to the north west and the Avon Valley Nature Reserve and are therefore considered to be part of an ecological resource of up to **local ecological importance**.

Fauna

Bats

- 2.9 There are three European Protected Species Licences (EPSL) for bats within 2km of the site which are for common pipistrelle *Pipistrellus pipistrellus*, soprano pipistrelle *Pipistrellus pygmaeus*, lesser horseshoe *Rhinolophus hipposideros*, serotine *Eptesicus serotinus*, Natterer's bat *Myotis nattereri* and brown long eared bat *Plecotus auritus* from 2013, 2014 and 2018.
- 2.10 There are no trees on site and those overhanging the site are all of no more than negligible importance to roosting bats. Furthermore, the two shipping containers are fully sealed and do not offer any bat roosting potential.
- 2.11 An external preliminary bat roosting assessment (PBRA) (See **Appendix 2** for detailed methodology) of the adjacent Braemar Lodge was undertaken. The building is two storeys and of brick construction with a hipped, tiled roof with wooden soffits at the eaves. The building is in good condition but the PBRA identified a number of slightly lifted tiles (Photograph 4) in the area of the roof that will be lost as a result of the proposed care home connecting to Braemar Lodge and therefore is assessed as having **low potential to support roosting bats**. A single dusk emergence survey was undertaken on the 7th July 2022 and no bats were recorded emerging from the features identified, therefore roosting bats are considered to be absent from the site.

³ <https://data.jncc.gov.uk/data/a81bf2a7-b637-4497-a8be-03bd50d4290d/UKBAP-BAPHabitats-40-OMH-2010.pdf>





Photograph 4: Braemar Lodge roof showing lifted tile (marked by red dot).

- 2.12 The site offers limited suitability for commuting and foraging bats, particularly given the limited scale and the more optimal habitat within the wider area but is likely to form part of a resource supporting a bat assemblage of up to **local ecological importance**.

Breeding Birds

- 2.13 The on-site habitats and trees overhanging the site offer some limited potential for urban species of nesting and foraging birds (such as blackbird *Turdus merula* and pigeon *Columba livia domestica*) and the tall ruderal habitats will also offer limited foraging opportunities. However, given the limited nature of these habitats they are unlikely to support a common bird assemblage and are likely to form part of a larger foraging resource. No signs of nesting birds were noted on the adjacent Braemar Lodge building. Therefore, any bird assemblage using the site is likely to be of no more than **negligible ecological importance**.

Reptiles

- 2.14 The site has high potential to support reptiles, offering the varied habitat structure required as well as food sources, basking opportunities and hibernacula in the form of rubble piles. Furthermore, it is linked to optimal reptile habitat in the form of allotments to the north west and the Avon Valley Nature Reserve beyond. Although the site habitats are of very recent origin, reducing the likelihood of reptiles potentially being present, further surveys will be required to establish whether a population is present and therefore any requirement for mitigation.

Other Species

- 2.15 There are no other European Protected Species Licences within 2km of the site and no field signs of any other protected or notable species were recorded during the site visit. As outlined in the previous report (**Appendix 3**), there is limited suitability for other species to use the site with the exception of hedgehog *Erinaceus europaeus*.



Section 3: Potential Impacts, Mitigation and Enhancement

Proposals

- 3.1. A revised planning application is to be submitted to Wiltshire Council in June 2022 for a new nursing home on the Stratford Court site. The new building will be connected to Braemar Lodge, with associated parking and gardens. The connection to Braemar Lodge will be facilitated by removal of some of the existing roof and landscaping will include native trees, wildflower meadow, shrub and hedgerow planting of benefit to wildlife as well as ornamental planting. A Landscape Plan is provided in **Appendix 4**.

Potential Impacts and Requirement for Mitigation

- 3.2. Both the Countryside and Rights of Way (CROW) Act 2000 and the Natural Environment and Rural Communities (NERC) Act 2006 gives the importance of conserving biodiversity a statutory basis, requiring government departments (which includes Local Planning Authorities) to have regard for biodiversity in carrying out their obligations (which includes determination of planning applications) and to take positive steps to further the conservation of listed species and habitats. These articles of legislation require Wiltshire District Council to take measures to protect species or habitats from the adverse effects of development, where appropriate, by using planning conditions or obligations.
- 3.3. Where there are potential impacts in the construction and/or operational phases of the development to the ecological resources described and evaluated in Section 3, these are described below. Where potential impacts would trigger legislation or planning policy (as set out in **Appendix 1**), the requirement for mitigation is noted.

Protected Sites

- 3.4. Due to the scale of the development, distances and lack of impact pathways, it is considered that there is no potential for adverse effects to any of the identified designated sites during the construction or operational phase of the proposed development.

Habitats and Flora

- 3.5. The proposals will require the loss of all site habitats which are of **negligible ecological importance**. The loss of these habitats does therefore not trigger the requirement for mitigation; however, in line with the National Planning Policy Framework (NPPF) and Core Policy 50: Biodiversity and Geodiversity in the Wiltshire Local Plan adopted in 2015⁴, the proposals include new native trees, hedgerow and shrub along with wildflower grassland, which will utilise species known to be of benefit to wildlife.

⁴Wiltshire Council (2015). Wiltshire Core Strategy. <https://www.wiltshire.gov.uk/media/372/Wiltshire-Core-Strategy-adopted-2015/pdf/Wcs.pdf?m=637099399373530000>



- 3.6. The off site trees overhanging the site will need to be protected during construction in line with BS 5837 (2012): Trees in relation to Design, Demolition and Construction⁵ to ensure the potential for impacts during construction is minimised.

Fauna

Bats

- 3.7. The bat surveys undertaken of Braemar Lodge has confirmed that roosting bats are not a feature of the site therefore no specific mitigation will be required.
- 3.8. To the north and south the site is bordered by Braemar Lodge and residential development with the lit Stratford Road immediately to the east. Further east and to the west there are allotments and open green space as well as the Avon Valley Nature Reserve, all providing optimal foraging and commuting habitat in the wider area. The site habitats offering potential suitable foraging habitat are extremely limited and it is unlikely light sensitive species would be present due to the surrounding street lights.
- 3.9. All the trees and hedgerows around the site boundary will be retained and the proposals including the new native trees, hedgerow and shrub along with wildflower grassland, will increase the foraging habitat available to bats on site. A sensitive lighting strategy, to be conditioned, will be required to ensure the boundary features, with the exception of Stratford Road, remain accessible for bats during operation.

Breeding Birds

- 3.10. There may be some partial displacement of nesting birds as a result of the clearance of site habitats. All wild birds, their nests and eggs are afforded protection under the WCA 1981 (as amended). In order to avoid a breach in the legislation, removal of vegetation should be undertaken outside the nesting bird season (March to August inclusive). Should this not be possible, a thorough search of vegetation would need to be completed by a suitably qualified ecologist immediately prior to removal and demolition, to check for signs of active bird nests. If an active nest is found to be present, an appropriate buffer will need to be retained until the young have fledged and the nest is no longer active, as confirmed by an ecologist.
- 3.11. The proposed landscaping would increase the overall habitat available for nesting and foraging birds. As such the improved habitats will provide increased foraging opportunities and may attract an increased species complement compared to existing.
- 3.12. To create a further enhancement for birds nesting opportunities would be created through the provision of nest boxes incorporated into the new buildings, with such features positioned so as to provide easy access to linear features or grouped as some bird species prefer.
- 3.13. Overall, it is considered that the measures detailed would maintain and improve nesting and foraging opportunities for birds, creating an enhancement post-development.

