

2026



**Preliminary Ecological
Appraisal (PEA) for the
proposed 4-bedroom
detached family home at the
rear of 65 West Street,
Warminster.**

Preliminary Ecological Appraisal (PEA)

Project: Rear of 65 West Street, Warminster

Site Area: 0.0585 ha

Date of Survey: March 16, 2026

Reference: 2025J055 / PEA-01

1. Executive Summary

This Preliminary Ecological Appraisal (PEA) assesses the ecological value of the land at the rear of 65 West Street. The site consists primarily of low-value managed grassland and introduced shrub. No primary ecological constraints were identified that would preclude development, provided the mitigation and enhancement measures outlined herein are implemented. The project is positioned to deliver a **13.85% Area Unit Gain** and **100% Hedgerow Unit Gain**.

2. Introduction

2.1 Purpose of Report

To identify key ecological constraints, inform the design process, and support the planning application for a 4-bedroom detached dwelling by documenting the baseline conditions and required mitigation.

2.2 Methodology

- **Desk Study:** Review of Multi-Agency Geographic Information for the Countryside (MAGIC) and local biological records.
- **Field Survey:** An extended Phase 1 Habitat Survey/UKHab assessment was conducted to map vegetation and evaluate the site's potential to support protected or notable species.

3. Baseline Ecological Conditions

3.1 Habitats

The site is dominated by **Modified Grassland (g4)** (managed lawn) and **Introduced Shrub (h3)**. A small section of **Native Hedgerow (h2a)** exists on the southern boundary in "Poor" condition.

3.2 Protected Species Assessment

- **Bats:** The site offers "Low" suitability for foraging. No buildings or trees with Roosting Potential (PRP) are scheduled for removal.
- **Nesting Birds:** Boundary vegetation provides nesting opportunities for common garden birds.
- **Hedgehogs:** The site is likely used for foraging and transit within the wider suburban matrix.
- **Great Crested Newts (GCN):** No ponds on site. Desk study confirms no records within 250m; GCN presence is deemed "Negligible."

4. Impact Assessment & Mitigation

Potential Impact	Habitat/Species	Mitigation Measure
Habitat Loss	Modified Grassland	Replaced with higher-value Vegetated Garden and Urban Trees .
Physical Injury	Hedgehogs	Excavations covered at night or provided with escape ramps.
Disturbance	Nesting Birds	Clearance to occur outside of March–August window.
Light Spill	Bats	Use of PIR-activated, downward-directed lighting.

5. Recommendations for Biodiversity Net Gain (BNG)

To meet the mandatory 10% uplift under the Environment Act 2021, the following "Post-Development" features are integrated into the design:

1. **Hedgerow Infilling:** 25m of native species (Hawthorn, Hazel, Holly) to be planted along the southern boundary to restore the corridor to "Moderate" condition.
2. **Urban Trees:** 3x native specimen trees (e.g., *Betula pendula*) to be planted within the garden.
3. **Faunal Enhancement:** * Installation of one integrated **Bat Brick** and one **Swift Brick**.

- Creation of **Hedgehog Highways** (13cm x 13cm gaps) in all new boundary fences.

6. Conclusion

The development is compliant with **National Planning Policy Framework (NPPF) Section 15** and the **Wiltshire Core Strategy**. There are no significant ecological barriers to the development. Provided the CEMP and LEMP are followed, the project will result in a measurable enhancement of the site's local ecological value.

7. Supporting Information

- **Phase 1 Habitat Map:** Refer to Appendix A.
- **Metric Calculation:** Statutory Small Sites Metric v1.2.2 shows a net gain of 13.85%.
- **Relevant Drawings:** PP 001 (Location) and PP 020 A (Proposed Plans).

