

Preliminary Ecological Appraisal and Roost Assessment

Survey site:

Premier Inn, Salisbury North Bishopsdown, Pearce Way, Salisbury, Wiltshire, SP1 3GU

Client:

Premier Inn Hotels

Survey date:

16th April 2024

Project:

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

The addition of a 3 storey extension onto the current 3 storey building, serving as a hotel.

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

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

The site survey was undertaken by Annabel Sharpe BS (Hons) Consultant Ecologist, (Natural England Protected Species Licence Numbers: [Bats] (2023-11145-CL17-BAT)					
Date of survey	Temperature (°C)	Humidity (%)	Cloud Cover (%)	Wind (km/h)	Rain
16/04/2024	10	63	20	16	None

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, photos in appendix 3 and proposal plan in appendix 4). Botanical species are described concerning the DAFOR scale (D = Dominant; A = Abundant, F = Frequent, O = Occasional, R = Rare).	
Summary of Survey Findings (UKHab codes used)	The site is located at Grid Ref SU16083236 and comprises a premier inn hotel, an on-site pub, and its surrounding car parking area. This also includes a boundary of greenery around the site, comprising of trees, shrubs and hedgerows. Priority-listed deciduous woodland forms part of the site’s north and northeast boundary. This also stretches beyond the site boundary 100m to the southeast, and 170m north, covering a total area of 1.83ha. Floodplain grazing marsh is located as 70m northeast of the proposed development area of the site. Additional listed woodland is 132m southwest of the proposed development area. There is a chalk river that flows within 70m northwest of the site, the River Bourne. <u>Developed, sealed surface [u1b6]</u>

	The majority of the site consists of a tarmac car park and concrete and tiled walkways. The area of proposed extensions on the northern building would be within the existing tarmac car-park areas. (See Fig 2) <u>Developed, sealed surface (buildings) [u1b5]</u> There are three buildings on the site consisting of 2 hotel buildings and a site pub. B1 and B2 are part of the premier inn hotel accommodation. B3 is a pub south of B2. Further details on the buildings are located within the bat section of this report. Only B1 is subjected to any alterations. <u>Other broadleaf woodland [W1g]</u> There is a band of woodland around the site's boundary- the majority of this woodland is just off-site. However small sections to the very south and in the northern corners are within the site's boundary. Along the eastern boundary (see Fig 3) the band of trees appears to be newly planted, due to the lack of semi-mature trees and the presence of old tree guards, which they have outgrown. The eastern band of woodland is comprised of young hawthorns-(D), elder (F) field maple (O) hazel (F). There is a lack of established woodland understory flora, with common ivy being present but a lack of abundant flowering species. There is a small wire fence that cuts through within 1m of the woodland boundary, separating the site from the wider woodland landscape beyond.
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	The northwestern corner (see Fig 4) has a larger collection of semi-mature trees which extend in a band north of the boundary 7ft fence- this includes hornbeam (O) field maple (O) poplar (O) honeysuckle box(F), silver birch (F), ash (F), hazel (O), black pine (R) cherry laurel (F) cherry (O) and privet (F). The understory includes a scattering of bramble and young cherry laurel. At the southern edge, several flowering herb species are present, such as herb Robert (A) field speedwell (O) white clover (F), red dead nettle (O), cleavers (O) nettles (F) However, the majority of this consist of bare ground and leaf litter. (See Fig 9) <u>G3- Neutral grassland.</u> There are patches of grassland around the site- these areas are regularly mown to keep a tidy appearance and in no location was the sward height higher than 10cm. Regular mowing has caused some of the grassland to have bare ground patches and be dominated by pioneering herb species, and springy turf moss, instead of grasses. Grass species within these areas include perennial rye (O) annual meadow grass (F) cocks's foot (D) Yorkshire fog (D) and rough meadow grasses (D). Herb species include- red dead nettle (F), common corn salad (O), fox and cubs (O), dandelion (D), field speedwell (F), common mouse-ear (O), common cranes bill (F), yarrow (O), bulbous buttercup (F), common daisy (D), ribwort plantain (O) and hawkweed (O). <u>Flower beds [846]</u> There are several flower beds around the car park, (see Fig 8) which contain various non-native evergreen shrubs. Non-native invasive species were identified within these flower beds, such as Spanish bluebells, Virginia creeper and small-leaved cotoneaster.
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	<u>Scattered trees [32]</u> There are scattered small trees around the site, these are young ash trees within the car park, situated within a mixture of native and non-native shrubs. There are signs of disease within several of these young ash trees. <u>H2a6-11 Other native hedgerows- with trees.</u> There is a line of young ash trees within the hedgerow on the south and southwest boundary. Several of these trees show signs of ash dieback and are in poor condition. The understory hedge, kept to a height of 1.5m includes field maple, hornbeam holly, cherry laurel, hazel, honeysuckle box and hawthorn. The hedge is regularly managed to maintain a compact shape. The northern side of the hedge contains no ground flora, due to the car park, and the southern side has a regularly mown short sward grassland. This hedgerow is not connected to any other hedgerows to the north or south. This hedgerow measures about 90m long. <u>U16-612- Fence</u> There are several designs of fences around the site, for the majority of the site boundary this is a wire fence less than 1.5m in height. In the northern corner and part of the northwest boundary, this turns into a 7ft wooden fence. This does not encompass the whole site, so does not provide a significant barrier for any wildlife. <u>Offsite ponds.</u> An offsite area of water was identified both on MAGIC maps and OS maps, this is situated within 100m of the proposed extension area. The nature of this area of water, its size, shape, depth and appearance could not be established. This is because this area is surrounded by a band of trees and shrubs (see Fig 11) and in aerial images, the view is obscured
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	by the trees' canopy. Waterfowl such as coots and moorhens could be heard calling from the area at the time of the survey, which would indicate water presence. There is only a wire fence along the northern and northeastern site boundary.
<i>Foreseen Impacts</i>	The proposed extension will remove a small amount of non-native flowerbed planting. The proposed work is focused on an area of tarmac and would not see removal of any ecological habitats of value around the site. However, there is the risk during construction of pollution or chemical runoff contaminating the broadleaf woodland, pond, river and floodplain grassland north of the site, situated downhill from the development area.
<i>Recommendations</i>	BNG has been requested for this site, landscaping plans have already been drawn up which include turning certain areas of the grassland on-site with wildflower enhancement and improving the quality of woodland areas of the site. It's recommended that non-native, invasive species be removed from woodland areas. Best practice measures to minimise the possibility of pollution affecting the nearby deciduous woodland and offsite ponds must be implemented during construction. A Construction Environment Management Plan (CEMP) may be required for this.
Locality and Designated Sites	
<i>Summary of Survey Findings</i>	The River Avon System Site of Special Scientific Interest (SSSI) is within 70m east of the site, as part of the River Bourne. The Bourne section of the Avon system is listed as a pure chalk stream. The collection of streams and rivers in this system supports a rich assemblage of birds, invertebrates, and fish. This also contains adjacent habitats such as floodplains, flower-rich grasslands and wet woodlands. Water voles, otters and water shrews are listed mammals in this river system.

