

Preliminary Ecological Appraisal & Preliminary Roost Assessment

Survey site:

85 High Street, Great Cheverell, Devizes, Wiltshire, SN10 5XR

Client:

Bernadette Hallett

Report date:

17/12/2025

Project:

This report has been produced in support of an upcoming planning application with Wiltshire Council. The proposal is described as: *'demolition of existing dwelling and construction of two new dwellings with associated landscaping'*.

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](#).

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The field survey was undertaken by Laurence Wills ACIEEM, BSc (Hons), Senior Ecologist. Laurence has 4 years' experience completing Preliminary Ecological Appraisal and Preliminary Roost Assessments and holds a Natural England Class 2 bat licence (licence number available on request).					
Date of survey	Temperature (°C)	Humidity (%)	Cloud Cover (%)	Wind (km/h)	Rain
04/04/2025	15	46	0	26.8	None
Report Validity					
This report is considered valid for a period of 18 months in accordance with CIEEM guidance in the lifespan of Ecological Reports and Surveys.					
Limitations					
It should be noted that whilst every effort has been made to describe the baseline conditions within the survey area, and evaluate these features, this report does not provide a complete characterisation of the site. This assessment provides a preliminary view of the likelihood of protected species being present. This is based on suitability of the habitats on the site and in the wider landscape, the ecology and biology of species as currently understood and the known distribution of species as recovered during the searches of historical biological records.					
Due to the overgrown nature of the site, areas had been cleared to allow access. The baseline of the site described within this report is therefore representative of the site prior to the clearance and may differ from the current habitats present on the site.					
A biological records data search has not been undertaken. However, given the location of the site, the nature of the habitats present and the assessed suitability of the site for protected or notable species, it is not anticipated that the purchase of biological records data will add any significant weight or alter the conclusions and recommendations outlined in this report.					
Executive Summary					
Further Surveys required to inform the planning application					
Habitats and Flora	A Biodiversity Net Gain (BNG) Assessment will be required, whereby a minimum 10% gain will need to be demonstrated through use of the Defra Statutory Metric for both area-based and hedgerow habitat units. Retained trees to be protected.				
Recommended Mitigation/Compensation Requirements					
Invasive / non-native species	Buddleia removal from the site and safe disposal recommended.				
Invertebrates	Ecological enhancement proposed.				
Bats	B1 has 'low' potential, further survey required.				

Birds	Precautionary Working Methods to be applied during site preparation, construction, ecological enhancements proposed.
Reptiles	Precautionary Working Methods and compensation habitat creation proposed.
Badgers	Precautionary Working Methods to be applied during site preparation and construction.
Hedgehogs	Precautionary Working Methods to be applied during site preparation and construction, ecological enhancement proposed.

Ecological Survey Factor Conclusion, Impact or Recommendations	Detailed using desk study and site survey. Any specific limitations noted within relevant section. 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 Project Ecologist for advice. A site location plan in Appendix A, a site habitat plan in Appendix B, and site photographs in Appendix C. Botanical species are described with reference to the DAFOR scale (D = Dominant; A = Abundant, F = Frequent, O = Occasional, R = Rare).
Site context	
	The site is situated within a rural location within the town of Great Cheverell, Wiltshire (national grid reference: ST 98386 54416). The site comprises a bungalow, bramble scrub, modified grassland, non-native hedgerows, areas of hardstanding and scattered mature trees. The site is surrounded by similar residential properties to the east, south and west, and a large open amenity garden to the north. Open agricultural fields are present within the wider environment to the north, with scattered mature trees present within the surrounding areas. A network of well-connected hedgerows is also present, creating possible commuting corridors for wildlife. The local and wider landscape is considered to provide moderate potential for a range of wildlife. The site does not contain any habitats listed as a habitat of principal importance under Section 41 of the Natural Environment and Rural Communities (NERC) Act (2006). However, the site does contain scattered mature trees which are of good quality and could be of value to local wildlife populations (as detailed in subsequent sections of this table). Other habitats within the site are common and widespread and have low ecological value. Notable habitats are present within 2km.
Habitats and flora	
<i>Survey Results</i>	Habitats recorded on site include: • g4 (32) – Modified grassland (Individual trees) • h3d (32) – Bramble scrub (Individual trees) • h2b – Non-native and ornamental hedgerow

