

Preliminary Ecological Appraisal and Roost Assessment

Survey site:

41B Main Street, West Wiltshire Trading Estate, Westbury BA13 4JU

Client:

Matt Thorne

Survey date:

5th Jan 2026

Project:

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

The replacement of the existing single storey unit to be replaced by a two-storey unit on the same footprint.

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.](#)

Site Location and Context					
The survey site is centred on National Grid Reference ST85395265 and has an area of approximately 0.15ha. The site comprises several units with the associated industrial estate, and the sites on-site parking. On unit is a single-storey unit- to be replaced, and a two-storey unit to be retained. Further industrial units are in all directions, stretching for 500m south, 280m west, 600m east and 470m north. Storridge road is on the south boundary of the site. Immediately to the southeast is a vegetative and pond area. The Biss Brook waterway flows 116m southwest of the site, flowing in a south-to-north direction. The town of Westbury lies to the southeast of the site					
Survey Details					
The site survey was undertaken by Annabel Sharpe Bsc (Hons), an ecologist with three years of experience, and holder of Natural England survey licences for bats [2023-11145-CL17-BAT (class 1) and 2025-12592- CL18- BAT (Class 2)					
Date of survey	Temperature (°C)	Humidity (%)	Cloud Cover (%)	Wind (km/h)	Rain
5/1/2025	-1	75	0	0	None
Executive Summary					
Retained trees adjacent to the site 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). Best practice measures to minimise the possibility of pollution affecting the nearby trees, and pollutants draining into the pond and woodland 20m south of the site. The Environment Act (2021) requires all developments (excluding exemptions) to deliver a 10% net gain in biodiversity. The project is unlikely to trigger the requirement for a biodiversity net gain assessment as it falls under one of the exemptions (state exemption – as there are no habitats loss at the site, and construction will be within the existing concrete footprint. Any pruning or working close to the vegetation on the buildings' west boundary should be undertaken outside the period 1st March to 31st August. If this timeframe cannot be avoided, a close inspection of the vegetation should be undertaken immediately, by a qualified ecologist, before the commencement of work. All active nests will need to be retained until the young have fledged. Precautions should be taken with machinery and noise levels when working close to any retained nests so as not to disturb any nearby nesting birds during construction works. At least a 3-5m buffer should be created between any machinery and active nests until the young have fledged					

Survey 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 the 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. 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. The survey was undertaken in the winter months; there were no habitats directly within the site's boundary in which dormant species may be overlooked.

Ecological Survey Factor	Detailed using desk study and site survey (carried out under good weather conditions). 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 lead surveyor for advice.
Conclusion, Impact or Recommendations	Habitats and plants (see habitat map in appendix 1, location plan in appendix 2, proposal plan in appendix 3 and photos in appendix 4). Botanical species are described with reference to the DAFOR scale (D = Dominant; A = Abundant, F = Frequent, O = Occasional, R = Rare).
<i>Summary of Survey Findings</i> <i>(UKHab codes used)</i>	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). . On-site habitat descriptions <u>u1b</u> – Developed land/sealed surface (See Figure 2) This is a mixture of concrete and tarmac base that is used as parking and storage areas of the site <u>u1b5</u> – Buildings (See Figure 1)

	There is a mixture of one-storey (B1) and two-storey buildings within the site. The two-storey buildings have active garage workshops. The one-storey building, set for demolition with the proposal, are a series of one-storey 1950's military shower blocks, which have been converted into a mixture of garages and offices. (See bat section of this report) <u>u1e</u> – Built linear features (See Figure 3) On the south, north and eastern boundaries, the site is surrounded by a chain fence. This is in good condition with no missing sections or gaps at the base. Local notable habitats There is a 0.97ha parcel of broadleaf woodland, along with a large pond as seen on Magic Maps, which starts 15m south of the site's boundary. The closest listed priority broadleaf woodland is with the associated fort, 266m northeast. The next closest is 430m east and 577m west There are two mature silver birch trees directly west of the site (See figure 4). The branches of these trees do overhang B1, and likely have a root zone that has developed underneath. There is a small group of shrubs also on the west boundary, which rest against the walls of B1 (See Figure 5). This area of vegetation and trees does not belong directly to the site.
<i>Foreseen Impacts</i>	On-site habitats The proposed works will not see the loss of any habitats at the site. The demolition and rebuilding will be undertaken on the same footprint. There are also no vegetative habitats within the development boundaries. Notable habitats No direct impacts to any notable habitats will occur as a result of the proposed development. However, due to the proximity of the site to trees on the west boundary, the risk of damage is present. Pruning of overhanging branches would be required if the replaced building is to reach two storeys in height. The rebuilding will take place, on the existing concrete base, leading to the same level of root compaction already experienced by both trees. If any excavation is required of the base, this could result in root damage.
<i>Recommendations</i>	On-site habitats Retained trees adjacent to the site 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).

