

Technical Note: Ecology (14/04/26)

This Technical Note accompanies the detailed planning application for the erection of a 4-bed self-build dwelling (PV on roof, battery and Air Source Heat Pump) with garage and two garden outbuildings; closure of the existing vehicular access to Green Lane; formation of a new vehicular access with 2.4m x 43m visibility splay (both directions), dropped kerb, parking and turning area; retention of the existing pedestrian access to Green Lane; and associated hard and soft landscaping and hedge and fence boundary treatments.

A Preliminary Ecological Appraisal Survey Report was prepared by Wessex Ecology following survey work undertaken on 24 March 2026. That report identifies the River Avon SAC/SSSI within approximately 85m of the site, records no invasive non-native plant species on site, and concludes that the site has low potential for badgers, amphibians, reptiles, otter, water vole and dormice, with nesting bird interest in vegetation and limited bat interest associated principally with certain retained trees and an underground structure referred to as Target Note 1.

Importantly, the proposed development does **not** include alteration to, entry into, demolition of, excavation of, sealing of, lighting of, ventilation of, or other interference with the underground WW1 shelter / subterranean structure identified as Target Note 1. That feature is not proposed to be used or affected by the development. On that basis, the bat survey recommendation in the Wessex report relating to Target Note 1 does not arise from the development hereby proposed.

The application will proceed on the basis of precautionary ecological good practice, including protection of retained trees and vegetation, avoidance of vegetation clearance during the bird nesting season unless checked beforehand, and sensible controls over excavations and lighting.

Land at Ford, Salisbury

Preliminary Ecological Appraisal Survey Report



13th April 2026

Document control

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Field personnel	Samuel Horner BSc	
Prepared by	Wessex Ecology Ltd Home Farm House, Tidworth, SP9 7BE Email: info@wessexecology.co.uk Telephone: 01980 842709	
Declaration	I confirm that the information provided in this document is truthful and accurate at the time of completion.	
	Report author	Samuel Horner, BSc
	Report reviewer	Daniel Ahern CEnv, MCIEEM, FLS
Copyright	This report is intended for the commissioning party only and should not be copied or reproduced in any way without prior written permission from Wessex Ecology Ltd. Any third party referring to this report or relying on the information contained herein, does so entirely at their own risk. Whilst every effort has been made to guarantee the accuracy of this report, it should be noted that living creatures are capable of migration and whilst protected species may not have been located during the survey duration, their presence may be found on site at a later date. The views and opinions contained within the document are based on a reasonable timeframe between the completion of the survey and the commencement of any works. If there is any delay between the commencement of works that may conflict with timeframes laid out within this document or have the potential to allow the ingress of protected species, a suitably qualified ecologist should be consulted. It is the duty of care of the landowner/developer to act responsibly and comply with current environmental legislation if protected species are suspected or found prior to works.	

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Executive summary			
Purpose of report	- Evaluation of the Sites conservation status based on a desktop review that summarises information collated on protected species and nature conservation designations in the area. - Assessment of habitat composition on site, derived from a UKHabitat 2.0 survey. - Assessment of the likelihood of protected, or otherwise notable, species occurring on site.		
Context of report	The Site is comprised of a parking area, grass verges and planted trees/hedgerows. - Construction of a new residential property - The construction of a new vehicle access - The closure of the current access point - Land use changes to residential vegetated gardens		
Methodology	- The existing ecological value of the site was assessed and potential ecological issues associated with the proposed development were identified. - A desk study, UKHabitat 2.0 survey were carried out. - Recommendations for general mitigation, compensation, enhancement and further surveys were made.		
Ecological constraints	Species	Potential	Further surveys
	Badgers	LOW	N/A
	Bats	MODERATE	TBC depending on the scale of the development
	Birds	HIGH	N/A
	Dormice	NEGLIGABLE	N/A
	Reptiles	NEGLIGABLE	N/A
Mitigation	Preventative measures should be taken during construction including fencing off any excavation works and installing a ramp for any excavations left over night and nesting bird checks.		