	Cockey Down SSSI is 966m southeast of the site. This area is listed as a botanically rich chalk grassland habitat, with two nationally restricted calcareous grass species, and supports 8 species of orchids.
<i>Foreseen Impacts</i>	There is a risk of pollution spilling into the River Avon SSSI unless properly contained during construction, especially as the site is uphill from the river. Infrastructure for increased sewer outlets and drains should function for the increased capacity of the hotel, to prevent any long-term contamination of the SSSI river.
<i>Recommendations</i>	A Construction Environmental Management Plan should be implemented to produce mitigation measures such as pollution control to prevent contamination of the River Avon system SSSI and protect the woodland and floodplains associated which are also adjacent to the site's boundary.
Invasive / Non-native species	
<i>Summary of Survey Findings</i>	There were several invasive plant species identified in various locations of the site. This includes Spanish bluebell, cherry laurel, Virginia creeper and small-leaved cotoneaster. All of these species were recorded in low numbers and were not spread across the whole site. The location of which is noted in the map in Appendix 3. The cotoneaster is isolated within flower bed planting with the central car park. The cherry laurel is seen growing along the woodland boundary of the northeast corner, as well as the hedgerow with trees band along the southwest boundary. Although this species is not listed as invasive on Schedule 9 of the Wildlife and Countrywide Act, this non-native species can quickly take over woodland areas and lower the biodiversity of the woodland. Virginia creeper was seen growing on the fence along the north boundary, north of the proposed development area of the site. (see fig 5) Spanish bluebells were in low numbers and included within the northern flower beds as well as the edges of the northern woodland (see Fig 6)

<i>Foreseen Impacts</i>	Due to the presence of priority-listed broadleaf woodland and the SSSI of the River Avon system 70m away from the site, there is a risk that any of these plant species spread into the SSSI. The Virginia creeper and Spanish bluebells have the highest risk of spreading as these are along the northern boundary closest to spreading into the nearby woodland and SSSI river system. The cherry laurel risks taking over the northern priority listed woodland areas, if left uncontrolled. There is the risk of cotoneaster spreading when the relevant flower beds beside B1 are dug up and material removed off-site
<i>Recommendations</i>	All non-native invasive plant species should be removed with best practices from the site. Caution should be taken with species like the cotoneaster on the removal, that berries aren't tracked off the site, which would spread seeds to new locations. This may require follow-up checks by ground maintenance to keep on top of any regrowth of these species in the following years.
Invertebrates	
<i>Summary of Survey Findings</i>	The woodland around the site provides many flowering tree species which provides a vital food source for a variety of nectar-foraging species as well as leaf litter ground cover for ground-based invertebrates. It was noted in two areas of grassland dominantly that at the base of the northwestern woodland area, has scouring which has created areas of bare soil. (see fig 9) These areas were in use by several species of solitary ground-nesting bees with several holes seen dug (see Fig 10). Due to their constantly mobile nature, it was difficult to identify which species were present at the time. However, multiple species were observed using this area.