	Notable habitats Best practice measures to minimise the possibility of pollution affecting the nearby trees, and pollutants draining into the pond and woodland 20m south of the site. Biodiversity net gain The Environment Act (2021) requires all developments (excluding exemptions) to deliver a 10% net gain in biodiversity. The project is unlikely to trigger the requirement for a biodiversity net gain assessment as it falls under one of the exemptions (state exemption – as there are no habitats loss at the site, and construction will be within the existing concrete footprint)
Locality and Designated Sites	
<i>Summary of Survey Findings</i>	On-site designations The site is not subject to any designation. Statutory designated sites (within 2km) There is 1 statutory sites within 2km of the site, as detailed below: Westbury Ironstone Quarry Site of Special Scientific Interest (SSSI) 1.7Km south This site is noted for the ore and fossilised remains within the site, and not for any living ecology. Non-statutory designated sites The presence of non-statutory designated sites within 1km/2km of the site cannot be established without data from Wiltshire Records Centre
<i>Foreseen Impacts</i>	On-site designations No impacts foreseen. Statutory and non-statutory designated sites 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 urban location of the site with surrounding physical barriers. No direct impacts to any designated sites will occur as a result of the proposed development.
<i>Recommendations</i>	On-site designations None required.

	Statutory and non-statutory designated sites None required.														
Invasive / Non-native species															
Summary of Survey Findings	No problematic invasive and non-native species recorded on site.														
Foreseen Impacts	N/A														
Recommendations	No further surveys but remain vigilant.														
Invertebrates															
Summary of Survey Findings	There are no vegetative habitats on the site, resulting in a poor location for supporting invertebrate populations.														
Foreseen Impacts	None foreseen.														
Recommendations	No further surveys														
Bats															
Summary of Survey Findings	EPSL data 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 2 EPSLs within a 2km radius of site as detailed below: <table><tr><th>EPSL reference</th><th>Bat species affected</th><th>Distance from site</th><th>Impacts allowed by licence</th></tr><tr><td>2017-31427-EPS-MIT</td><td>Lesser horseshoe bat</td><td>800m northwest</td><td>Destruction of a resting place and breeding site</td></tr><tr><td>2016-25450-EPS-MIT</td><td>Common pipistrelle</td><td>1.16km northeast</td><td>Destruction of a resting place</td></tr></table> There are no Special Areas of Conservation designated for bats within 10km of the site.			EPSL reference	Bat species affected	Distance from site	Impacts allowed by licence	2017-31427-EPS-MIT	Lesser horseshoe bat	800m northwest	Destruction of a resting place and breeding site	2016-25450-EPS-MIT	Common pipistrelle	1.16km northeast	Destruction of a resting place
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	Foraging and commuting habitat There are no vegetative habitats at the site. There are scattered trees on the west boundary, and an area of trees and large ponds measuring 0.97ha, 15m south of the site. There is a lack of vegetative connected habitats leading north, but the site is adjacent to the tree-lined road that surrounds the industrial estate. This situates the site directly beside a potential dispersal and foraging route. There is a high level of light spill within and surrounding the site due to the industrial nature of the site and the surrounding estate, including streetlights on the associated roads. This may deter more light-averse species from the area. Roosting habitat Buildings and trees to be impacted by the proposed development are assessed for their suitability to support roosting bats below. There is a total of 2 buildings on the site with the associated industrial estate. The one-storey garages and office (B1) and two-storey workshops to the east (B2). Only B1 was surveyed, as this was the building to be demolished and rebuilt. There are no proposed impacts to B2.
B1 Building description	Photographs
<i>Summary</i> B1 is a series of one-storey 1950's military shower block which had been converted into a mixture of garages and offices. It is constructed of breeze block walls and a flat roof, which has a concrete base and roofing felt. The building has no separate loft voids in any of the structure and lacks any cavity wall spaces. There are no separate soffit boxes on this building, or open access eaves. Windows for the majority are metal-framed but have been replaced with PVC in a few locations. Doors are a mixture of wood and metal. The building experiences a high level of disturbance due to the active use as garages, workshops and offices, and a high level of internal light spill, which would deter daytime roosting within the building.	