1. Introduction

1.1. Background

- 1.1.1. In March 2026, Wessex Ecology Ltd was commissioned by Emma Lewy to undertake an ecological appraisal of a plot of land used as a carpark located within the village of Ford, northeast of Salisbury. The purpose of the survey was to provide an assessment of the current ecological conditions and to evaluate the ecological constraints to inform development proposals.
- 1.1.2. The purpose of this report was to identify key ecological constraints to inform the project planning such that significant ecological impacts are avoided or minimised. The report also aims to highlight any further ecological surveys that may be required to inform any future ecological reports so that they can be appropriately designed. Finally, the report aimed to provide the information required to develop appropriate mitigation or compensation measures.

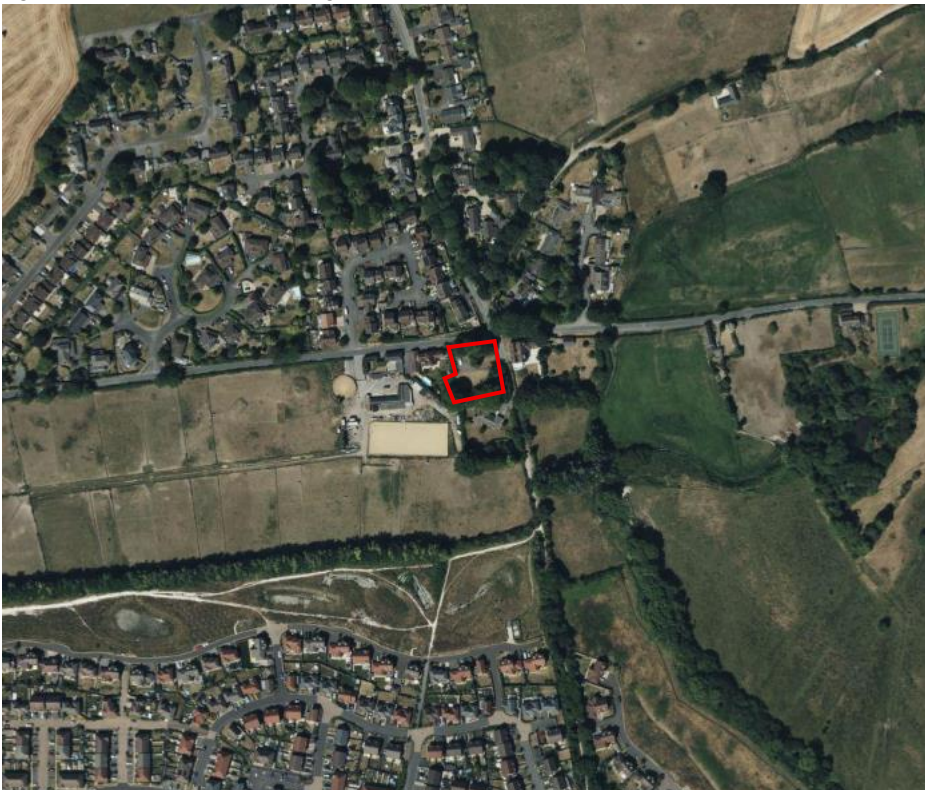
1.2. Site Description

- 1.2.1. Land at Ford, hereafter referred to as 'the Site', measured approximately 0.17ha and was situated on Green Lane, which ran to the east of the Site (approximate OS grid reference: SU 15827 32855), see Figures 1 & 2 below.
- 1.2.2. The planning reference for this project is not yet available.
- 1.2.3. The Site was comprised of the Site is comprised of a parking area, grass verges and planted trees/hedgerows.
- 1.2.4. There were no buildings.
- 1.2.5. At the time of writing, the proposed developments and alterations to the Site were as follows:
- Construction of a new residential property
 - The construction of a new vehicle access
 - The closure of the current access point
 - Land use changes to residential vegetated gardens