⁵ BSI Standards Publication (2012). Trees in Relation to Design, Demolition and Construction to Construction – Recommendations BS5837.



Reptiles

- 3.14. Further surveys for reptiles will be undertaken and the methodologies, results and proposed mitigation will be included in an addendum report to be submitted to Wiltshire District Council during the determination period. If reptiles are present on site, a detailed mitigation strategy to include timing of works, working methods, ecological supervision and potentially details of a receptor site will need to be designed and implemented.

Other Species

- 3.15. As outlined in the previous ecological report (**Appendix 3**), given there is some suitability of the site for hedgehogs, a precautionary working method statement (PWMS) for vegetation clearance, to be conditioned, should be produced and implemented prior to any clearance taking place.



Section 4: Conclusion

- 4.1. No ecological features that would affect the principle of development at the site have been identified to date. Although further surveys for bats and reptiles are required, based on the nature of the site, it is considered highly unlikely that survey results would alter this assessment.
- 4.2. No adverse impacts to any statutory or non-statutory designated sites are anticipated as a result of the development.
- 4.3. The proposals include native trees, wildflower meadow, shrub and hedgerow planting of benefit to wildlife as well as ornamental planting. The site was considered to provide limited opportunities to commuting and foraging bats and nesting and foraging birds. These opportunities will remain in the medium to long-term following the proposed planting, and enhancements to the biodiversity value of the site for these species are possible through the provision of bird boxes.
- 4.4. With the implementation and enhancement strategy described in this assessment (outlined in Section 3), it is considered that the proposed development would be in conformity with relevant policy and legislation, as set out in **Appendix 1**.



Appendix 1: Legislation and Planning Policy

- A1.1 Specific habitats and species receive legal protection in the UK under various pieces of legislation, including:
- The Wildlife and Countryside Act (WCA) 1981 (as amended);
 - The Conservation of Habitats and Species Regulations 2018 (as amended);
 - The Countryside and Rights of Way (CROW) Act 2000;
 - The Hedgerows Regulations 1997;
 - The Protection of Badgers Act 1992; and
 - The Natural Environment and Rural Communities Act (NERC) 2006.
- A1.2 The European Council Directive on the Conservation of Natural Habitats and of Wild Flora and Fauna, 1992, often referred to as the 'Habitats Directive', provides for the protection of key habitats and species considered of European importance. Annexes II and IV of the Directive list all species considered of community interest. The legal framework to protect the species covered by the Habitats Directive has been enacted under UK law through The Conservation of Habitats and Species Regulations 2017 (as amended).
- A1.3 In Britain, the WCA 1981 (as amended) is the primary legislation protecting habitats and species. SSSIs, representing the best examples of our natural heritage, are notified under the WCA 1981 (as amended) by reason of their flora, fauna, geology or other features. All breeding birds, their nests, eggs and young are protected under the Act, which makes it illegal to knowingly destroy or disturb the nest site during nesting season. Schedules 1, 5 and 8 afford protection to individual birds, other animals and plants.
- A1.4 The CROW Act 2000 strengthens the species enforcement provisions of the WCA 1981 (as amended) and makes it an offence to 'recklessly' disturb a protected animal whilst it is using a place of rest or shelter or breeding/nest site.

Species and Habitats of Principal Importance and the UK Biodiversity Action Plan

- A1.5 The UK Post-2010 Biodiversity Framework succeeded the UK BAP partnership in 2011 and covers the period 2011 to 2020. However, the lists of Priority Species and Habitats agreed under the UKBAP still form the basis of much biodiversity work in the UK. The current strategy for England is 'Biodiversity 2020: A Strategy for England's wildlife and ecosystem services' published under the UK Post-2010 UK Biodiversity Framework. Although the UK BAP has been succeeded, Species Action Plans (SAPs) developed for the UK BAP remain valuable resources for background information on priority species under the UK Post-2010 Biodiversity Framework.
- A1.6 Priority Species and Habitats identified under the UKBAP are also referred to as Species and Habitats of Principal Importance for the conservation of biodiversity in England and Wales within Sections 41 (England) and 42 (Wales) of the Natural Environment and Rural Communities (NERC)



Act 2006. The commitment to preserving, restoring or enhancing biodiversity is further emphasised for England and Wales in Section 40 of the NERC Act 2006.

National Planning Policy

National Planning Policy Framework (NPPF), July 2021

A1.7 The National Planning Policy Framework (NPPF) was updated in July 2021 and sets out the Government's planning policies for England and how these should be applied. It replaces the National Planning Policy Framework published in July 2019.

A1.8 Paragraph 11 states that:

"Plans and decisions should apply a presumption in favour of sustainable development."

Section 15 of the NPPF (paragraphs 174 to 182) considers the conservation and enhancement of the natural environment including habitats and biodiversity (paragraphs 179-182)

A1.9 Paragraph 174 states that planning and decisions should contribute to and enhance the natural and local environment by:

"protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);

recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland; and

minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures"

A1.10 Paragraph 175 states that plans should distinguish between the hierarchy of international, national and locally designated sites; allocate land with the least environmental or amenity value; take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries.

A1.11 Paragraph 179 states that in order to protect and enhance biodiversity and geodiversity, plans should:

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

promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity."

When determining planning applications, Paragraph 1780 states that local planning authorities should aim to conserve and enhance biodiversity by applying the following principles:



"if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;

development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest;

development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists; and

development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate."

As stated in paragraph 181 the following should be given the same protection as habitats sites:

"potential Special Protection Areas and possible Special Areas of Conservation;

listed or proposed Ramsar sites; and sites identified, or required, as compensatory measures for adverse effects on habitats sites, potential Special Protection Areas, possible Special Areas of Conservation, and listed or proposed Ramsar sites."

- A1.12 Paragraph 182 states that the presumption in favour of sustainable development does not apply where the planned project is likely to have a significant effect on a habitat site (alone or in combination with other plans or projects) unless an appropriate assessment has concluded the plan or project will not adversely affect the integrity of the habitats site.

Wiltshire Core Strategy (Adopted 2015)

Core Policy 50: Biodiversity and Geodiversity

Protection

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

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



Biodiversity enhancement

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

Local sites

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

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

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

Core Policy 52: Green Infrastructure

Development shall make provision for the retention and enhancement of Wiltshire's green infrastructure network, and shall ensure that suitable links to the network are provided and maintained. Where development is permitted developers will be required to:

retain and enhance existing on site green infrastructure

- ii. make provision for accessible open spaces in accordance with the requirements of the adopted Wiltshire Open Space Standards
- iii. put measures in place to ensure appropriate long-term management of any green infrastructure directly related to the development
- iv. provide appropriate contributions towards the delivery of the Wiltshire Green Infrastructure Strategy v. identify and provide opportunities to enhance and improve linkages between the natural and historic landscapes of Wiltshire.