There was no evidence of roosting bats internally within any part of the buildings, and no suitable features externally that would support roosting bats.





Offsite trees	Photographs
<i>Summary</i> There are two silver birch trees to the west of B1. These trees will be impacted as pruning would be required in order to facilitate a two-storey building. There were no features observed on either tree that would support roosting bats.	

<i>Foreseen Impacts</i>	Roosting habitat [Buildings] Bats are very unlikely to be roosting within this building, and as such, there are not anticipated to be any impacts on bats in this location as a result of the proposed development. Roosting habitat [Trees] Pruning of the outer limbs of the silver birches will be required, but no impact on roosting bats is expected as a result due to the lack of suitable roosting features. Foraging and commuting habitat The proposed development will not result in the removal of any habitats which could be used by foraging or commuting bats. Artificial lighting The proposed development may lead to an increase in the amount of current lighting. However, with the high level of lighting already in the vicinity, this is unlikely to cause any impacts
<i>Recommendations</i>	Roosting habitat [Buildings] In the unlikely event that a bat or evidence of bats is discovered during the development, all work must stop and a bat-licensed ecologist must be contacted for further advice. Roosting habitat [Trees] None Foraging and commuting habitat No further surveys are required. Artificial lighting None required.
Birds	
<i>Summary of Survey Findings</i>	Buildings No evidence of nesting birds was identified on or within B1. Trees and vegetation No bird nests were identified within the vegetation on-site; however, the dense shrubs adjacent to the building on the west side do offer some nesting habitats for smaller bird species.

	There were no cavities within the two silver birch trees, or any nests from previous constructions observed. . Barn owls The site does not appear to provide any suitable nesting sites for barn owls. Overwintering birds Due to the small size of the site and the extent and type of the habitats recorded, the site not considered suitable to support a significant assemblage of protected and/or notable birds.
<i>Foreseen Impacts</i>	Buildings/trees There has to be vegetation work, such as pruning the silver birch oversailing branches, as well as working against a small area of shrubs on the building's west boundary. There is a low possibility of birds nesting within the shrubs. There were no observed nests or cavities within the birch trees. There was no evidence of nesting birds within the building. Work is proposed to begin in February, which will reduce the risk of disturbance to active bird nests If there is a delay, there is a possibility of new nests being established in the vegetation. Barn owls None foreseen. Overwintering birds None foreseen.
<i>Recommendations</i>	Buildings/trees Any pruning or working close to the vegetation on the buildings' west boundary should be undertaken outside the period 1st March to 31st August. If this timeframe cannot be avoided, a close inspection of the vegetation should be undertaken immediately, by a qualified ecologist, before the commencement of work. All active nests will need to be retained until the young have fledged. Precautions should be taken with machinery and noise levels when working close to any retained nests so as not to disturb any nearby nesting birds during construction works. At least a 3-5m buffer should be created between any machinery and active nests until the young have fledged.

	Barn owls None required. Overwintering birds None required. Suggested biodiversity enhancements The installation of a minimum of 1 sparrow terrace box externally on the walls of the new building. These should be situated up against the eaves of the building, facing a northernly directly.
Reptiles	
<i>Summary of Survey Findings</i>	EPSL data A review of the MAGIC database returned no granted EPSL records for protected reptiles within 2km of the site. Habitat suitability There is no suitable habitat present on the site for reptiles due to a lack of habitats such as scrub and rank grassland, which would offer refuge for these species. Grass areas outside of the site boundary are mown to a short sward, which does not provide suitable rank grassland for reptiles. Further, the site is surrounded by urban development (i.e. roads and buildings), which is considered sub-optimal for reptile migration and therefore, reptiles are considered unlikely to migrate from any nearby suitable habitats to the development site. As such it is likely that reptiles are absent from the development site. Wider landscape The adjacent pond and woodland pocket to the southeast could support a population of reptiles, though this lacks a lot of the rank grassland. This patch of habitat is isolated through busy industrial estate roads on all sides, roundabouts, industrial units and carparks. Due to a lack of habitat in the site and a lack of habitats the north the site, it is unlikely that the site is used as a stepping stone for reptiles to cross.
<i>Foreseen Impacts</i>	No impacts are anticipated on reptiles as a result of the proposed development.
<i>Recommendations</i>	None required.
Amphibians	