	• u1b5 – Buildings • u1b6 – Other developed land A description of each habitat type is provided below with photos shown in Appendix C and locations of the habitats illustrated on the site plan in Appendix B: <u>g4 (32) – Modified grassland (Individual trees)</u> Areas of modified grassland are present within the east and north section of the site. The grassland shows evidence of recent maintenance; however, sward height is well varied. The site was left unoccupied and subsequently the habitats were unmanaged for a long period of time. Historically the grassland was utilised as an amenity space, and it was maintained at a short height as a result. The grassland is consistent with no patchy areas recorded or areas of damage. Species recorded within the grassland include Yorkshire fog <i>Holcus lanatus</i> (D), red fescue <i>Festuca rubra</i> (F), ivy <i>Hedera helix</i> (LF), bramble <i>Rubus fruticosus</i> (LF), dandelion spp. <i>Taraxacum spp.</i> (LF), cleavers <i>Galium aparine</i> (LF), lesser celandine <i>Ficaria verna</i> (LO), common nettle <i>Urtica dioica</i> (LO), dove's-foot crane's-bill <i>Geranium molle</i> (LO), daisy <i>Bellis perennis</i> (LO), herb Robert <i>Geranium robertianum</i> (LO), primrose <i>Primula vulgaris</i> (R) and small-leaved bittercress <i>Cardamine hirsuta</i> (R). Two scattered mature trees, a holly <i>Ilex aquifolium</i> and a yew <i>Taxus baccata</i>, are present within the west section of the habitat. Condition assessments were undertaken in line with the Statutory Biodiversity Metric and both trees scored 'good', passing all 6 criteria.
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	<u><i>h3d (32) – Bramble scrub (Individual trees)</i></u> Two main areas of bramble scrub were recorded within the northwest corner, north and east section of the site. The habitat has experienced recent maintenance to allow access to the site, and therefore areas have been assessed and mapped retrospectively, notably the east section. Aerial imagery indicates the areas were overgrown due to the previous inoccupancy of the site for a long period of time. The habitat borders the amenity gardens off site to the north and modified grassland to the south and west. The species recorded within this habitat included bramble <i>Rubus fruticosus</i> (D), common nettle <i>Urtica dioica</i> (LD), elm spp. <i>Ulmus spp.</i> stands (F), buddleia <i>Buddleja davidii</i> (LF), lords-and-ladies <i>Arum maculatum</i> (LF), ornamental bluebell <i>Hyacinthoides hispanica</i> (LF), small-leaved dock <i>Rumex acetosella</i> (LO), cleavers <i>Galium aparine</i> (LO), lesser celandine <i>Ficaria verna</i> (LO), woodland sedge <i>Carex sylvatica</i> (LO) and primrose <i>Primula vulgaris</i> (R). 10 scattered mature trees are present within the habitat. The species present are native and include fruit spp. <i>Prunus spp.</i>, birch spp. <i>Betula spp.</i>, hazel <i>Corylus avellana</i>, and holly <i>Ilex aquifolium</i>. Two mature tree trunks are present on the site, however, they have died or been felled in approximately the last 3-5 years. Condition assessments were undertaken in line with the Statutory Biodiversity Metric and two trees was assessed as 'poor' condition, three trees were assessed as 'moderate' condition and six trees were assessed as 'good' condition. <u><i>h2b – Non-native and ornamental hedgerow</i></u> Two non-native and ornamental hedgerows are present onsite. 'H1' is located along the south boundary of the site and measures approximately 42m in length. H1 is approximately 1m in width and 1.5m in height, which is consistent along the entire hedgerow. 'H2' is located along the east boundary and measures approximately 34m in length. H2 is approximately 1m in width and 1m in height which is consistent along the entire hedgerow. H1 and H2 are both adjacent grassland habitats and hardstanding, and define the site boundaries along the west and south of the site.
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	Species recorded within H1 shrub and base layer include Indian cluster berry (suspected, not confirmed) <i>Lonicera ligustrina</i> (D), common nettle <i>Urtica dioica</i> (LO), ivy <i>Hedera helix</i> (O), and lesser celandine <i>Ficaria verna</i> (LO). Species recorded within H2 shrub and base layer include Persian ivy (suspected, not confirmed) <i>Hedera colchica</i> (D), hawthorn <i>Crataegus monogyna</i> (A), common nettle <i>Urtica dioica</i> (O), cleavers <i>Galium aparine</i> (LO), and lesser celandine <i>Ficaria verna</i> (LO). Due to the location of the hedgerows being within the remits of a residential property and a semi-urban area, an assessment of the hedgerow's importance as detailed within the Hedgerow Regulations Act. 1997 is not applicable. The hedgerow is also not considered to be representative of the Hedgerows Habitat of Principal Importance as listed on Schedule 41 of the NERC Act due to the dominance of non-native species. <u><i>u1b5 – Buildings</i></u> A detached bungalow (B1) is present within the centre of the site. The building is surrounded by amenity patio area and no habitat/species of interest was recorded within B1. A detailed description of the building is presented in the 'Bats' section of this report. <u><i>u1b6 – Other developed land</i></u> Areas of hardstanding comprising a driveway and patio are present within the central and south areas of the site. No habitats/species of interest was recorded within these areas.
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	<i>The Surrounding Landscape</i> A review of the Multi Agency Geographic Information for the Countryside (MAGIC) database was completed to determine the presence of protected and/ or notable habitats within 2km of the site. Protected and/ or notable habitats recorded within 2km and their nearest distance from the site are detailed below. • UK Priority Habitat: Deciduous Woodland – 260m west. • National Forest Inventory: Woodland – 280m west. • UK Priority Habitat: Woodpasture and Parkland – 950m west. • Ancient Woodland – 1.3km southwest.
<i>Foreseen Impacts</i>	<i>The Site</i> The habitats within the site are considered common and widespread both locally and nationally. However, the proposed development will result in the loss of 0.08ha of modified grassland, 0.06ha of bramble scrub, and 76m of non-native and ornamental hedgerows. Two mature trees have been historically felled, believed to be within the last 5 years, which is also recorded as a loss on site. Existing mature trees on site are anticipated to be removed as part of the proposed plans. Without appropriate compensatory habitat creation, the proposed development will result in a net loss to biodiversity. Some trees will be retained on site (current number unknown). They will therefore be present during the construction phase of the development and have the potential to be negatively impacted as a result of operations on site. <i>The Surrounding Landscape</i> Due to the distance between the site and nearest notable habitat and the localised impacts of the proposed development, no impacts to protected and/ or notable habitats in the wider landscape are anticipated.