Figure 1. Site location with red line boundary



Figure 2. Landscape surrounding site of proposed development



2. Personnel

2.1. Desk study and report writing

- 2.1.1. Samuel Horner is an ecologist who leads preliminary roost assessments, supports bat emergence surveys and has experience with a range of field survey techniques. He is an experienced bat surveyor who works as an accredited agent under the Natural England Class 2 Licence 2025-86241-CL18-BAT.
- 2.1.2. Daniel Ahern is an experienced ecologist with a wide skills base gained in both the private and public sectors. He has been technical lead on large capital projects for regulators, government and utilities. Daniel has led freshwater & terrestrial ecology teams and has a robust understanding of current legislation and monitoring requirements. He currently holds NE licences for bats (Natural England Class 2 Licence 2025-86241-CL18-BAT), white-clawed crayfish & GCN. Daniel has held SNH and NPWS licences for fresh-water pearl mussel and white-clawed crayfish in addition in addition to NE licences for *Lurionium natans*.

2.2. Field survey

- 2.2.1. Samuel Horner is an ecologist who leads preliminary roost assessments, supports bat emergence surveys and has experience with a range of field survey techniques. He is an experienced bat surveyor who works as an accredited agent under the Natural England Class 2 Licence 2025-86241-CL18-BAT.

3. Planning and Legislation

3.1. Planning policies

- 3.1.1. This report is prepared with reference to the National Planning Policy Framework 2024.

3.2. Legislation

- 3.2.1. The following legislation informed the survey approach and considerations. Further details regarding specific legislation relevant to this project can be found in Appendix 3.

- Environment Act 2021
- Natural Environment and Rural Communities Act 2006
- Protection of Badgers 1992
- The Conservation of Habitat and Species Regulations 2017 (as amended)
- The Wildlife and Countryside Act 1981 (as amended)
- Wild mammals (protection) Act 1996

4. Methodology

4.1. Desk study

4.1.1. The following publicly accessible websites were searched for relevant ecological information:

- <http://planningguidance.planningportal.gov.uk/>
- <http://jncc.defra.gov.uk/page-1376> - summary of nature conservation legislation
- www.ukbap.org.uk (archived 2012)
- www.gridreferencefinder.com and www.google.com for aerial photography
- The Multi Agency Geographic Information for the Countryside- <https://magic.defra.gov.uk/magicmap.aspx>
- <https://ati.woodlandtrust.org.uk/> - The Woodland Trust Ancient Tree Inventory

4.1.2. Data relating to statutory & non-statutory sites and all protected and notable species records within 1km of the red line boundary was requested from the Wiltshire and Swindon Biodiversity Record Centre (WSBRC).

4.1.3. The following data was collected from the MAGIC website:

- Waterbodies within 250m/500m of the Site boundary
- Records of European Protected Species Licences (EPSL's)
- Statutory Wildlife Sites within 1km of the Site boundary
- Habitats of Principle Importance within 1km of the Site boundary

4.2. Field survey

4.2.1. A UKHab 2.0 habitat survey of the Site was undertaken with reference to the Chartered Institute of Ecology and Environmental Management's Guidelines for Preliminary Ecological Appraisal (CIEEM, 2017).

4.2.2. The survey was conducted on the 24th March 2026 by Samuel Horner. The weather conditions were sunny with an average temperature of 12°C.

4.2.3. During the survey, dominant plant species were recorded, and habitats were classified according to their vegetation types, as identified in the UKHab 2.0 users handbook. Target notes (TN) were taken to denote species and habitats of conservation interest and to describe the vegetation in areas that were too small to map. Evidence or habitat suitable for any legally protected species was recorded, where appropriate.