<i>Summary of Survey Findings</i>	EPSL and survey data A review of the MAGIC database returned 2 EPSL records for great crested newts within 2km of the site. These are located 1km and 1.4km southwest However, the MAGIC database did return evidence indicating the presence of great crested newts resulting from historic pond surveys undertaken in 2018. These records are located 1.4km and 1.95km west. Great crested newts 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 <i>et al.</i> 2001). Aquatic habitat suitability (including ponds within 500m) 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 <i>et al.</i> 2001). There are no ponds on the site, but a review of aerial imagery (MAGIC and OS Maps) indicates the presence of five ponds within 500m, the closest of these is 70m to the southeast, for which there is no pond survey data. The next closest is a balancing pond 380m south for which there is also no data. Other ponds are located 280m southeast, 400m southeast and 380m northeast. None of these ponds could be inspected due to being behind fencing and dense scrub or being within private areas of the estate. All ponds have barriers between, such as roads and industrial units, which affects their connectivity to each other. Terrestrial habitat suitability There is no terrestrial habitat suitable at the site, as there's no vegetation present. There is a small parcel of shrubs on the west boundary of the building, which is not part of the site. This is an isolated pocket and doesn't form a stepping stone to help amphibians travel between suitable habitats. Grass on the outside of the site is also mown to a short sward (less than 10cm), which does not form a protective commuting route, good foraging or shelter. There is also a high mortality risk as the site is part of garages and surrounded by the main access road of the industrial state, with high curbs. This would also restrict movement.
<i>Foreseen Impacts</i>	When georeferencing the proposed development plans over-scaled mapping of the site, it is noted that the development will not involve the removal of any vegetation, due to the demolition and rebuilding within the same footprint.

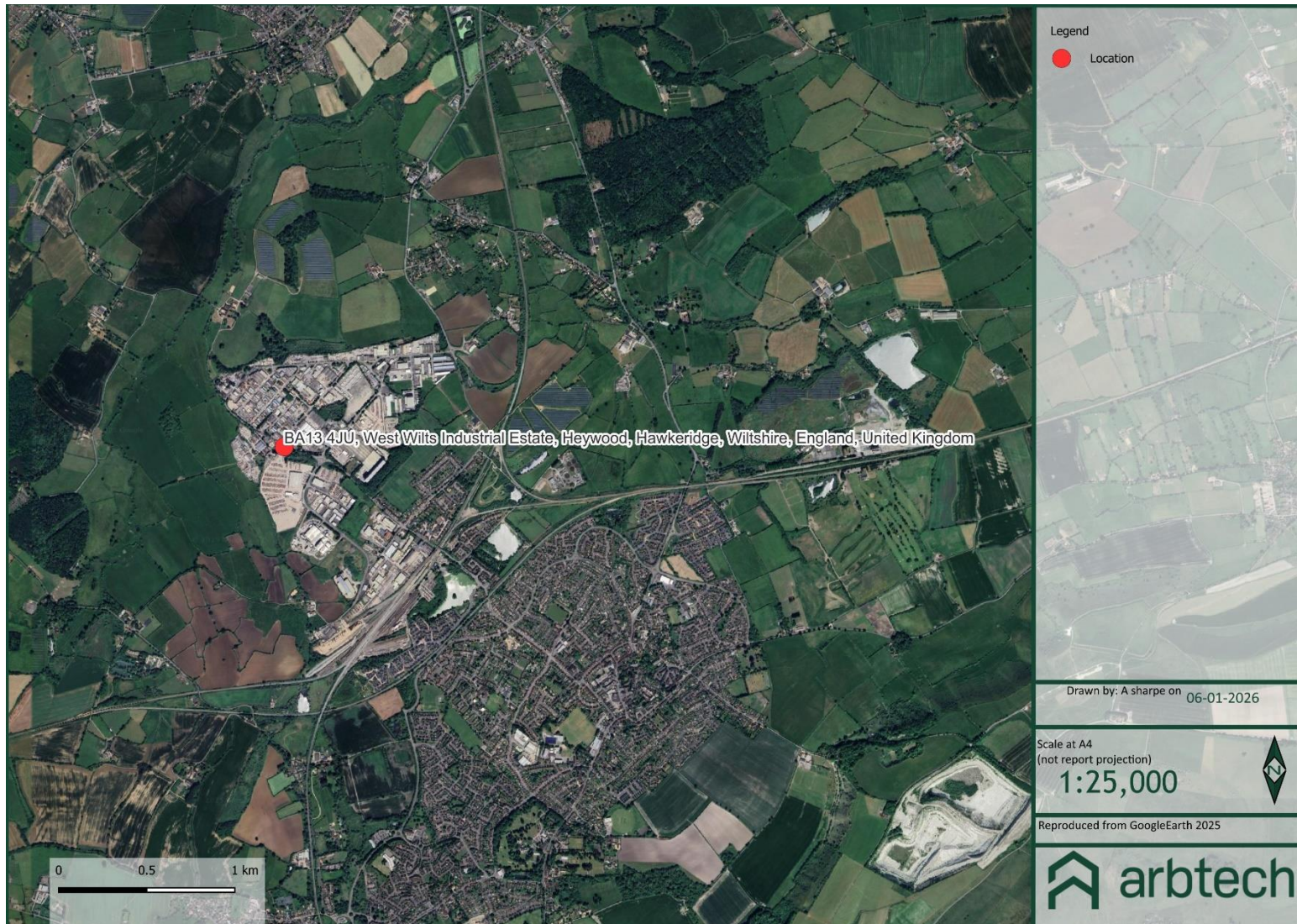
	When completing the rapid risk assessment published by Natural England (Natural England 2015), the proposed development produces a GREEN risk score, which states: Offence Unlikely Due to the poor habitat and lack of suitable habitats to the north, the site is also not likely to be used as a stepping stone to access any habitats or ponds. There is also a high mortality risk due to the high volume of vehicles at the site.
<i>Recommendations</i>	• If any common amphibians are found in the working area these should be allowed to disperse of their own accord or, if at immediate risk, should be moved by hand to a sheltered, vegetated area away from disturbance. • In the unlikely event that a great crested newt is identified, works must cease and advice must be sought from a suitably qualified ecologist.
Badger	
<i>Summary of Survey Findings</i>	No badger setts were noted on site or within a 30m radius of the site. The site is considered unsuitable for badgers, given the lack of suitable sett excavation areas/ground. Further, there is limited suitable badger foraging habitat on site, given the lack of fruiting trees/scrub. The site is also surrounded by urban development (i.e., roads and buildings), which is a suboptimal habitat, thereby reducing the likelihood of badgers being present within the surrounding area of the site. The chain fencing around the site would also restrict badger movement on and off the site.
<i>Foreseen Impacts</i>	No impacts are anticipated on badgers as a result of the proposed development.
<i>Recommendations</i>	None required.
Riparian animals	
<i>Summary of Survey Findings</i>	A review of the MAGIC database returned no granted EPSL records for otters or water voles within 2km of the site. There are no water courses on or connected to the site. The nearest waterway is 100m to the southwest, with further industrial sites situated between. The site lacks vegetative habitats that could be used by both water vole or otter.
<i>Foreseen Impacts</i>	No impacts are anticipated on riparian animals as a result of the proposed development. The proposed works will not be undertaken within 10m of any water course, and will not involve the loss of any vegetative habitats.