<i>Recommendations</i>	Mitigation and compensation Retained trees 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). Further Surveys A Biodiversity Net Gain (BNG) Assessment will be required, whereby a minimum 10% gain will need to be demonstrated through use of the Defra Statutory Metric for both area-based and hedgerow habitat units. Enhancement The strategy selected to achieve a minimum 10% BNG should include the provision of on-site native planting using species of local provenance.
Designated Sites	
<i>Survey Results</i>	Statutory designated sites A 2km radius data search for the presence of statutory designations has been undertaken using the MAGIC database. The data search indicates that the site is not subject to any statutory or non-statutory designations. However, the below designated site is located within 2km of the site: • Great Cheverell Hill SSSI – 1.8km southwest The site is also situated within the following SSSI impact zone: • Great Cheverell Hill SSSI impact zone • Salisbury Plain SSSI impact zone

	<i>Non-statutory designated sites</i> The presence of non-statutory designated sites within 2km of the site cannot be established without data from Local Records Centre Name. However, due to the small-scale impacts of the development on site and surrounding habitats, a local search is not deemed necessary.
<i>Foreseen Impacts</i>	<i>Statutory and non-statutory designated sites</i> No impacts to designated sites are anticipated due to the small scale and distance of the proposed development from such sites (where known) as well as the semi-urban location of the site with surrounding physical barriers. The proposed development type is not listed as a possible high risk for the Great Cheverell Hill and Salisbury Plain SSSI impact zones and therefore no impacts are anticipated.
<i>Recommendations</i>	None.
Invasive / non-native species	
<i>Survey results</i>	<i>Buddleia</i> Buddleia <i>Buddleja davidii</i> was recorded within the bramble scrub in the east section of the site. Although this species is not recorded in Schedule 9 of the Wildlife and Countryside Act. (1981) (as amended), it is generally regarded as a species of concern for native flora due to its highly competitive nature and ability to outcompete native sources of nectar. It is acknowledged by the Department for Environment, Food & Rural Affairs (Defra) as a non-native species with invasive tendencies. No other invasive/non-native species were recorded within the site.