If damage or loss of existing green infrastructure is unavoidable, the creation of new or replacement green infrastructure equal to or above its current value and quality, that maintains the integrity and functionality of the green infrastructure network, will be required.

Proposals for major development should be accompanied by an audit of the existing green infrastructure within and around the site and a statement demonstrating how this will be retained and enhanced through the development process.

Development will not adversely affect the integrity and value of the green infrastructure network, prejudice the delivery of the Wiltshire Green Infrastructure Strategy, or provide inadequate green infrastructure mitigation.

Green infrastructure projects and initiatives that contribute to the delivery of a high quality and highly valued multi-functional green infrastructure network in accordance with the Wiltshire



Green Infrastructure Strategy will be supported. Contributions (financial or other) to support such projects and initiatives will be required where appropriate from



Appendix 2: Survey Methodology

Data Search

- A2.1 The aim of the data search is to collate existing ecological records for the site and adjacent areas. Obtaining existing records is an important part of the assessment process as it provides information on issues that may not be apparent during a single survey, which by its nature provides only a 'snapshot' of the ecology of a given site.
- A2.2 The 'study area' extends to a 2km radius for protected and Priority Species records and non-statutory site designations, extended for 2km for nationally designated statutory sites and a 10km radius for European statutory designated sites. It was completed in June 2022 with the following organisations and resources contacted and consulted:
- Multi-Agency Geographic Information for the Countryside (MAGIC) Interactive Maps, for locations of statutory sites⁶;
 - Section 41 of the Natural Environment and Rural Communities (NERC) Act for Priority Species and habitats in England; and
 - Wiltshire Council website for details of relevant local planning policies and supplementary planning guidance.
- A2.3 Information supplied by these organisations has where relevant, been incorporated into the following report.

Extended Phase I Survey

- A2.4 An extended Phase I habitat survey of the site was undertaken on 9th June 2022 by Belinda Ayres, a competent field ecologist. The habitat survey methodology was based on guidance set out in the 'Handbook for Phase 1 habitat survey' (JNCC, 2010) and entailed recording the main plant species and classifying and mapping habitat types with reference to the Habitat Definitions provided by the UK Habitat Classification Working Group (2018).
- A2.5 Note was taken of the more conspicuous fauna and any evidence of, or potential for the presence of protected or notable flora and fauna. Where access allowed, adjacent habitats were also considered in order to assess the site within the wider landscape and to provide information with which to assess possible impacts within the context of the site boundary.

Preliminary Roost Assessment

- A2.6 A Preliminary Roost Assessment of a structure is a detailed inspection of its exterior to look for features that bats could use for roosting; known as Potential Roosting Features (PRFs).
- A2.7 The aim of the Preliminary Roost Assessment (PRA) is to determine the actual or potential presence of bats and the need for further survey and/or mitigation. An external ground level preliminary

⁶ Multi-Agency Geographical Information for the Countryside (MAGIC) website (<https://magic.defra.gov.uk/>). Accessed August 2021.



roost appraisal of the building was undertaken at the same time as the Phase 1 Habitat Survey. The location of the building and trees at the site are shown on **Plan 12194/P01**.

- A2.8 The building was classified as low potential, based on the evidence discovered during the survey or the observed features. In relation to buildings, signs of a bat roost may include bat droppings, urine splashes, staining and features suitable for allowing bats to access to roost (e.g. gaps behind soffits/damaged weatherboards/hanging tiles/ridge tiles/lifted slates). In relation to trees, signs of a bat roost may include bat droppings, urine splashes, staining. Potential roost features that allow the bat access into the tree include woodpecker holes, frost cracks, deadwood, knot holes and limb wounds.
- A2.9 All surveys were daytime inspections, and the conditions were considered optimal. The building was checked externally.
- A2.10 The potential of the buildings to support roosting bats was assessed using the criteria shown in Table A2.1 below.

Table A2.1: Building/Structure Assessment Criteria - adapted from Collins, 2016⁷.

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

Limitations

- A2.11 The building was not accessed internally; however, given potential impacts are limited to the removal of small sections of the roof, this is not considered a limitation to the survey.

Dusk Emergence Survey

- A2.12 Following on from the PBRA confirming that Braemar Lodge has low potential to support roosting bats, a single dusk emergence survey was undertaken on the 7th July 2022 in line with current guidance (Collins, 2016).
- A2.13 A total of two surveyors, positioned to observe the section of the roof to be directly affected, to look for bats emerging were used (see Figure A2.1 for surveyor locations). The surveyors used

⁷ Collins, J. (ed.) (2016) Bat Surveys for Professional Ecologists: Good Practice Guidelines (3rd edn). The Bat Conservation Trust, London. ISBN-13 978-1-872745-96-1.



Batlogger bat detectors to listen to and record any bats heard. Bat species and type of activity, namely emergence, foraging or commuting, were recorded.

- A2.14 The dusk emergence survey commenced 15 minutes before sunset and finished an hour and a half after sunset. Weather conditions were suitable for such surveys and metadata for the surveys is provided in Table A2.3 below.

Table A2.3: Meta data for dusk emergence survey on 7th July 2022

Sunset	Temperature range (°C)	Cloud Cover (okta)	Wind speed (Beaufort scale)	Precipitation
21:22	19 - 23	2/8	1	Dry, no rain previously

Figure A2.1: Approximate surveyor locations for dusk survey on the 7th July 2022



- A2.15 Limited bat activity was recorded during the surveys with only a small number of passes from common pipistrelle *Pipistrellus pipistrellus*, soprano pipistrelle *Pipistrellus pygmaeus* and noctule *Nyctalus noctula* and some very minor foraging common pipistrelle activity around the site boundaries.



Appendix 3: Ecological Briefing Note



6th April 2019

Stratford Court &
Braemar Lodge,
Stratford Road,
Salisbury

Ecological Briefing Note

Report Number: 11294_R01d_IS_MM

Author: Ivi Szaboova MCIEEM

Checked: Duncan Murray MCIEEM
MIEMA CEnv



Tyler Grange

Contents

Ecological Briefing Note	1
References.....	5

Appendices

Appendix 1:	Methodology
Appendix 2:	Ecological Features
Appendix 3:	NE EPS Bat Licences in the Vicinity of the Site
Appendix 4:	Site Plan Semi-detached Care Homes

The contents of this report are valid at the time of writing. Tyler Grange shall not be liable for any use of this report other than for the purposes for which it was produced. Owing to the dynamic nature of ecological, landscape, and arboricultural resources, if more than twelve months have elapsed since the date of this report, further advice must be taken before you rely on the contents of this report. Notwithstanding any provision of the Tyler Grange LLP Terms & Conditions, Tyler Grange LLP shall not be liable for any losses (howsoever incurred) arising incurred as a result of reliance by the client or any third party on this report more than twelve months after the date of this report.