<i>Recommendations</i>	None required.
Hazel dormouse	
<i>Summary of Survey Findings</i>	EPSL data A review of the MAGIC database returned no granted EPSL records for hazel dormice within 2km of the site. Habitat suitability There are no habitats at the site to support this species.
<i>Foreseen Impacts</i>	No impacts are anticipated on hazel dormice as a result of the proposed development.
<i>Recommendations</i>	None foreseen.
Other e.g. hedgehog	
<i>Summary of Survey Findings</i>	The small area of shrubs on the west boundary of the site offers some, but very limited, foraging and shelter opportunities for hedgehogs. There is a lack of habitats on the site that can be used by hedgehogs, and movement is limited due to the secure chain fencing, which does not have gaps large enough for hedgehogs to pass through. Hedgehogs could still travel around the wider site and may be in the vicinity, due to suitable habitats within 20m south of the site.
<i>Foreseen Impacts</i>	There will be no hedgehog supporting habitats removed; however, there will be demolition and construction work directly adjacent to the off-site shrubs. Demolition of the building will remove the barrier to travel on this side of the site. However, construction activities could result in the death or injury of hedgehogs, if present.
<i>Recommendations</i>	A precautionary working method will be implemented during construction, including the following measures: - Any excavations will be covered overnight, or a ramp will be installed to enable any trapped animals to escape. - The use of night-time lighting will be avoided, or sensitive lighting design will be implemented to avoid light spill on to retained habitats which hedgehogs could use. - Any chemicals or pollutants used or created by the development should be stored and disposed of correctly according to COSHH regulations. If any hedgehogs are found in the working area these should be allowed to disperse of their own accord or, if at immediate risk, should be moved by hand to a sheltered, vegetated area away from disturbance.

