

Technical Note

Project: Ashton Park, Trowbridge

Planning Ref: 15/04736/OUT

Date: March 2026

Pre-construction Bat Monitoring Surveys

1 Introduction

- 1.1 Aspect Ecology is advising Barratt Homes Ltd and Persimmon Homes Wessex Ltd in respect of ecological issues relating to Ashton Park, Trowbridge.
- 1.2 Outline planning consent has been approved for mixed use development, including up to 2,500 residential dwellings, employment land, two local centres, two primary schools, one secondary school, ecological visitor facility, public open space, landscaping and associated highway works including the 'Yarnbrook / West Ashton Relief Road' (YWARR) and access junctions (hereafter 'the site').
- 1.3 Biss Wood and the land within the site was recorded to support populations of Bechstein's bat *Myotis bechsteinii* associated with Bath and Bradford on Avon Special Area of Conservation (SAC). This informed a suite of mitigation and safeguarding measures to ensure that development of the site would not have an adverse effect on bats associated with the SAC, in addition to other bat species recorded to be present within the site.
- 1.4 An outline monitoring strategy for the site was set out in the ecology chapter of the Environmental Statement (ES) and Shadow Habitats Regulations Assessment (HRA). This has been incorporated into a Construction and Environmental Management Plan: Biodiversity (CEMP), prepared to address Condition 20 of the planning consent. As set out in the ecology planning documents, and reflected in the CEMP, the focus of the monitoring surveys will be the YWARR, which is the most sensitive location affected by the proposals, to assess relevant bat activity levels post-development against baseline data.
- 1.5 To inform the future monitoring, it is proposed that baseline data will be collected in 2026 to provide a pre-construction baseline position. This note sets out the proposed scope of this pre-construction surveys.
- 1.6 It is proposed that the agreed monitoring requirements will be set out within a Monitoring Implementation and Review Plan, to be agreed and secured through a planning condition, likely attached to the RM application relevant to the YWARR.

2 Monitoring Survey Approach

- 2.1 As set out in the ecology planning documents, and reflected in the CEMP, monitoring and review will be achieved through a range of measures, namely:
 - Monitoring of overall bat activity levels within identified bat flight lines for a direct comparison of activity levels pre- and post-construction;

- Monitoring of activity around, and use of, hop-overs and underpasses along roads and river bridges by different bat species; and
- Monitoring of Biss Wood pre-, during and post-construction.

2.2 Further discussion on points 1 and 2 of the above are set out below. Monitoring of Biss Wood pre-, during and post-construction is being undertaken by WWT, in accordance with the Green Lane Woodland Complex Management Plan, prepared to address a requirement of the S106 agreement in relation to the outline permission.

2.3 Monitoring of overall bat activity levels

2.3.1 Pre-construction bat activity levels across the site were assessed in 2023 as part of a suite of update survey work undertaken by Aspect Ecology to inform the outline planning application. This survey work comprised the deployment of six remote static detectors and three walked transects. It is considered that this survey work is sufficient to provide an overall up to date baseline position for bat activity across the site, and no further survey work is therefore proposed for 2026.