Ecological Briefing Note

1.0 Introduction

- 1.1. This report has been prepared by Tyler Grange LLP on behalf of Colten Care Ltd to inform a planning application in respect of two properties at Stratford Road, Salisbury, known as Stratford Court and Braemar Lodge, centred on National Grid Reference SU 14085 31321; hereafter referred to as the 'site'.
- 1.2. The development proposals will provide a comprehensive care facility to the west of Stratford Road, Salisbury. It is proposed that the outdated Stratford Court will be demolished to make way for a new replacement care home that will be a state-of-the-art facility to meet modern high standards of care, including dementia care. It will complement the existing high standard of care at the adjacent Braemar Lodge, which is also proposed to be refurbished through the development works. The specific description of development is as follows:

"Phased comprehensive development to provide two Class C2 care facilities. Phase 1 - Demolition of the existing Stratford Court Class C2 care home and the erection of a new replacement C2 care facility with associated access and landscaping works. Phase 2 – Upgrade and refurbishment of the existing C2 Braemar Lodge care home with associated access and landscaping works."
- 1.3. The proposed scheme will therefore create two distinct 'semi-detached' care homes with self-contained facilities. The delivery of the scheme will be separated into two key phases as set out in the description of development, which will provide the required flexibility and futureproofing for future operations.
- 1.4. The existing facilities in Braemar Lodge will be refurbished and upgraded to the highest standards as part of the development. Most changes will be accommodated within the existing fabric of the building. Additional facilities will be provided in the new care home for dementia care, new large care suites, lounge and dining areas, extended service areas and outdoor amenities. The improved accommodation will deliver an improved environment and quality of care for residents, and a more efficient working environment for staff.
- 1.5. A more detailed commentary of the development proposals is set out within the enclosed Design and Access Statement.
- 1.6. The pre-application response from the Wiltshire Council (WC) ecologist (dated 8th February 2019) noted that: *"The buildings on site appear to offer minimal opportunities for roosting bats. Significant areas of mature hedge and trees on site have connectivity to the wider green corridor along the river Avon and therefore may be of value to wildlife such as foraging bats."*
- 1.7. The WC ecologist recommended that:
 - *"Mature trees and hedges on site should be retained where possible particularly along the south western boundary to maintain connectivity with the adjoining greenspace. If this green boundary cannot be retained a suitably qualified ecologist will be required to advise the applicant."*
 - *Lighting of the development should be designed to avoid lighting of treelines and hedges."*



2.0 Desk Study

- 2.1. Due to the small scale and nature of the proposals, an internet-only data search of European Protected Species (EPS) licences granted by Natural England (NE) was carried out. Protected sites with statutory or non-statutory protection are not considered in this report as it is unlikely that such sites would be affected by increased recreation or other pressures resulting from the care homes' redevelopment.

3.0 Site Habitat Description and Evaluation

- 3.1. The Extended Phase I survey was carried out by Tyler Grange ecologist Ivi Szaboova on 20th March 2019. Descriptions of the site habitats and photographs are in **Appendix 2**; the methodology is in **Appendix 1**.
- 3.2. The site comprises two buildings and hardstanding (**negligible ecological importance**), set within grounds comprising scattered amenity grassland, ornamental vegetation, shrubs, compost heaps, and wildlife enhancement features (**site importance**); mature trees along the south-west boundary (**local importance**), and ornamental young trees/shrubs between the buildings (**site importance**).

4.0 Protected Species Recommendations

Bats

- 4.1. The Preliminary Roost Assessment (PRA) of the buildings' bat potential (external and internal survey) was carried out by Ivi Szaboova (NE bat licence number 2015-15725-CLS-CLS) on 20 March 2019. The methodology is provided in **Appendix 1**.
- 4.2. The PRA results together with the desk study indicate:
- No evidence of bats or other protected species was found at either building although low bat potential exists at Stratford Court.
 - Full access was possible to the loft voids at Braemar Lodge. Partial access was possible at Stratford Court (south loft only) due to the presence of false ceilings and fibreglass insulation on the loft floor.
 - NE issued EPS licences in the site's vicinity (see **Appendix 3**) for brown long-eared bat *Plecotus auritus*, common pipistrelle *Pipistrellus pipistrellus*, Myotis *Myotis* sp., Natterer's bat *Myotis nattereri*, serotine *Eptesicus serotinus*, and soprano pipistrelle *Pipistrellus pygmaeus*.

Stratford Court:

- o Stratford Court was assessed to have **low bat potential** due to the presence of a few lifting tiles/lead flashing (these may lead to batten spaces between the tiles and hessian roofing felt), occasional gaps between bricks, and gaps/holes at the wooden soffits.



- o As bats are highly mobile species that frequently switch roosts, therefore, as a precaution, potential roost features (PRF) should be dismantled by hand under a Precautionary Working Method Statement (PWMS); supervised by a licensed bat worker (LBW). LBW will deliver a toolbox talk to contractors prior to work starting. If a bat is found during PWMS works, work will stop, the ecologist will contact NE for advice and obtain an EPS licence if required.
- o In order to make the PWMS effective, one night-time survey prior to work start is required to assess bat activity levels at the site. The night time survey could be carried out during the planning application determination period. If roosting bats are identified, a NE EPS licence will be required.

Braemar Lodge:

- o Braemar Lodge was assessed to have **negligible bat potential** as the building is in good repair, with the roof and the building itself appearing to be well-sealed.
- o Night-time surveys and PWMS works are not required.

Trees:

- o Trees at the site are of varying ages; all assessed from the ground as having **negligible/low bat potential**.
- o No further bat surveys of trees are required. Nesting bird surveys may be required if the trees are to be removed.
- o The south-west boundary tree-line and shrubs likely provide a foraging resource for the local bat assemblage, as well as connectivity to off-site habitats and (via the tree-lined River Avon) to the wider countryside. As such the trees and shrubs at the site should be retained where possible.

Lighting:

- o Sensitive lighting strategy will be required to ensure that commuting or foraging bats that may utilise the site habitats will not be adversely affected.

Amphibians and Reptiles

- 4.3. The site is situated within the natural range of protected amphibians (including great crested newt (GCN) *Triturus cristatus* and common toad *Bufo bufo*) and common reptiles (such as slow worm *Anguis fragilis*).
- 4.4. There are no off-site ponds within 500m although some of the site habitats (tree lines/shrubs with grassy margins; compost heaps) are suitable, with good connectivity to off-site terrestrial habitats. The majority of suitable site habitats will be retained.
- 4.5. As a precaution, if refugia suitable for amphibians/reptiles require removal, they should be dismantled by hand after a toolbox talk to operatives and under a PWMS/ecological watching brief. If GCN is found during work, work will stop, the ecologist will contact NE for advice on how to proceed and obtain a NE GCN EPS licence if required.



Other Protected Species

- 4.6. The site is situated within the natural range of dormouse *Muscardinus avellanarius*, with some of the site habitats suitable for the species. However, the south-west boundary tree line will not be affected by the proposals, and the young trees between Stratford Court and Braemar Lodge are sparse, with limited shrub layer. Moreover, the proposals will not result in an increased number of domestic pets or increased lighting along the retained boundary tree line. The species is therefore not considered in this report.
- 4.7. There was no evidence of badger *Meles meles*, nesting birds, and West European hedgehog *Erinaceus europaeus* at the site although the habitats are suitable. Works should be carried out under PWMS with a toolbox talk and a check for the above species (if suitable habitat is to be removed) before works start.