- 4.2.4. The presence of any Category 9 invasive non-native plant species were recorded.
- 4.2.5. The results are presented in the standard format with habitat descriptions and a UKHab 2.0 map created using QGIS, see Figure 4 below.
- 4.2.6. The Site was inspected for direct evidence and habitat suitability for protected and notable species. Attention was given to those species listed under The Wildlife and Countryside Act 1981 (as amended) and The Conservation of Habitat and Species Regulations 2017 (as amended). This included searching for signs of badger activity and habitats suitable for amphibians, bats, dormice, reptiles and if appropriate, otter and water vole.
- 4.2.7. If habitats suitable for protected species were identified, it may be necessary to undertake further seasonal surveys to confirm presence/absence. If no suitable habitats or features were identified, a UKHabitat 2.0 survey will be sufficient to determine the potential impacts associated for the proposed development.

4.3. Biodiversity Net Gain

- 4.3.1. The client has informed us that this project will not require a BNG report.

4.4. Limitations

- 4.4.1. The data provided by the online resources were not exhaustive. It was possible that species and habitats not found in the data search occur within the vicinity of the proposed development site.
- 4.4.2. The details within this report will remain valid for a period of 12 months; beyond that date it is advised that a review of ecological conditions is undertaken.
- 4.4.3. Much of the vegetation on site had been cleared prior to the survey and precautionary assumptions had to be made of their previous quality.

5. Baseline Ecological Conditions

5.1. Desk study

5.1.1. The WSBRC and MAGIC data search confirmed that there was one statutory wildlife sites recorded within 1km of the Site, the details of which are in Table 1 and Figure 3 below.

Table 1. Statutory wildlife sites within 1km of the Site.

Designation	Name	Area (ha)
SSSI, SAC	River Avon	416.57

Abbreviations:

SSSI – Site of Special Scientific Interest, SAC – Special Area of Conservation

5.1.2. The WSBRC data search confirmed that there were no non-statutory wildlife sites recorded within 1km of the Site.

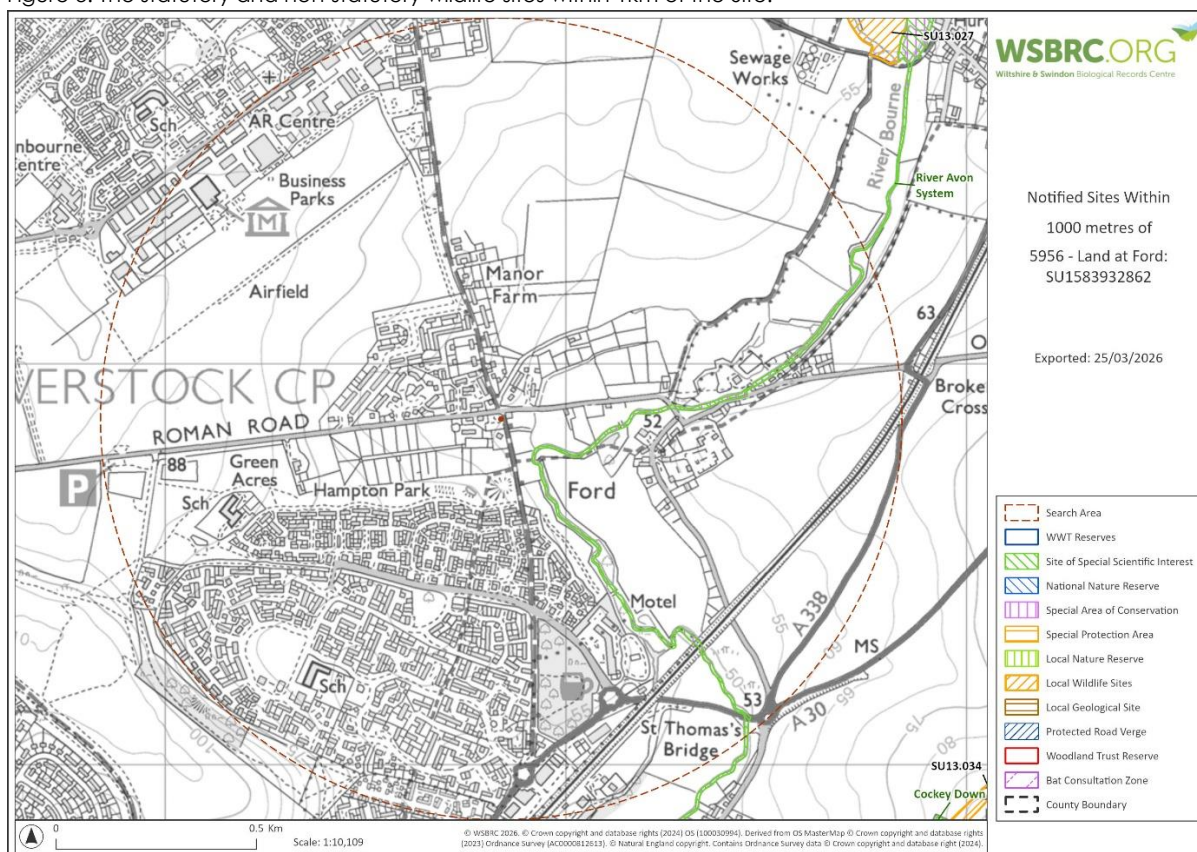
5.1.3. The MAGIC data search confirmed there were many parcels of priority traditional orchards, deciduous woodland, and riparian habitats including chalk rivers, ditches and flood plains.