	The grassland is of low value for nectar-foraging species, though there is a good assemblage of herb species present, these undergo regular mowing which removes flowering heads. The lack of grass sward height would not be suitable for many grassland-invertebrate species. The non-native shrubs within the site provide nectar resources for pollinating insects.
<i>Foreseen Impacts</i>	The proposed development will take place on existing tarmac areas and will not result in any loss of invertebrate-supporting habitats around the site.
<i>Recommendations</i>	No further surveys. It's advised the areas identified in use by solitary bees be kept in their current condition to continue to provide patches of bare ground for invertebrates. Allowing areas of longer grass sward height, or wildflower areas will increase shelter and foraging habitat for other species in this taxa.
Bats	
<i>Summary of Survey Findings</i>	There are no EPSLs within 2km of the site. This does not indicate that this species is absent from the area. It could indicate that roosts have not been discovered or that works in areas where roosts are present did not require an EPSL licence to take place. The concentration of buildings also thins out north and east of the site as this approaches open countryside. The woodland, hedgerows and shrubs around the site's boundary are of value for both foraging and commuting bats. These lead to adjacent woodland pockets north and southeast of the site, as well as leading to the River Bourne within 70m of the development area of the site. Trees line this river in a north-to-south direction and are adjacent to mixed farmland, with both grazing and arable present within 200m. This all provides an immediate dispersal route and foraging resources for any bats roosting in the area.

	The site consists of 3 buildings. Two of these buildings are part of the premier inn hotel and are the accommodation building. The third building is a pub, as part of the same site. <u>B1</u> B1 is the building subject for the proposed extension work. This building is a large, detached, two-storey structure against the site's northern boundary. It is a red-brick building, with an upper floor wrapped in timber fascia boards. The roof is a hipped roof, with slate field tiles and red-clay hip and ridge tiles. There were no roosting features identified around the roof tiles of the building. There are two gable walls on the southern elevation. Feature 1- There is noted raising of the fascia boards in several locations around B1 (<i>See Fig 14-16</i>) The lifting of these boards is suitable for small crevice dwelling bats, such as pipistrelle to roost under. Spaces under the fascia boards of 2cm are wide enough for pipistrelle bats to access. This has the potential to allow full access for bats around all elevations of the fascia boards and is not limited to the specific locations of where boards were raised. Areas of raised boards are noted on the map in Appendix 1.
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	Feature 2- There are also several locations where woodpeckers have drilled multiple holes in the corner boards (Fig 13 and 18) If not in use by birds, and suitably deep enough, these can be used by roosting bats. These could open up direct access for bats to roost under the fascia boards. B1- Interior (Fig 19 and 20) The interior loft of B1 was divided into sections creating rooms, with walls and doors separating each section. The central areas are boarded for walking, and the rest with exposed layers of loose wool roll. The lining is a bitumen felt and breathable roof membrane combination in different sections. There are exposed ridges, rafters and truss supports. There are areas where the lining has peeled back around vents which could serve as direct access points. These loft rooms measure- 4m high, 13m long and 10m wide. Internal temperatures at the time of the survey were 13°C and humidity 64% A search was conducted for dropping evidence of bats accessing any of these loft rooms, including underneath top layers of insulation around key features (such as against any gable walls and in darker corners) for any historic evidence. The search also included on top of items within the room, such as fans and water tanks. - No bat-dropping evidence was found within any loft room. - No other evidence of bats accessing the internal space was observed, such as grease stain, scratch marks or urine staining on any rafter or ridge line. This does not rule out the potential of crevice-dwelling bats on external features.
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<i>Foreseen Impacts</i>	The proposals include a two-storey extension to B1 on the northwest elevation. This will destroy bat roost features such as lifted fascia boards as well as features caused by woodpecker holes in these corners. The proposed extension will extend the light range and volume of light spillage of the building towards the northern and northwestern tree lines.
<i>Recommendations</i>	B1 is of moderate value for supporting roosting bats. Though there are several features and good habitats nearby. There is not a high volume and quality to these features. Due to the size of gap from the lifted boards, this would be more likely to support smaller crevice-dwelling species, such as pipistrelles. Two bat emergence/re-entry surveys are required on B1 during the active bat season (May – September) to confirm the presence/likely presence 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, and known local bat activity. One of the surveys could be a dawn re-entry survey, or all both can be at dusk if supported by night vision aids (NVA).