5.0 Mitigation and Enhancement

- 5.1. The most significant issue with respect to development of the site is potential for adverse effects on bats (if present), nesting birds and amphibians/reptiles (if work requires habitat removal). The development has been designed to retain opportunities for these species and compensate for the loss of habitats involved.
- 5.2. New habitats are proposed, such as sensory planting beds (with plants such as lavender and rosemary which are beneficial to insects), tree/shrub planting, fruit orchard, wildlife walk and wildlife pond, flower borders, and kitchen garden. All of these habitats will provide additional opportunities for shelter and foraging for a range of wildlife. The landscape strategy details showing the retained and new habitat are provided in the Site Plan in **Appendix 4**.
- 5.3. The proposals seek to retain trees and shrubs where possible, as well as the existing wildlife enhancement features at Braemar Court woodland walk area such as bird boxes, hedgehog/toad/insect homes and discrete compost piles. Bat boxes will be installed on the retained mature trees.
- 5.4. The site will be enhanced by further planting, as well as installation of similar wildlife features at Stratford Court (to be re-named Braemar Court) post-completion of the development to achieve biodiversity gain and contribution to the delivery of Local Biodiversity Action Plan (BAP) targets by enhancement of tree lines and by inclusion of mitigation measures within the proposed green infrastructure for amphibians/reptiles, bats, birds, and hedgehogs.
- 5.5. It is considered that the inherent mitigation in the masterplan design will more than compensate for the losses of habitats required to facilitate development.

6.0 Conclusion

- 6.1. With the implementation of the mitigation and enhancement strategy described in this report, the proposed development would be in conformity with relevant legislation.



References

- 1) Chartered Institute of Ecology and Environmental Management (2018). *Guidelines for Ecological Impact Assessment in the UK and Ireland, Second Edition*. <http://www.cieem.net/ecia-guidelines-terrestrial-> Chartered Institute of Ecology and Environmental Management, Winchester.
- 2) Multi-Agency Geographic Information for the Countryside (MAGIC) Interactive maps, available online at: <http://www.natureonthemap.naturalengland.org.uk>
- 3) Joint Nature Conservation Committee (2010). *Handbook for Phase 1 habitat survey - a technique for environmental audit*. JNCC, Peterborough
- 4) Collins, J. (ed.) (2016) *Bat Surveys for Professional Ecologists: Good Practice Guidelines* (3rd edn). The Bat Conservation Trust, London.



Appendix 1: Methodology



Appendix 1: Methodology

Phase I Habitat Survey

- A1.1. The habitat survey method was based on guidance set out in the '*Handbook for Phase I Habitat Survey*' (JNCC, 2010). This entailed recording and mapping the broad habitat types present and recording dominant plant species present. Note was also taken of any evidence of, or potential for, the presence of protected or notable flora and fauna.
- A1.2. The evaluation of habitats and species is defined in accordance with published guidance (CIEEM, 2018). The level of importance of specific ecological features is assigned using a geographic frame of reference, with international importance being most important, then national, regional, county, borough, local and lastly, within the site boundary only.
- A1.3. Value judgements are based on various characteristics that can be used to identify ecological features likely to be important in terms of biodiversity. These include site designations, or for undesignated features, the size, conservation status (locally, nationally or internationally), and the quality of the ecological feature. In terms of the latter, quality can refer to habitats (for instance if they are particularly diverse, or a good example of a specific habitat type), other features (such as wildlife corridors or mosaics of habitats) or species populations or assemblages.

Day-time Bat Survey

- A1.4. Based on available aerial imagery, buildings at the site to be affected by the development were considered to have the potential to support roosting bats. Therefore, an external and internal building inspection was undertaken to look for evidence of bats and determine the level of the features' potential to support roosting bats.
- A1.5. The survey was conducted based on guidance provided within 3rd edition of the Bat Conservation Trust's (BCT) *Bat Surveys for Professional Ecologists: Good Practice Guidelines* (Collins, 2016).

External and Internal Building Assessment

- A1.6. A visual inspection of the buildings' interior (where safe access was possible) and exterior was undertaken; using binoculars, and a Clulite high-powered torch. A number of factors was considered, including internal conditions, presence of features suitable for use by crevice-dwelling and void-dwelling bats, proximity to foraging habitats or cover, and potential for disturbance from lighting and other sources.
- A1.7. Externally, the buildings were carefully examined, and a visual inspection was undertaken of features such as stonework, lead flashing, windows, window sills, roof and ridge tiles for potential bat access points, as well as the ground below these features for evidence of bat use. Such evidence may include live sightings, corpses, smell of bats, audible sound of bats (social calls), droppings, scratch marks, feeding remains, bat-fly pupal cases and staining from fur oil or urine. Potential access features were marked on site plans, so they could be examined closely during the internal building survey, and to ensure that areas which the access features led to could be inspected to assess whether bat access was possible. Endoscope and a torch were available to search such crevices where access allowed.
- A1.8. The internal survey followed a similar approach. Note was taken of features that may indicate a higher likelihood of bats being present, including large dark roof voids with space for flying and/or



large roof timbers with joints, cracks and holes. The buildings were searched thoroughly, with attention paid to areas near potential bat access points which were identified during the external building survey, and the floor below these features.

A1.9. Internal searches were carried out working upwards; with the locations most likely to support bats checked first. Visual inspection of external features, where necessary, was undertaken from inside the buildings.

A1.10. Survey conditions are noted in Table 1.1 below.

Date	Weather Conditions
20/03/2019	Dry Temperature – 11°C Wind – Beaufort scale 1 Cloud cover – 100%

Table 1.1 Survey Conditions

Assessment of Site Habitats for their Potential to Support Protected Species

A1.11. The land within the red line boundary surrounding the buildings was surveyed and note taken of the habitats present, and potential for other protected species to be present and affected by proposals.

Limitations

A1.12. Owing to the timing of the survey, some plant species may not have been visible. Given the nature of the proposals and the habitats present, this is not considered likely to affect the conclusions of this report. Full access into the loft voids at Stratford Court was not possible. Due to the scale and nature of the proposals, a full data search was not carried out.

A1.13. That said, due to the proposals these limitations are not considered likely to affect the conclusions of this report.

Quality Control

A1.14. Ecologists at Tyler Grange LLP are members of CIEEM and abide by the Institute's Code of Professional Conduct.



Appendix 2: Ecological Features



Appendix 2: Ecological Features

Site Context

- A2.1 The site is located within the northern extent of Salisbury on Stratford Road which forms the site's north-east boundary. The site is surrounded by buildings to north-west/south-east, with school and recreational fields to north-east/south-west, and allotments to north-west. Further afield, arable and grassland fields with hedgerows are situated to the west/north-west and the tree-lined River Avon lies c.380m to the west. Aerial image of the site in wider context is provided in **Figure 2.1** below.