<i>Foreseen impacts</i>	Buddleia has the potential to spread if not removed from the site and could colonise other areas of the site post-development. This could lead to native flora being outcompeted and decrease native diversity across the site, with potential detrimental impacts to nectar sources for invertebrates.
<i>Recommendations</i>	The foliage of the buddleia will be cut to stump level and either chipped on site or removed immediately and disposed of at an appropriate facility. The roots will then be pulled and either chipped or immediately removed to a disposal unit. The areas where the plants were located will then be monitored to ensure that no new growth appears. If new growth is recorded, the steps taken previously will be undertaken again and repeated until complete eradication of the plant from the site.
Invertebrates	
<i>Survey Findings</i>	The habitats present on-site, including grassland, hedgerows and bramble scrub, likely provide common invertebrates with opportunities to forage and shelter. The site contains no further notable habitats which may provide niches for specialised or protected invertebrates.
<i>Foreseen Impacts</i>	The optimal habitats for invertebrates will be lost on site as a result of proposed development, and although the local invertebrate population is considered to be sustained as a result of the habitat loss, the opportunities for the onsite population will be lost.
<i>Recommendations</i>	Biodiversity enhancements The incorporation of bee bricks (e.g. Ibstock BeeHabitat or similar alternative brand) into the fabric of the new buildings would provide sheltering opportunities for pollinators and reintroduce habitats for invertebrates to prevent an onsite loss. These should be installed 0.5m above ground level on a south-facing elevation with nearby flowering plants. The site could be further enhanced via the provision of additional native wildflowers or wildflower turf, which would provide foraging opportunities for invertebrates.

Bats										
Survey Findings	Desk Study A search of the magic.gov.uk database for granted EPSLs within a 2km radius of the site has been completed. Displaced bats from licensed sites <2km away from the survey site will find alternative habitat either within the mitigation measures implemented as part of the licence or will relocate to other known roosts sites in close proximity to the licensed site. There are two EPSLs within a 2km radius of site as detailed below: <table><tr><th>Bat species</th><th>Year licence obtained</th><th>Distance from site</th></tr><tr><td>Common pipistrelle (<i>Pipistrellus pipistrellus</i>)</td><td>2015</td><td>460m northeast</td></tr><tr><td>Common pipistrelle and brown long-eared bat (<i>Plecotus auritus</i>)</td><td>2017</td><td>1.9km southeast</td></tr></table> There are no Special Areas of Conservation designated for bats within 10km of the site. Foraging and commuting habitat Habitats recorded on site are assessed to provide foraging and commuting opportunities for bats in the form of the grassland, scattered trees, hedgerows, and bramble scrub. These habitats are likely to attract invertebrate prey species whilst the trees and hedgerow enhance habitat connectivity across the site for bats. However, due to the semi-urban context of the site and small extent of habitats present, the site is not considered to represent a significant resource for foraging and commuting bats in the context of the wider landscape. Building – B1 (bungalow) A detached bungalow is present in the central area of the site. A table is provided below with internal and external descriptions (photos provided in Appendix C):	Bat species	Year licence obtained	Distance from site	Common pipistrelle (<i>Pipistrellus pipistrellus</i>)	2015	460m northeast	Common pipistrelle and brown long-eared bat (<i>Plecotus auritus</i>)	2017	1.9km southeast
Bat species	Year licence obtained	Distance from site								
Common pipistrelle (<i>Pipistrellus pipistrellus</i>)	2015	460m northeast								
Common pipistrelle and brown long-eared bat (<i>Plecotus auritus</i>)	2017	1.9km southeast								

External	Internal	
• The bungalow is constructed from brick elevations. • The roof is hip pitched with concrete roof and ridge tiles. • Wooden soffits are present at the eaves. • Metal window frames and wooden door frames are present. • An internal chimney is present with lead flashing.	• A rectangular loft void is present measuring approximately; 9.8m in length, 6.8m in width, and 2.3m in height at the apex. • The roof is constructed from timber ridge, purlin, collar and support strut beams. • Paper back Bitumen lining is present on the interior roof. • Partial boarding is present with no insulation. • A water tank is present. • Mouse droppings were recorded within the loft void. • A large number of cobwebs were recorded around the majority of the loft.	
B1 - Potential Access Points/Roosting Provisions Raised tiles were recorded around the internal chimney (Appendix C for photos) that have the potential to provide access points/roosting provisions for bat species. Crevice dwelling bats, such as pipistrelle spp. (<i>Pipistrellus spp.</i>), can roost between external tiles and the internal felt and therefore it is not always possible to identify evidence, such as droppings, during the initial PRA survey. No other potential access points/roosting provisions were recorded. Trees The mature trees on site were assessed for any Potential Roosting Features (PRF) and none were recorded. The features of the trees, including the bark and limbs, were all in good condition that would offer very limited gaps or crevices for bat species. The mature trees are therefore recorded to hold 'negligible' potential for roosting bats.		