	Four surveyors are required to provide full coverage of the building's elevations to look for emerging/re-entering bats. An infrared camera should also be employed as part of the survey to see where any specific roost locations are located. Lighting mitigation may be required based on the outcome of the night bat survey(s). If any bat roosts are confirmed from these surveys, a Natural England protected species_bat licence would be required to demolish the buildings as it would involve the destruction of roosts. This is applied for with the help of a class 2 licensed bat ecologist after planning permission is granted but before the commencement of works. A low-impact lighting strategy will be adopted for the site during post-development which outlines the areas of the site that will be retained as dark corridors. Parameters can be found on the Bat Conservation Trust website: https://www.bats.org.uk/our-work/buildings-planning-and-development/lighting-2 Enhancements are dependent on the outcome of further surveys
Birds	
<i>Summary of Survey Findings</i>	There is evidence of nesting birds around the site, such as within the woodland boundary. There were also indications of nesting birds on several buildings. B1 – which is subject to development- had multiple locations where woodpeckers have been drilling holes within the corners. While great spotted woodpeckers were heard during the survey, no interaction with B1 was observed. However, the excavated holes could be used by other bird species if the holes are suitably deep enough.

	There are also two swift bird boxes installed on the east elevation B1, each having 3 chambers. It is too early to observe if these are being used by swifts, but there was no activity from other birds to suggest other species are currently occupying the boxes. The majority of the lifted fascia boards on B1 are too small for nesting birds, but one of two of these spaces is large enough for birds such as wren to nest underneath the board. Nesting collared doves were observed on a security camera on the south-west corner of B2 No schedule 1 species was heard during the survey or seen interacting with the site.
<i>Foreseen Impacts</i>	The proposed development could result in the destruction or the disturbance and subsequent abandonment of active bird nests. In particular, if the woodpecker holes on the western elevation of B1 are occupied.
<i>Recommendations</i>	Any building or vegetation removal should be undertaken outside the period from 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. Retain the swift nesting boxes already on B1 and include the addition of other boxes, including a mix of boxes for swift and swallow. This should be installed under the eaves of B1 or B2 and should avoid facing the south elevation.

Reptiles	
<i>Summary of Survey Findings</i>	There are no ESPLs for reptiles within 2km of the site. The habitats within the site are of very poor value for reptiles, as this largely consists of tarmac and concrete areas. Any areas that do contain patches of grassland are regularly mown to a sward height of 5cm or less. Woodland edges may provide some basking and foraging areas, especially the northern woodland for basking where this receives full sun.
<i>Foreseen Impacts</i>	Although no areas of suitable habitat are being removed as part of the development, there is a low risk that a low number of reptiles could be present in the vicinity of the works. These could be injured or killed without mitigation.
<i>Recommendations</i>	A precautionary working method will be implemented for widespread reptiles during construction, including the following measures: • Vegetation will be maintained at a short sward (5cm) to discourage reptiles. • Any excavations will be covered overnight, or a ramp will be installed to enable any trapped animals to escape. • Best practice pollution prevention measures will be implemented to minimise impacts on nearby habitats. • Any chemicals or pollutants used or created by the development should be stored and disposed of correctly according to COSHH regulations. • If any reptiles are found in the working area these should be allowed to disperse of their own accord or, if at immediate risk, should be moved by hand to a sheltered, vegetated area away from disturbance. • In the unlikely event that a reptile is identified, works must cease and advice must be sought from a suitably qualified ecologist.
Amphibians	

<i>Summary of Survey Findings</i>	There are no EPSL for great crested newts within 2km of the site, and no pond survey data listed. There are several water bodies located on the OS maps. The closet is 30m east of the site boundary, around 100m southeast of the proposed development area. A concrete structure can be seen on aerial images in this area, but the staff at the site explained that during winter months when trees are not in leaf, they can see a body of water. Waterfowl were heard calling from this area of trees, which could also suggest there is an accessible body of water. Other ponds are noted 415m north of the site. Amphibians would have to cross the river Bourne from this pond which may prove unfavourable to some due to the faster flowing waters. There are no ponds on the site. The area of the proposed works is on the existing tarmac parking area in the northern corner of the site. There will be very minimal habitat loss from these works. If great crested newts are present at the closest body of water, the woodland edge to the site would provide terrestrial habitat for this species. In the area of proposed development, there is no habitat for supporting this species, as the development will be contained to the existing tarmac. This area is also a regularly used car park for the hotel and has a high risk of impact due to the regular movement of vehicles in this area. Amphibians are more likely to navigate using the woodland and vegetated boundary.
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<i>Foreseen Impacts</i>	No habitats are being removed that would support amphibians, however, there is still the risk of injuries and death to amphibians that may still cross the site, in particular at night when temperatures are cooler. Death and injury may occur during any construction works or falling into any exposed excavations at night.
<i>Recommendations</i>	Owing to the nature of the proposed development and the low potential for impacts to great crested newts, further surveys are considered to be disproportionate. A precautionary working method will be implemented for common amphibians during construction, including the following measures: • Any rubble piles from the destruction of the car park will be removed as soon as possible to prevent amphibians from utilising these areas. • Best practice pollution prevention measures will be implemented to minimise impacts to nearby aquatic habitats that amphibians 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 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. • Open excavations should be suitably covered at night and include a piece of wood to serve as a ramp for any fallen individuals to find their way out again. 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 evidence of badgers was found on site or suspected within 30m of the survey boundary. However, if badgers have setts within the wider woodland landscape, then individuals would be able to access the site through the