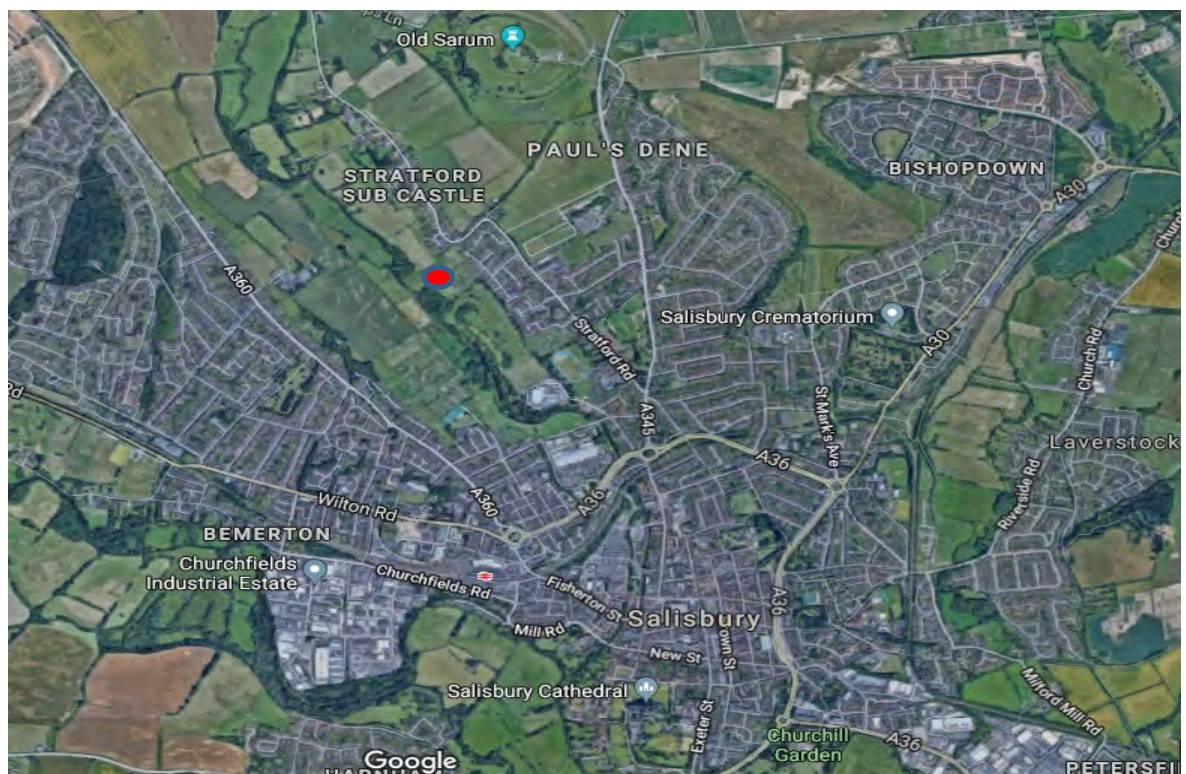


Figure 2.1: Aerial image of the site in the wider context (Magic; accessed 25.03.2019). The site is indicated by a red dot.

Habitats

- A2.2 The site habitats are shown on **Figure 2.2**; described alphabetically below.



Figure 2.2: Aerial image of the site habitats, with red line boundary (Magic; accessed 25.03.2019).

Buildings and Hardstanding

- A2.3 The site comprises two buildings; both with complex structure and a number of wings, with associated hardstanding.

Stratford Court (B1)

- A2.4 Stratford Court, B1 (Photograph 1 – 4) is a disused former care home building, built in c. 1970s. B1 is constructed of brick; with hipped and pitched roofs, plastic and wooden soffits/fascias, and some lead flashing. The roofs are covered with concrete pantiles in fairly good condition, with a few gaps underneath where the tiles are damaged or missing. Occasional gaps are present under ridge tiles where the mortar has disintegrated (Photograph 4). A few holes are present within the wooden soffits (Photograph 5). Hanging tiles are present at the north-west aspect of the north wing and the south aspect of the south-east wing, with lead flashing at the window (Photograph 1 and 3). Windows and doors are in good condition and are kept shut.



Photograph 1: B1; north and west wing; north-west aspect; view from the western site corner.



Photograph 2: B1; north wing; north-east aspect; view from the northern site corner.



Photograph 3: B1; west and south-east wing; south aspect; view from the southern site corner.



Photograph 4: B1; south-east wing; north-west aspect; view from the north. Gap under the end ridge tile visible.



Photograph 5: B1; west wing; south-west aspect. Hole in the soffit visible.

- A2.5 Loft spaces exist within the roof void. The loft void in the south-east wing is accessible via a service hatch, with partial access only possible due to the presence of false ceiling and the loft void being covered by fibreglass insulation. No access was possible into the north and west wing loft voids.
- A2.6 The south-east loft void has ventilation slots at the north-east and south-west gables. Hessien roofing felt in good condition is present, with wooden rafters, ridge board, collar beams, hangers, and supporting beams (Photograph 6).



Photograph 6: B1; south-east wing loft void.

- A2.7 B1 wings and floors are connected via corridors (with closed fire doors) and the rooms are affected by natural light.

Braemar Lodge (B2)

- A2.8 Braemar Lodge, B2 (Photograph 7 and 8) is a current care home. It is constructed of brick; rendered on some aspects and is well maintained.



Photograph 7: B2; south-east wing, north-east aspect. View from north-east.



Photograph 8: B2; courtyard between south-west, north, and south-east wing. View from south.

A2.9 B2 roof is covered in well-sealed slate tiles in good condition. Two loft voids are present, both with a cluttered truss roof construction. The north wing loft void houses the boiler tanks.

A2.10 B1 and B2 are of no inherent ecological importance and therefore they are considered to be of **negligible ecological importance**.

Grassland, Ornamental Vegetation, Shrubs and Trees

A2.11 Areas of amenity grassland, ornamental vegetation and shrubs are scattered around B1 and B2. A tree line with shrubs forms the south-west boundary (Photograph 9) comprised of beech *Fagus sylvaticus*, maple *Acer* sp., conifers, sycamore *Acer pseudoplatanus*, wild privet *Ligustrum vulgare* and ornamental species. Young birch *Betula* sp., cherry *Prunus* sp. trees with shrubs/ornamentals are situated at the woodland walk almond the south-east and south-west boundary of B2, and also form the boundary between B1 and B2. Bird boxes are installed at the woodland walk, as well as homes for insects, hedgehogs, and amphibians. Compost piles are present.



Photograph 9: Woodland walk (B2's south-west boundary), with a boundary tree line, scattered trees/shrubs and wildlife enhancement features.

A2.12 The grassland, shrub, scattered immature trees, and ornamental planting areas are well managed; supporting common and widespread plant species. The compost piles and wildlife enhancement features provide additional shelter. As these habitats provide a foraging/shelter resource for the site fauna, they are considered to be of **site ecological importance**.

A2.13 The mature trees along the site's south-west boundary are not replaceable in the short to medium term and are considered to be of **local ecological importance**.