<i>Foreseen Impacts</i>	<i>Roosting bats - Buildings</i> B1 has been assessed to hold 'low' potential for roosting bats. The building is proposed to be demolished as part of the development, and it is considered possible that bat species could be impacted due to the presence of potential roosting provisions. This could also result in death or injury of bats and/or destruction of their roost due to the removal of the building. <i>Roosting bats – Trees</i> The trees onsite will be retained and have been assessed to hold 'negligible' potential for roosting bats and no impacts are foreseen. 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 contacted for further advice. <i>Foraging and commuting bats</i> Habitats of elevated value to support foraging and commuting bats include the grassland, scattered trees, hedgerows, and bramble scrub which will be lost on site. Due to the semi-urban context of the site and small extent of habitats present, the site is not considered to represent a significant resource for foraging and commuting bats in the context of the wider landscape. However, there is potential for indirect impacts resulting from increased artificial light levels that could deter bats from the site.
<i>Recommendations</i>	<i>Further Surveys</i> A minimum of one bat emergence/re-entry survey is required on B1 during the active bat season (May – September) to confirm presence/likely-absence of bats roosting in or on the building. These survey visits should be completed during the optimal survey period mid-May to August inclusive. The survey visits should be at least three weeks apart. Sub-optimal (early May and September) would require greater justification of timing e.g., weather conditions, known local bat activity. If a full set of three surveys are required, one of the surveys could be a dawn re-entry survey, or all three can be at dusk if supported by night vision aids (NVA). Two surveyors are required to provide full coverage of the building's elevations to look for emerging/re-

	entering bats. Infrared cameras should also be employed as part of the survey to see where any specific roost locations are located. If any bat roosts are confirmed from this survey schedule, two additional survey visits should be scheduled to complete a total of three bat emergence/re-entry surveys for the building. If a bat roost is confirmed around the area of works, a bat licence would be required to extend the building as it would involve the destruction of roosts. This is applied for with the support of a Class 2 licensed bat ecologist after planning permission is granted, but before commencement of works. Biodiversity enhancements will be required as part of the proposed plans to comply with the National Planning Policy Framework (NPPF) and local plan and will be dependent on the outcome of the further survey(s). <i>Commuting and Foraging bats - Mitigation</i> Although external lighting will be required for health and safety around the site, any lighting installed will be minimal and will adhere to the 'Bats and Artificial Lighting At Night' Guidance Note BN08/23 (BCT & ILP, 2023). These specifications include (but are not limited to): • External lighting will be positioned to ensure that no light spills onto nearby vegetation, including mature trees. • All lighting fixtures will be free of ultraviolet (UV) components. Metal halide and compact fluorescent lamps will not be utilised. • LED lighting will be exclusively employed, offering sharp cut-off, lower intensity, excellent colour rendering, and dimming capabilities. • A warm white light source with a color temperature of 2700 Kelvin or lower will be used to minimise the blue light component.
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Birds	
<i>Survey Findings</i>	Buildings B1 was surveyed for nesting birds and no evidence was recorded. It is highly unlikely that the building will be utilised for protected/notable bird species. Habitats The mature trees on site and both hedgerows provide optimal habitats for nesting birds, and it is possible they will be used during the nesting season.
<i>Foreseen Impacts</i>	Buildings No impacts anticipated. Habitats A selection of mature trees and both hedgerows onsite will be removed. There is the potential for nesting birds to be disturbed and nests/chicks to be lost due to the removal of these habitats. Nesting birds are protected under the Wildlife and Countryside Act. (1981) (as amended) and therefore this would result in an offense if this was to occur.
<i>Recommendations</i>	Mitigation The removal of any mature tree or hedgerow on site should be undertaken outside of the nesting bird season (March-August). If this period cannot be avoided, an inspection for nesting birds will be undertaken by a suitably qualified ecologist. If nesting activity is recorded, a 5m radius buffer will be installed and this area will be left untouched and undisturbed until the chicks have fledged. Compensation and Enhancement Due to the loss of mature trees and hedgerows onsite, compensatory nesting opportunities will be created. Two new bird nest bricks/tubes will be installed on the new dwellings (four in total across the site). The bird nest tubes/nests will be installed during