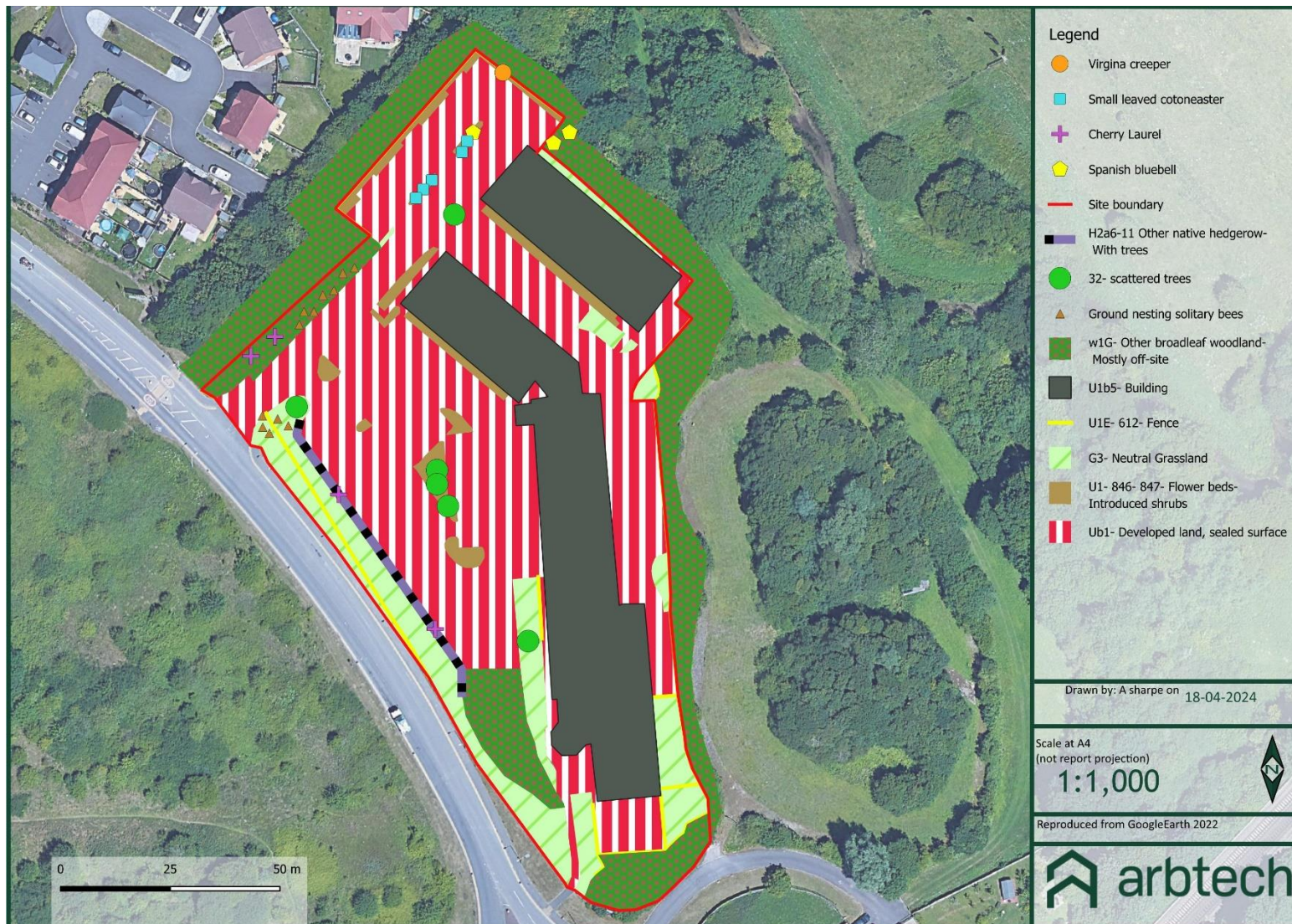
	majority of the fences and gates. Only the fence on the north and most northwestern boundary provide any barrier to individuals. The site provides limiting foraging opportunities for individuals, particularly around the area of development, but badgers may try and take advantage of litter discarded, especially if food items are involved.
<i>Foreseen Impacts</i>	There will be no impact on any badger sett as a result of the development, but injuries may be caused by badgers who may explore the site at night and fall into any open excavations
<i>Recommendations</i>	Basic precautionary mitigation during work is recommended: • Any excavations will be covered overnight, or a ramp will be installed to enable any trapped animals to escape. • The use of night-time lighting will be avoided, or sensitive lighting design will be implemented to avoid light spill on to habitats which badgers could use. South and west boundaries. • Any chemicals or pollutants used or created by the development should be stored and disposed of correctly according to COSHH regulations. In the unlikely event that a badger sett is identified within 30m, works must cease and advice must be sought from a suitably qualified ecologist.
Riparian animals	
<i>Summary of Survey Findings</i>	The River Bourne is within 70m of the site, to the north and northeast. Riparian species such as otters and water voles have been recorded by the Wessex River Trust as being present on this River. The woodland and floodplain habitat between the river and the site would be suitable terrestrial habitats for both species. Though river banks at that location cannot be identified and confirmed on their quality for holt and den excavations. That habitat directly on the site is of poor value for both species, with the majority of the site being tarmac.