Appendix 3: NE EPS Bat Licences in the Vicinity of the Site



Appendix 3: NE EPS Bat Licences in the Vicinity of the Site

A3.1. NE Magic website shows several NE EPS bat licences (**Figure 3.1** below) issued within a 5km radius of the site:

- 1.2km north-west, licence EPSM2011 – 3675, issued for brown long-eared bat. Licence allows the destruction of a resting place; valid between 18/11/2011 and 30/09/2013;
- 1.5km north-west, licence EPSM2010 – 2618, issued for common pipistrelle, soprano pipistrelle, serotine bat, brown long-eared bat, Natterer's bat. Licence allows the destruction of a resting place; valid between 04/07/2011 and 30/09/2014;
- 3.5km west, licence 2014-4895-EPS-MIT, issued for brown long-eared bat, common pipistrelle, soprano pipistrelle. Licence impacts on and allows the destruction of a breeding site; valid between 03/04/2014 and 01/11/2017; and
- 4.6km south-east, licence 2016-25790-EPS-MIT-1, issued for brown long-eared bat, soprano pipistrelle. Licence impacts/damages breeding site and allows damage/destruction of a resting place; valid between 10/10/2017 and 31/10/2026.

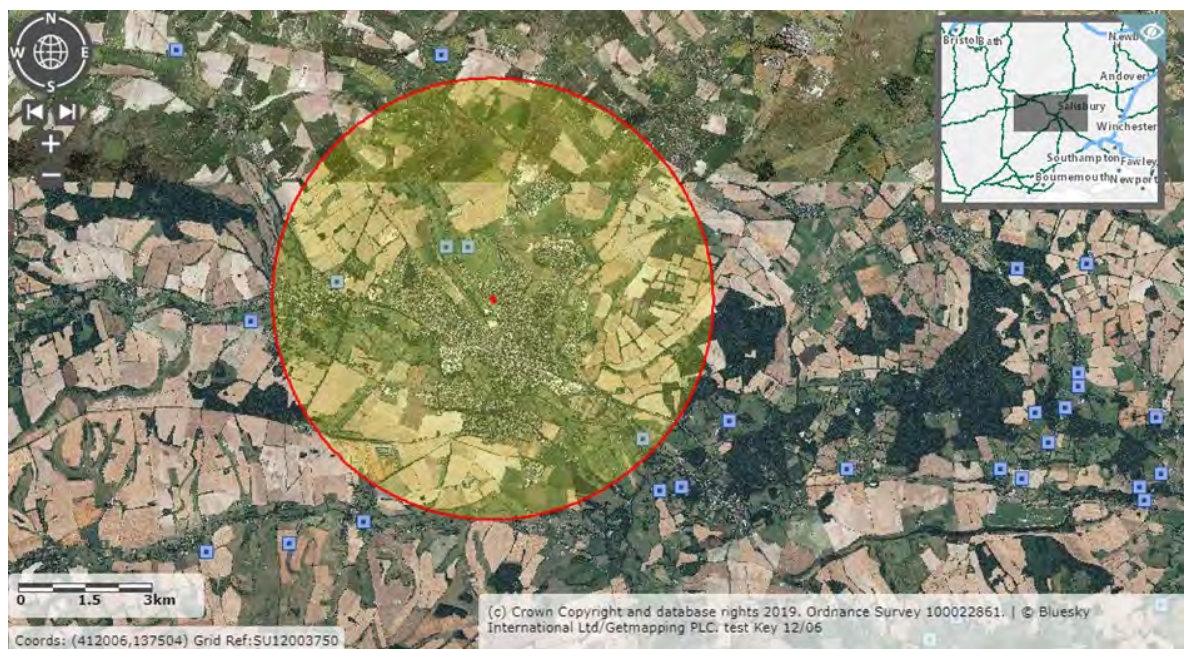


Figure 3.1: NE EPS bat licences issued within a 5km radius of the site (Magic; accessed 25.03.2019)

Appendix 4: Site Plan Semi-detached Care Homes





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Do not scale from this drawing. Work to figured dimensions. All dimensions to be checked on site and any discrepancies reported to the Architect immediately.

REVISION NOTES

Rev	Date	Description	Drw	Chk
A	15.05.2019	Amendments to allow phasing	LS	JG
B	17.05.2019	Issued for Co-ordination	LS	JG
C	21.05.2019	Planning	LS	JG
D	22.05.2019	Bin store access amended	LS	JG
E	22.05.2019	Description changed	LS	JG
F	24.05.2019	Entrance note amended	LS	JG
G	29.05.2019	Text amended		

Appendix 4: Landscape Plan



REVISION NOTES

Rev	Date	Description	Drw	Chk
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Formal and Southern Gardens:

To the rear of the building would be the 'courtyard' garden, facing south but with some tree shade from adjacent plantings. Enclosed on three sides, not only does this create a sheltered environment, but also useful to highlight fragrance of plantings.
A collection of Roses would be prominent. Traditional rose plantings with ground cover of Geranium, Sedum, Saxifraga, Thymus.
Occasional topiary, but Buxus would not be used at all.
Trellis work could serve to add interest and space, for climbing plants – Clematis, Lonicera, Trachelospermum.
Bedroom patios would be screened from each other with low hedging, not Buxus, but would serve to aid privacy.
This area generally would be for more ornamental garden shrubs and herbaceous. Attractive species such as used near Reception, but could also include Dahlia, Crocosmia, Iris, Paeony, and Penstemmon, for colour and fragrance. Raised beds would allow for touch and texture to be offered in plantings, and these are often used in our homes for 'garden club' work, where residents are involved in choosing and growing various plants.
The water feature would not be of standing water, rather a bubbling boulder or similar.
The lawn to the southern part of this area could also serve as a 'Games Lawn' – a level area of grass used by the homes for games, bowls etc, and often bounded with more traditional plantings such as bedding schemes and Lavender hedges.

Side, Western gardens:

These gardens, with shadier mornings but afternoon sun, and a slight slope, provide ideal conditions for walking and exercise spaces, on generously wide footpaths with intermittent resting and viewing areas. Immediately adjacent to the building would suit shrub plantings, which would be in shade till later in the day. Patio areas outside bedrooms would be screened with low but ornamental hedges – Phillyrea, Euonymus, while more ornamental areas will also be nearer the building, for the enjoyment of these residents – this may include Roses, Hydrangea, Abelia, Syringa, Viburnum, Forsythia.
By allowing the footpaths to create 'island' plantings, different themes can be explored: butterfly friendly areas, plantings based on a naturalistic or 'prairie' style, using herbaceous material such as Echinacea, Leucanthemum, Rudbeckia, Sangisorba, Eupatorium set within grasses.
The protected Acer negundo to the corner of the site would be an ideal area for wild flower meadow planting as this will cause the least root disturbance during planting/seeding times. Wild flower mix would be for chalky soil and be a recommended mix from 'Pictorial Meadows', using their 'Native Meadow' and 'Woodland Edge' seed mixes.
One area would also be mainly for winter interest. This can be rich for fragrance and a useful 'destination'. Stachyurus, Cornus, Rubus, Lonicera fragrantissima, Sarcococca and Daphne amongst plants used.
To this area also an 'Allotment' area would be created. Most of our residents enjoy to see traditional fruit and vegetable growing, and sometimes more unusual varieties are used.
Fruit trees can also provide structure to these spaces, as well as the diversity they offer. Space is available for at least 5 fruiting trees, chosen from Apple, Pear, Cherry and Medlar.
Space would also be used here for composting.
Boundary hedges would be maintained and planted for cover to any gaps. Mixed native species plantings to the side, and Carpinus hedging to the southern boundary.