	the construction phase and can be discreetly positioned. The bird features will be installed at eaves level and face a northerly aspect. Suitable bird boxes include (but not limited to): • Vivara Pro WoodStone House Sparrow Nest Box. • PRO UK Rendered Build-In Swift Box.
Reptiles	
<i>Survey Findings</i>	Desk Study A search of the Magic.gov.uk database indicates that there have been no granted EPSL pertaining to reptiles within 2km of the site. Habitats Habitats onsite include grassland, bramble scrub and a native hedgerow. These habitats have been left unmanaged for a number of years, however, historically it is evident that these habitats were regularly maintained as an amenity garden. A grassland/field is present to the northwest of the site that appears to be optimal for reptile species, however, this habitat and the onsite habitats are restricted by poor connectivity due to surrounding arable fields, residential developments and urban infrastructure. Although the historic habitats appear to be limited and the connectivity to the site is poor, the recent unkept nature of the site has resulted in the potential for reptiles to be present, however, this is only considered to be minimal. Although limited, reptile species cannot be ruled out from being present.
<i>Foreseen Impacts</i>	Although the extent of reptile presence is limited, there is the low possibility for death or injury to occur during the removal of the grassland, bramble scrub and hedgerows from the site. This could occur due to the presence of machinery onsite resulting in individuals being crushed, if present.

<i>Recommendations</i>	<i>Precautionary Working Method</i> Due to the small scale/local impacts and low probability of reptile presence, a full suite of reptile surveys is considered disproportionate for the proposed development. 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. • In the unlikely event that a reptile is identified, works must cease and advice must be sought from a suitably qualified ecologist. <i>Habitat Compensation</i> A hibernaculum will be created onsite to compensate for the loss of habitats for reptiles. A 2m-by-2m hibernaculum will be created onsite with a base layer of large stones and boulders and then covered by any removed material from the site and additional topsoil. The hibernaculum will be a minimum of 1m in height. Further specifications of hibernaculum can be found within Amphibian and Reptile Group (ARG) Advice Note 10.
Amphibians	
<i>Survey Findings</i>	<i>Desk Study</i> A review of the MAGIC database returned no granted EPSL records for great crested newts within 1km of the site. Further, no positive class survey licence return or DLL historic survey data (2017 – 2019) were present within 1km of the site.

	<i>Aquatic habitat suitability (including ponds within 500m)</i> Great crested newts (GCN) exist in metapopulations and are known to utilise ponds and their connecting terrestrial habitat during their life cycle; great crested newts are typically found within terrestrial habitats up to 500m from breeding ponds (Langton et al. 2001). There are no ponds on the site, but a review of aerial imagery (MAGIC and OS Maps) indicates one pond within a 500m radius of the site; 285m northwest. The connectivity to the pond from the site is very limited due to the presence of several residential properties and habitat 'pinch points' that are considered to present significant challenges for GCN and amphibians to commute through, if present. The Natural England Rapid Risk Assessment (Natural England, 2015) was undertaken which returned 'Green: Offense Highly Unlikely', however this assessment result only serves as a guide and the result needs to be viewed with caution. <i>Terrestrial Habitat Suitability</i> Habitats for GCN and amphibians on site included the base of the hedgerows, the grassland and the bramble scrub, which offer refuge and foraging opportunities. Although these habitats are suitable, the surrounding habitats are considered to be limited due to residential development and poor connectivity to the wider landscape. There are considerable 'pinch points' within the surrounding terrestrial habitats that would hinder individuals commuting to the site.
<i>Foreseen Impacts</i>	The poor connectivity and surrounding residential development are considered to be a significant limiting factor for GCN and amphibian populations on site. Impacts to GCN and amphibians are therefore considered to be negligible.
<i>Recommendations</i>	None.