<i>Foreseen Impacts</i>	No impacts are anticipated on riparian animals as a result of the proposed development. The development will not take place within 30m of any riparian habitat. It's unlikely any otter or water vole would travel to the site, due to the poor habitat on-site.
<i>Recommendations</i>	Owing to the nature of the proposed development and the low potential for impacts to otter, further otter 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 towards any watercourses where otters 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 onto the watercourse and any retained habitats which otters could use. • Best practice pollution prevention measures will be implemented to minimise impacts to the watercourse and any retained habitats that otters 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 an otter holt or den is identified, works must cease and advice must be sought from a suitably qualified ecologist.
Hazel dormouse	
<i>Summary of Survey Findings</i>	Although connected to a deciduous woodland at the site boundary to the north, east and southeast there is no suitable dormouse habitat on the site at the proposed development area. There are no dormouse European Protected Species License (EPSL) within 4km.

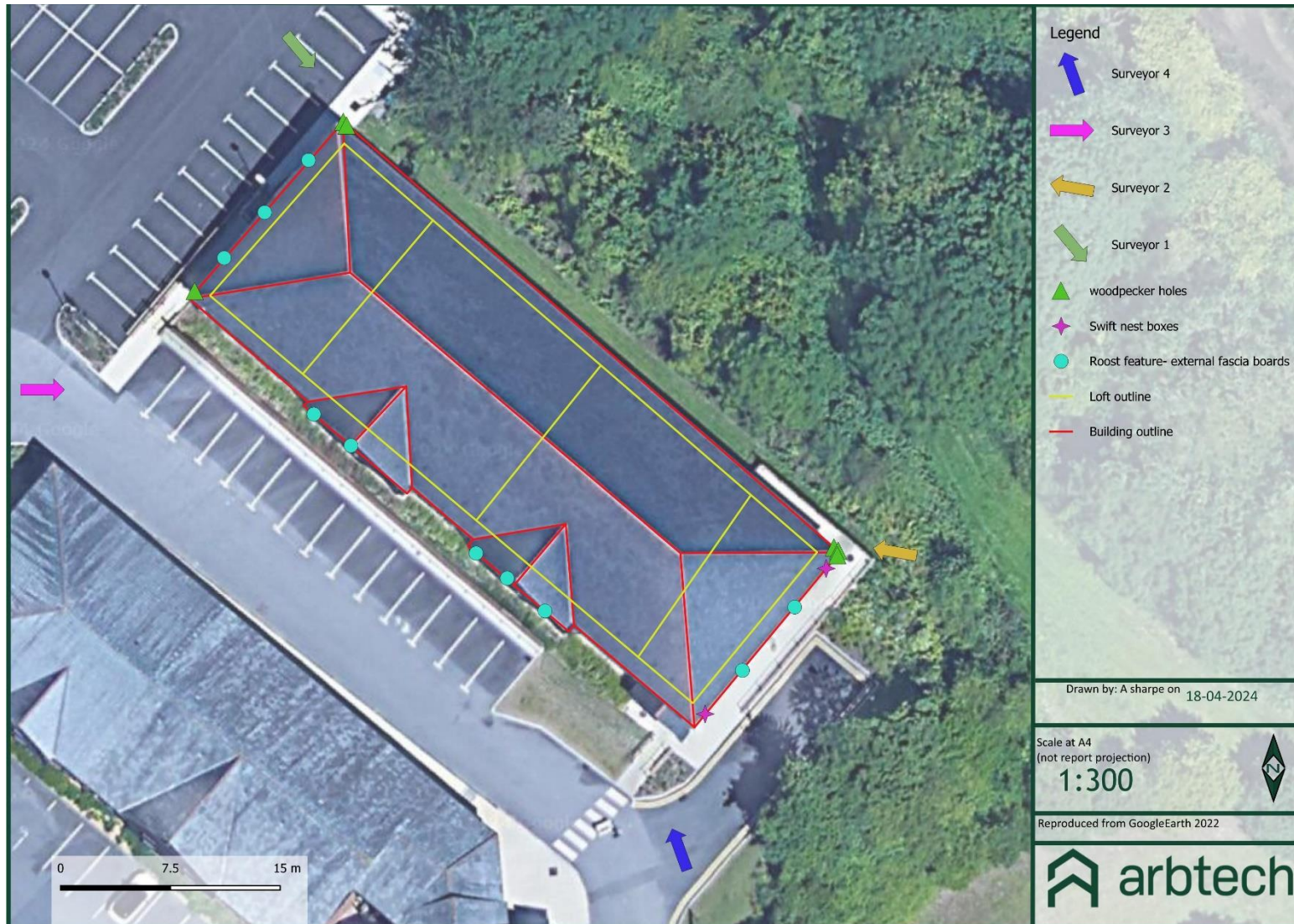
<i>Foreseen Impacts</i>	No impacts are anticipated on hazel dormice as a result of the proposed development. No habitats suitable for supporting dormice will be removed.
<i>Recommendations</i>	None.
Other e.g. hedgehog	
<i>Summary of Survey Findings</i>	The wooded areas adjacent to the site are likely to support species such as hedgehogs. They would use the hedgerows and shrubs around the site boundary as well for commuting and foraging safely. The area of the proposed works has a large 6ft fence, but this is not present around the whole site boundary. Individuals can take a longer route around to get onto the site through areas of wire fencing and open gateways onto the site. The habitat directly at the proposed extension area is of no value for hedgehogs as this is the pre-existing tarmac car park area and lacks any foraging and hibernation opportunities.
<i>Foreseen Impacts</i>	No habitat is being removed that would support hedgehogs. However, construction activities could result in the death or injury of hedgehogs, if present.
<i>Recommendations</i>	Similar to the badgers, a precautionary working method will be implemented during construction, including the following measures: - Any excavations will be covered overnight, or a ramp will be installed to enable any trapped animals to escape. - The use of night-time lighting will be avoided, or sensitive lighting design will be implemented to avoid light spill onto 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.
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Appendix 1a: Survey/Habitat map