Table 2. The details of the priority habitats within 1km of the Site.

Priority habitat type	Distance (m) and direction of closest parcel from Site	Area (ha)
Chalk River	85m southeast	416.57
Floodplain Grazing Marsh	100m east	12.13
Traditional orchard	250m southwest	0.14
Deciduous woodland	250m east	0.39

5.1.4. The MAGIC data search confirmed there were no bat EPSL's granted within 1km of the Site.

Figure 3. The statutory and non-statutory wildlife sites within 1km of the Site.



5.1.5. Protected species records for the following taxa recorded within 1km of the Site are set out in Table 3, below.

Table 3. Protected species records within 1km of the Site.

Species name	Number of records
Amphibians	
common frog	3
common toad	1
Birds	
barn owl	1
brambling	1
Cetti's warbler	1
common gull	3
corn bunting	1
cuckoo	2
fieldfare	10
golden plover	1
greenfinch	12
hen harrier	1
herring gull	4
hobby	1
house martin	4
house sparrow	11
kingfisher	1
lapwing	6

lesser redpoll	1
linnet	17
mistle thrush	9
peregrine	2
red kite	8
redstart	1
redwing	10
skylark	13
song thrush	9
sparrowhawk	8
swift	4
wheatear	1
willow warbler	1
yellow wagtail	1
yellowhammer	14
Invertebrates	
white-clawed crayfish	2
Mammals	
badger	3
barbastelle	1
bat	3
brown hare	5
brown long-eared	6
common pipistrelle	40
Daubenton's bat	2
harvest mouse	2
hedgehog	112
Nathusius's pipistrelle	1
noctule	3
otter	23
pipistrelle	4
polecat	2
rabbit	6
serotine	16
soprano pipistrelle	23
water vole	50
whiskered bat	1
Reptiles	
slow-worm	6

5.2. Field survey

5.2.1. Habitat type and areas recorded on and adjacent to the Site are set out in Table 4, below. A UKHab 2.0 map of the Site is set out in Figure 4 below.

5.2.2. No category 9 invasive plants were recorded within the survey area.

Table 4. UKHab 2.0 types recorded on or adjacent to the Site.