2.4 Monitoring of activity and use of hop-overs and underpasses

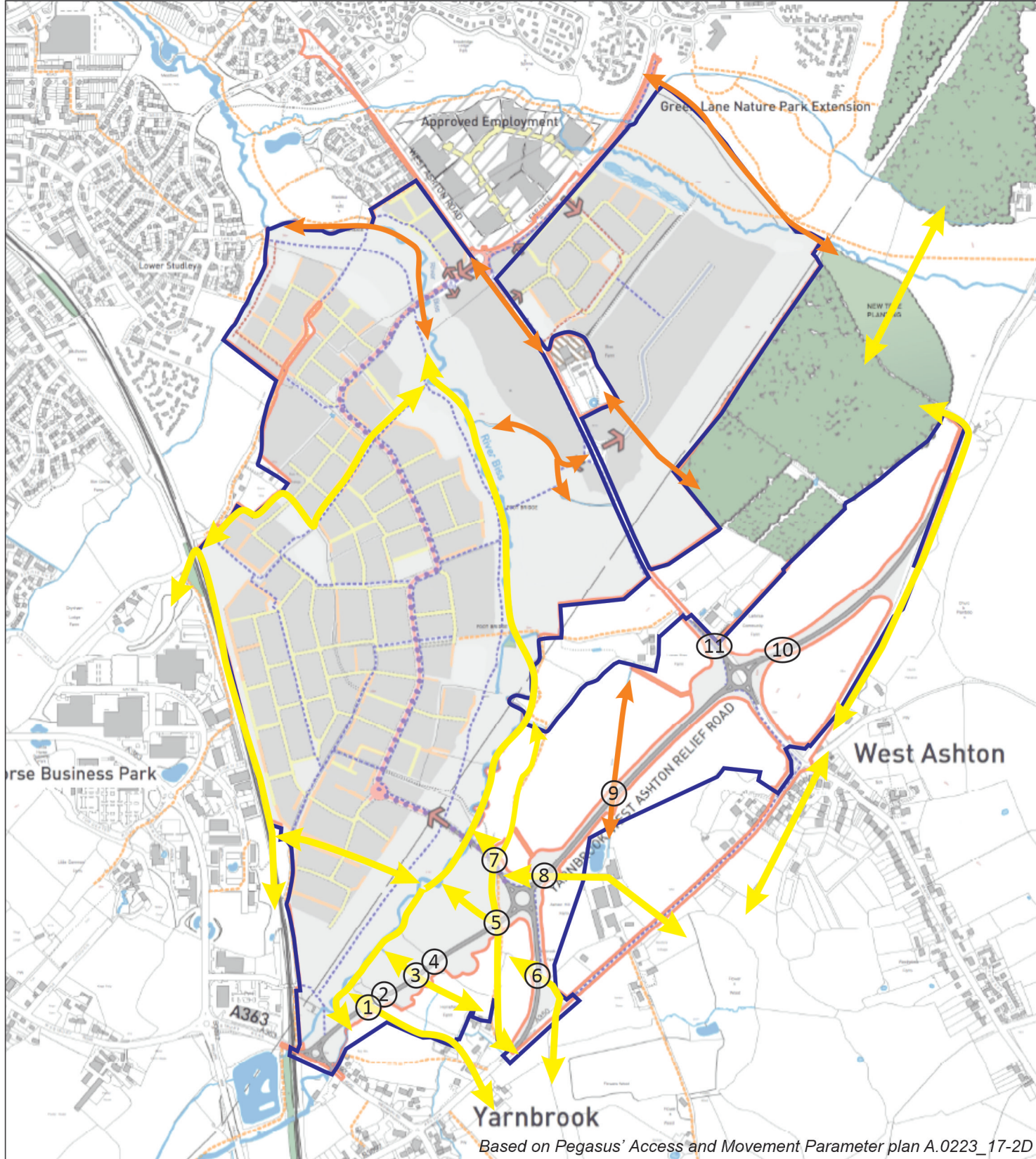
2.4.1 To enable monitoring of the effectiveness of hop-overs and underpasses, it is proposed that monitoring surveys are undertaken which will seek to measure bat activity levels at crossing points of the YWARR.

2.4.2 Whilst not considered necessary for the site, the purpose of the underpass monitoring is to provide a local evidence base for the use of underpasses as appropriate mitigation measures for infrastructure of this scale (i.e. single carriageway road replacing an existing road) and to inform ongoing research of the local Bechstein's Bat population to inform future conservation efforts.

2.4.3 Pre-construction monitoring enables a baseline position to be established, which will allow comparable data to compare with post-construction. In this regard, 11x underpasses and hop-overs are proposed along the YWARR, located at all locations where the road intersects an existing hedgerow, as shown on Plan 1878/BAT1. It is proposed that static detectors are positioned at each crossing point during April – October 2026, to enable a pre-construction baseline position to be established.

3 Summary

3.1 In summary, to inform future monitoring of bat activity at the site, it is proposed that survey work is undertaken in 2026 to provide a pre-construction baseline. It is proposed that this comprises deployment of 11x static remote detectors where underpasses and hop-overs are proposed along the future YWARR.



-  Site Boundary
-  Study Area Boundary
-  Bechstein's Bat Flight Lines*
-  Other Bat Species Flight Lines
-  Crossing Point Reference Number

* The flightlines shown in this plan represent routes within or immediately adjacent to the Site recorded to be used by radio-tracked Bechstein's bats. Additional flightlines and foraging areas were recorded off-site which are

aspect ecology

Aspect Ecology Limited - West Court - Hardwick Business Park
Noral Way - Banbury - Oxfordshire - OX16 2AF
01295 276066 - info@aspect-ecology.com - www.aspect-ecology.com

Ashton Park, Trowbridge
Pre-construction Monitoring Locations

PROJECT
TITLE



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