Streetscene, Reception :

The street scene of Stratford Road would be continued with the planting of Tilia (Lime) trees, extra heavy standard size.
Any hedging to areas adjacent to pavements would be evergreen, such as Prunus angustifolia.
The Reception area itself would be landscaped to highlight the Reception, and to show the quality of build and garden that may be expected beyond Reception.
Ornamental trees would include Japanese cherries, and fastigiate Beech, and Birch, used for impact. Irish, or upright, Taxus baccata would be excellent for framing views and would work well in shadier areas.
Mixed plantings would form backdrops chosen from suitable shrubs and herbaceous material: Aucuba, Cornus, Euonymus, Hebe, Cytisus, Fuschia, Yucca, Spirea would form the shrubbed areas, with herbaceous Rudbeckia, Echinacea, Helenium, Geranium, Astrantia and Salvia mixed into these plantings. As reliable perennials they can provide colour and are of interest for pollinators.
Careful use of ferns can add maturity and texture to landscaped areas, and useful again in shadier positions.
Large pots and containers could also provide for acid-loving plants.
Grassed areas form a backdrop around plantings.

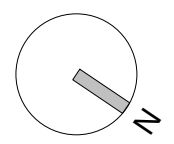
Car Park, Service Area:

The area between Reception and Car Park needs to be landscaped with regard to the flow of people between two areas, with a seating area, respect of privacy to ground floor rooms, and acknowledgement of the street scene adjacent. Grassed areas with planting beds, and planting against the building itself.
Smaller trees such as Cercis, Amelanchier and crab Apple offer structure, with planting chosen from the lists above.
Areas of constant shade would include shade loving ground cover – Epimedium, Juniper, Euonymus, Vinca.
Hedging to car park areas would be evergreen, either Prunus angustifolia, or Ligustrum.

Bulbs would be used throughout the scheme. Narcissus further away from buildings but excellent for the more naturalistic plantings on the western side. Camassia would be an excellent choice for growing in more natural grassy areas. Crocus and Tulip to planting beds nearer the building and the courtyard areas. Galanthus to woodland edge.

Fauna will be encouraged throughout the scheme. Bird feeding stations would be placed at suitable spots away from human activity. Hedgehog gaps left to the bottom of new fencing. A log pile in the south western corner would be near the Meadow planting area. Nesting boxes for certain bird species would be chosen from recommendations at <https://www.vinehousefarm.co.uk/>

A planting scheme for a nursing home should reflect the wide range of tastes and garden preferences that will be apparent from any large group of people living together. This site offers a wide variety of options which is offered here. This scheme should allow for the greatest use of the space, especially in terms of bio-diversity and sustainability.



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Client

Colten Care

Project
Stratford Court
Stratford Road, Salisbury

Title
Landscape Plan

Scale A1 @ 1 : 200

Revision Drawing Status

Suitability **Developed Design**

Suitability Description

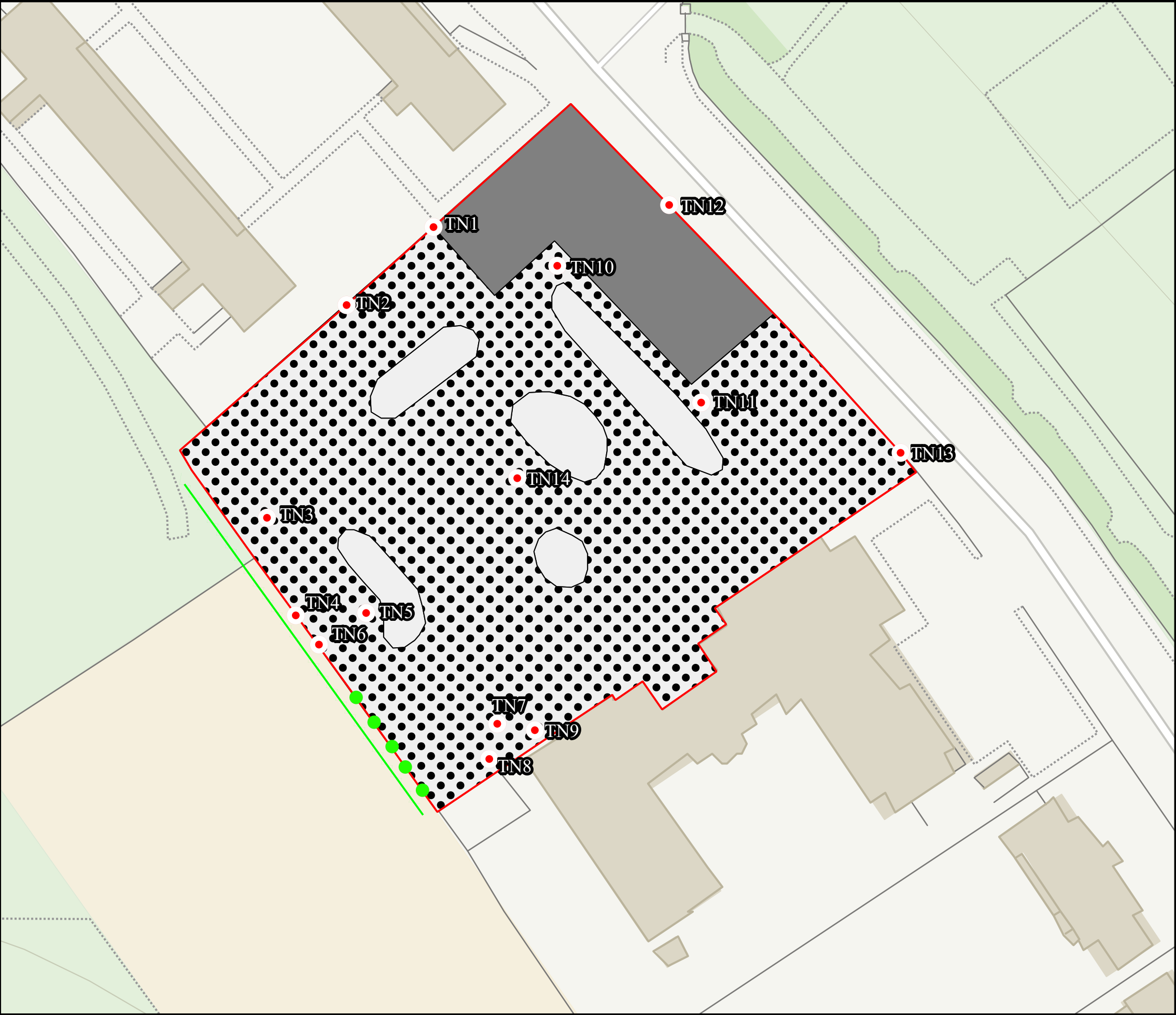
Drawing No.

5849-WLA-SM-XX-DR-A-1004

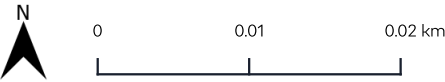
Plans:

12194 P01 Habitat Features Plan





- Redline Boundary
- Rubble Pile
- Bare Ground
- Hardstanding
- Species Poor Native Hedgerow
- Scattered Trees
- Target Notes



Project	Stratford Court and Braemar Lodge
Drawing Title	Habitat Features Plan
Scale	As Shown (Approximate)
Drawing No.	12194/P01
Date	June 2022
Checked	AM/HM



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