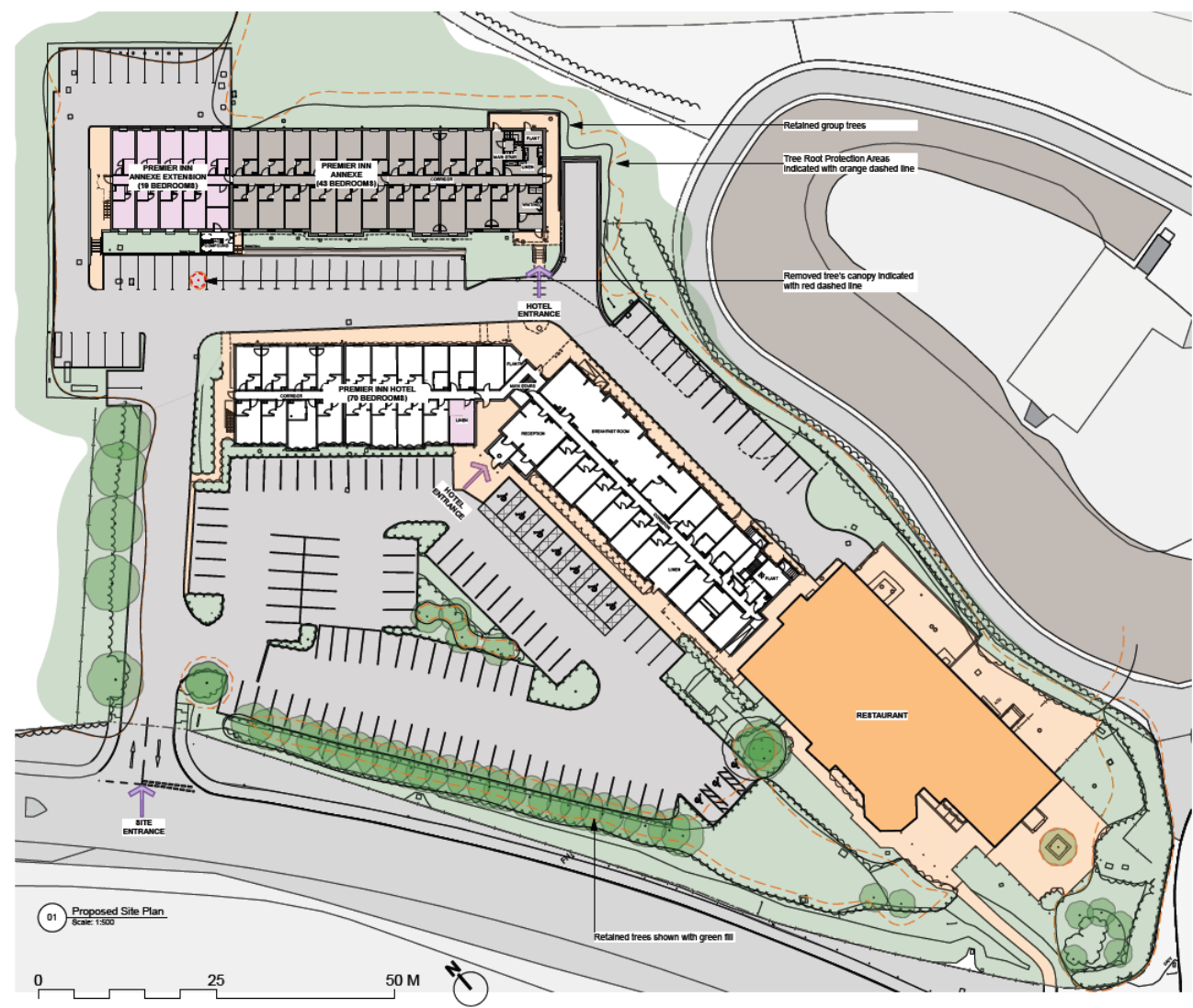
Appendix 1b- PRA survey Map of B1



Appendix 2: Location map



Appendix 3: Proposed plan



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Notes:	
Proposed & Existing	
Parking Total:	162
Extension GIA Total:	480 sq m
Extension GIA Total:	448 sq m
Existing Rooms:	113
Proposed Rooms:	19
Total Rooms:	132
Legend:	
Title Boundary	
Existing Premier Inn	
Existing Restaurant & BOH	
Proposed Work / Extension	

F	12/03/20	Minor amendments	CF
E	18/05/20	UA Parking spaces added	SR AB
D	23/05/20	Existing room count updated	SR AB
Rev.	Date	Description	By

AXIOM ARCHITECTS

1 Broadlands Yard, Southdown High Street, Lower, East Sussex, BN1 1BQ
Tel: 01273 470424 | www.axiomarchitects.co.uk

Client:
WHITBREAD GROUP PLC

Project:
**SALISBURY NORTH PREMIER INN
PEARCE WAY, SALISBURY
SP1 3GU**

Drawing:
Proposed Site Plan

Scale	Date	Drawn	Checked
1:500	04/04	SR	AB

Drawing No:
6213-P- 010 F

Disc:
PLANNING

Appendix 4: Photos



Figure 1- Overall view of the car park area with scattered flowerbeds



Figure 2- the area of the car park at the proposed extension.



north boundary- with young woodland boundary

Figure 3- grassland strip along B1's



Figure 4- Woodland area in the northwest corner of the site