UKHabitat type	Species recorded	Percentage present
g4 – modified grassland	Red fescue – <i>Festuca rubra</i> Oxeye daisy - <i>Leucanthemum vulgare</i> Greater plantain – <i>Plantago major</i> Creeping buttercup – <i>Ranunculus repens</i> White clover – <i>Trifolium repens</i> Thistle sp	40% 20% 20% 10% 9% 1%
h3d – bramble scrub – 510 Bare ground	Bramble – <i>Rubus fruticosus</i>	100%
u1b – developed land, sealed surface	-	-
w1h – other woodland mixed	Prunus sp. Cypress sp. Beech – <i>Fagus sylvatica</i> Yew - <i>Taxus baccata</i>	50% 30% 10% 10%
Target note 1 – subterranean building	N/A	N/A
Target note 2 – Mature tree	Beech – <i>Fagus sylvatica</i>	100%
Target note 3 – Mature tree	Beech – <i>Fagus sylvatica</i>	100%
Target note 4 - Mature tree	Yew - <i>Taxus baccata</i>	100%
Target note 5 – Mature tree	Prunus sp.	100%

Figure 4. Baseline UKHab 2.0 map of the Site with redline survey boundary.

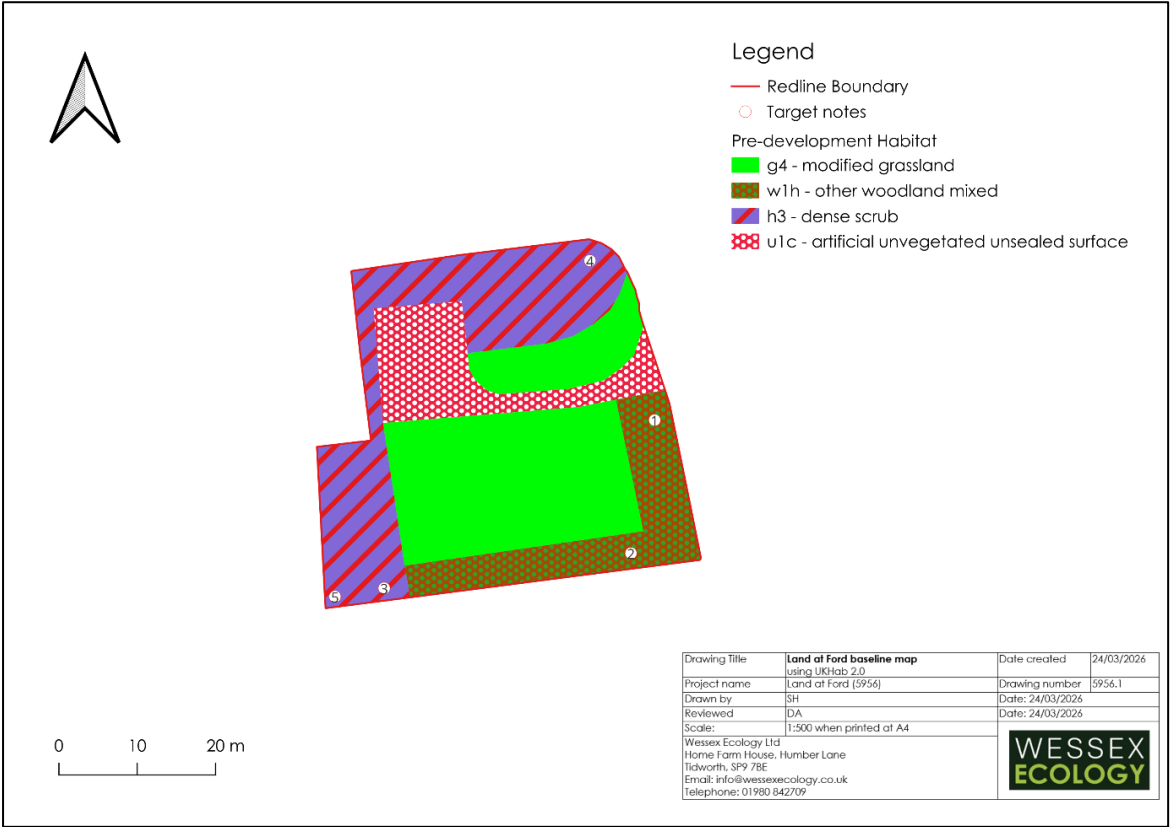
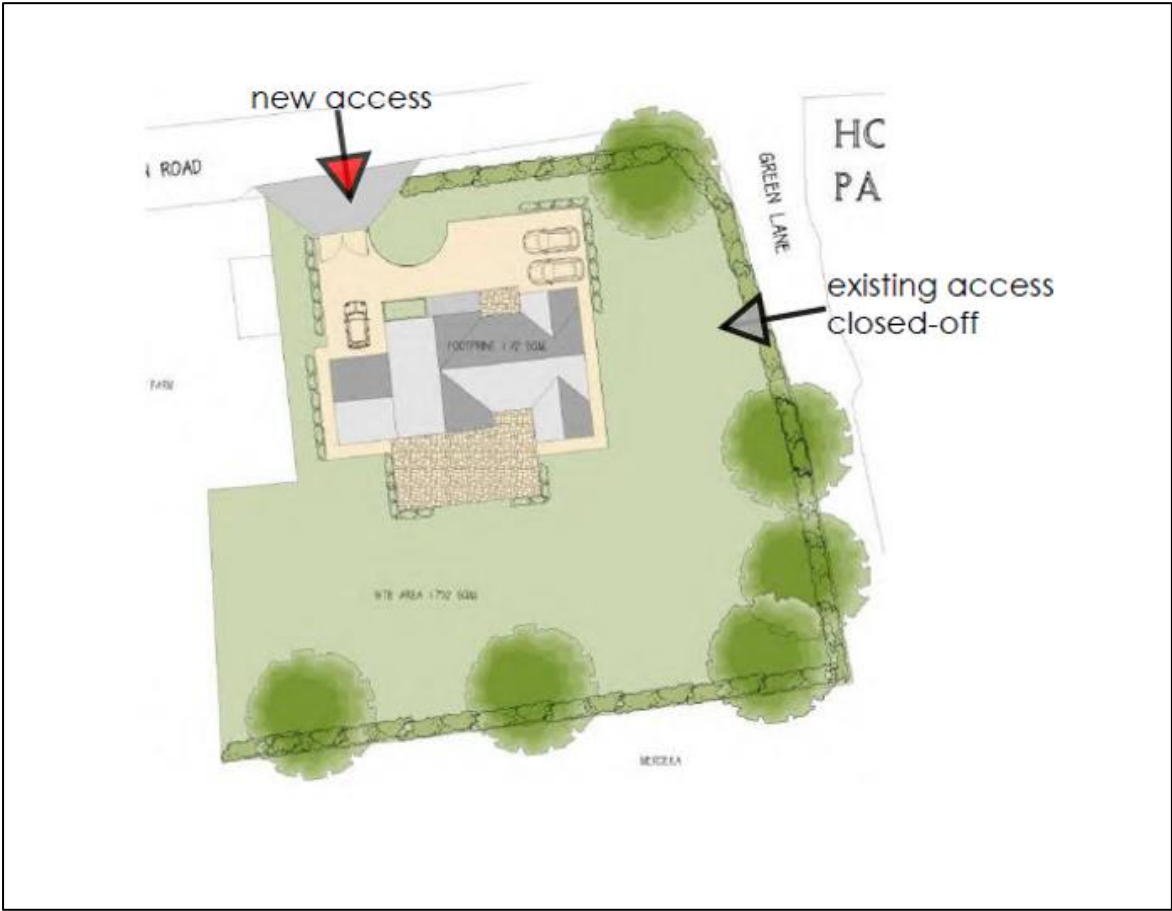


Figure 5. Post development plan of the Site.