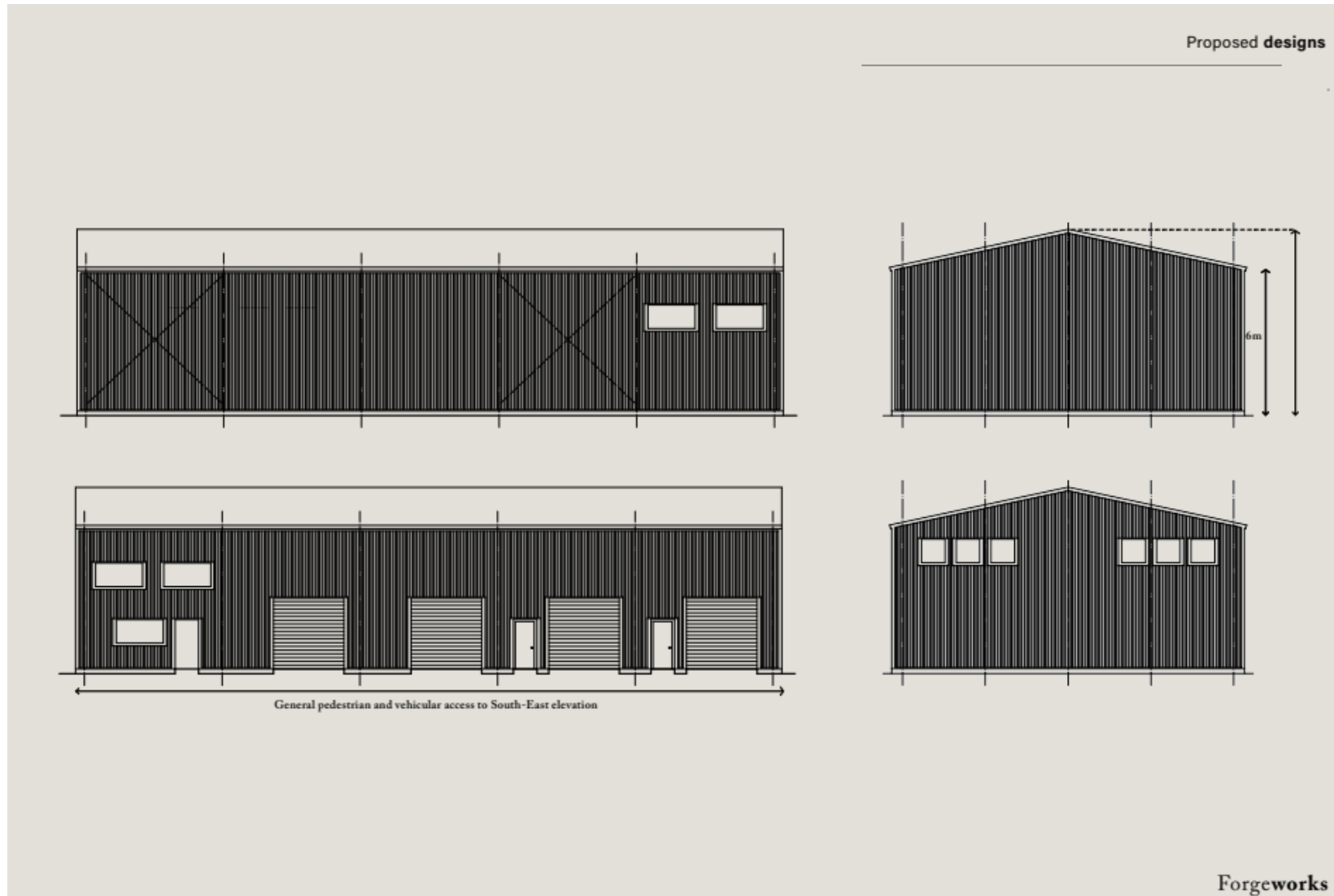
Appendix 1: Survey/Habitat map



Appendix 2: Location map



Appendix 3: Proposed plan



Appendix 4: Habitat Photos

Buildings	
Photograph	Description
	Figure 1: Main office building (B1) on site

Sealed surface	
Photograph	Description
	Figure 2: Parking area of the site
Fence	
Photograph	Description
	Figure 3: Chain-linked fence on the boundary.

Scattered trees	
Photograph	Description
	Figure 4: Off-site silver birch trees adjacent to B1
Off-site shrubs	
Photograph	Description



Figure 5: Offsite shrub area adjacent to B1

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