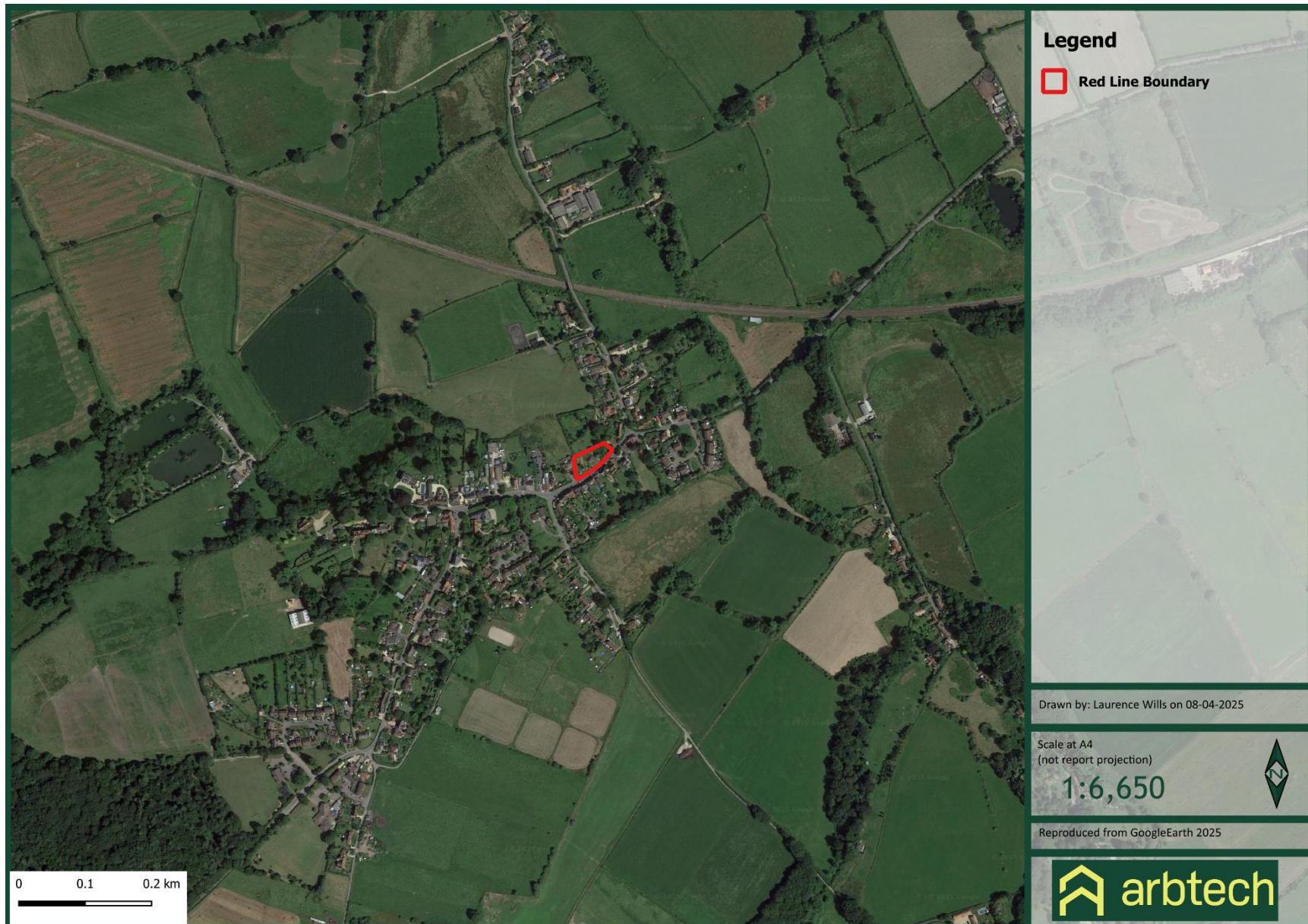
Badger	
<i>Survey Findings</i>	No badger setts were noted on site or within a 30m radius of the site. Further, no evidence of foraging badgers was noted within the development area. However, the site was considered suitable for badger sett excavation and foraging habitat.
<i>Foreseen Impacts</i>	No works will be undertaken within 30m of a badger sett. Bramble scrub and grassland will be removed during construction. The loss of such habitats is likely to be inconsequential to local badger populations owing to their small scale and the presence of more extensive habitat locally. However, construction activities could result in the death or injury of badgers, if present.
<i>Recommendations</i>	Owing to the nature of the proposed development and the low potential for impacts to badger setts, further badger surveys are considered to be disproportionate. A Precautionary Working Method will be implemented during construction, including the following measures: • Heras fencing will be erected around the working area to prevent encroachment into retained habitats where badger setts could be present. • 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 badgers could use. • 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, works must cease and advice must be sought from a suitably qualified ecologist.
Otters and Water Voles	
<i>Survey Findings</i>	The site contains no suitable habitat to support otters or water voles due to the lack of aquatic habitats on or adjacent the site.