Figure 5- Virginia creeper growing along fence against the north woodland boundary



Figure 6- Spanish bluebell on woodland edge (circled)



Figure 71- Overgrown flower bed along the north west boundary



Figure 8- flower beds beside B2.



Figure 9- Bare ground areas at northwestern wood, signs of ground-nesting bees



Figure 10- Close-up showing one of the active ground-nesting bee nests



Figure 11- rear trees area of the potential pond, seen from the site boundary



Figure 12- southeast elevation of B1- Swift nest boxes were seen. (circled)



Figure 13- woodpecker holes on the northern corner of B1

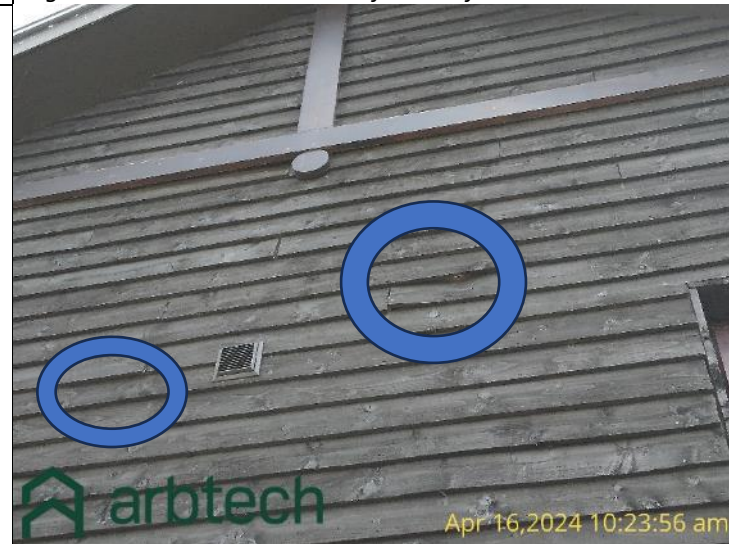


Figure 14- Lifted fascia boards on B1 southern elevation. (circled)



Figure 15- additional lifted boards on B1 southern elevation



Figure 16- gaps under façade boards on B1 northwest elevation. (circled)



Figure 17- Overall southern view of B1



Figure 18- Overall northern view of B1- woodpecker holes in the corner (circled)



Figure 19- Northern loft space of B1



Figure 20 – Southern loft space of B1.



Figure 21- Overall view of B2- no proposed extension works on B2.



Figure 22- B3- Southern pub to B2- no works proposed.



Figure 23- Grass area south of B3- no works proposed.

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