<i>Foreseen Impacts</i>	None.
<i>Recommendations</i>	None.
Hazel dormouse	
<i>Survey Findings</i>	Desk Study A search of the Magic.gov.uk database indicates that there have been no granted EPSL pertaining to dormice within 1km of the site. Habitats Although habitats recorded on site could provide some limited opportunities for dormice in a different landscape context, such as the hedgerows and bramble scrub, the site is isolated from the wider landscape for dormice by the urban infrastructure. Notably, the site is isolated from any direct connectivity to hedgerow networks or woodland stands in the wider landscape. Given the small extent and type of habitats recorded and the absence of appropriate landscape connectivity and local optimal habitats, the site is considered unsuitable to support dormice.
<i>Foreseen Impacts</i>	None.
<i>Recommendations</i>	None.
Other species - hedgehog	
<i>Survey Findings</i>	Habitats on site comprising the bramble scrub, hedgerows and grassland, are likely to provide foraging, commuting, and refuge opportunities for hedgehogs. Refuge opportunities are most prevalent amongst the hedgerows and bramble scrub, whereas the

	grassland provides foraging and commuting opportunities. No evidence indicating use of the site by hedgehogs was recorded, however, evidence is difficult to record due to the nature of the vegetation. The potential for hedgehogs to be present onsite and continue to gain access to the site is likely due to the surrounding habitats, which include residential gardens and open fields.
<i>Foreseen Impacts</i>	The loss of habitats onsite is likely to impact on the ability for hedgehogs to move around the local area due to the installation of artificial infrastructure and additional fencing. The loss of grassland and bramble scrub will also reduce on the availability of food sources within the local environment. Construction activities could result in the death or injury of hedgehogs within the local area that may be commuting through the site, resulting in injury or death.
<i>Recommendations</i>	Mitigation Site preparation and construction works should be completed in accordance with the following precautionary working methods, which are considered suitable to reduce the potential for impacts: • Any excavations will be covered overnight, or a ramp will be installed to enable any trapped animals to escape. • Works will be completed during daylight hours only to prevent impacts of excessive artificial light spill. • Any chemicals or pollutants used or created by the development should be stored and disposed of correctly according to COSHH regulations.

	<i>Compensation and Enhancement</i> Accessibility between the site and adjacent residential area will be enhanced through the provision of hedgehog connectivity holes within fencing where feasible. Hedgehog holes should measure a minimum of 130mm x 130mm. Refuge opportunities could be enhanced at the site for hedgehogs through the provision of a hedgehog house, such as the NHBS hedgehog house (or similar specification). The following habitat creation and enhancement opportunities could also be incorporated into the proposed development which would be beneficial for hedgehogs: • Planting fruit bearing trees and species-rich grassland to increase foraging opportunities. • Creation of brash piles or installation of hedgehog houses in shady areas.
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Appendix A: Site Location Plan



Appendix B: UKHabs Habitat Plan



Appendix C: Site Photographs



Photo 1: North and east view of B1.



Photo 2: South view of B1.



Photo 3: West view of B1.



Photo 4: Raised tiles around the chimney on the west elevation.



Photo 5: Internal loft void of B1.



Photo 6: Internal loft void of B1.



Photo 7: Internal loft void of B1.



Photo 8: Internal loft void of B1.



Photo 9: Area of grassland and bramble scrub in the southwest.



Photo 10: H1 along the south boundary.



Photo 11: Areas of grassland within the west section of the site.



Photo 12: Areas of bramble scrub (some partially removed) within the northwest of the site.



Photo 13: Areas of bramble scrub within the northwest of the site.



Photo 14: Areas of bramble scrub and individual trees within the southeast of the site.



Photo 15: Areas of bramble scrub within the southeast of the site.

Appendix D: Legal and Report Version**Legal**

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