4.2.1. Table 7 contains details of the potential for protected species and groups to be present.

Table 7. Protected species potential on Site and impact assessment.

Species (group)	Habitat availability	Records	Impact assessment
Amphibians	LOW	common frog, common toad.	There are a several lakes south of the LOW potential to commute across the Site. The works are unlikely to have significant effects on amphibians.
Badgers	LOW	yes.	no evidence recorded on or adjacent to the Site.
Bats	LOW foraging & commuting MODERATE Roosting potential	Yes.	LOW roosting potential in the two mature beech trees on the southern border. The trees will not be removed. The trees should be protected from damage during the works. Target note 1 was assessed to have MODERATE bat roosting potential. The destruction of this structure could potentially entomb or kill bats. Surveys and appropriate mitigation may be required based on the scale of the development.
Birds	MODERATE foraging and commuting HIGH nesting potential	Yes.	Habitat recorded on Site was suitable for passerine species. The woodland and individual trees offer HIGH potential for nesting birds. Should the vegetation be removed mitigation will be required.
Dormice	NEGLIGIBLE	no.	no suitable habitat recorded on Site.
Otter	NEGLIGIBLE	yes.	no suitable habitat recorded on Site.
Reptiles	NEGLIGIBLE	Slow-worm.	no suitable habitat recorded on Site.
Water vole	NEGLIGIBLE	Yes.	no suitable habitat recorded on Site.

6. Ecological constraints and opportunities

6.1. Designated nature conservation sites

- 6.1.1. The WSBRC data search confirmed that there was one statutory wildlife sites recorded within 1km of the Site. The nearest statutory and non-statutory wildlife site, the River Avon, is located c85m to the southeast of the Site boundary.
- 6.1.2. It is considered unlikely that the proposed development will have a significant negative impact to the conservation status of any of the statutory or non-statutory wildlife sites present within 1km of the Site.
- 6.1.3. There will be no significant increase in water run off created by the development as the development will build upon existing areas of sealed surfaces.
- 6.1.4. The sewage and wastewater from the development should be connected to the main sewage system as soon as possible. The development of a new residential property will increase the phosphorus load sewage treatment sites within the SAC catchment area will need to process. Mitigation might be requested by the Wiltshire council on this basis.
- 6.1.5. The Wiltshire council have suggested that water usage be limited to 95 litres per person per day. This would help to offset the nutrient budget.

6.2. Habitats

- 6.2.1. The proposed development of the Site will result in the modification and loss of all the habitats on Site. The vegetative habitats on site will be converted to vegetated gardens and will be managed as such.
- 6.2.2. During the construction phase, mitigation measures should be taken to reduce root damage and pollution to the trees on Site and woodlands adjacent on the Site. These measures include but are not limited to;
 - Dust suppression measures
 - Protective fencing 2m high
 - Immediate containment procedures for spillages
 - Ecological clerk of works (ECoW) for sensitive operations such as tree removal during nesting bird season.

6.3. Fauna

- 6.3.1. The Site had LOW potential for Amphibians. There are several ponds south of the site. There is no connectivity to wider suitable habitat and the habitats on site offer little opportunities for amphibians.

- 6.3.2. The Site had HIGH potential for breeding birds in the mature trees and wider vegetation on the Site where nests were recorded.
- 6.3.3. Should it become necessary to remove vegetation within bird nesting season, an Ecological Clerk of Works (ECoW) is required and a staged process to vegetation should be employed.
- 6.3.4. There was LOW foraging and commuting potential for bats, the vegetative habitats were not connected to a wider ecological commuting pathway. The wider habitat offered greater foraging and commuting potential.
- 6.3.5. The two mature beech trees (Target notes 2 & 3) were assessed to have LOW bat roost potential based on the minimal presence of PRFs recorded in the structures. The trees were assessed from ground level where minimal damage to the structures were recorded. The presence of arboreal ivy could be obscuring PRFs. The current development design retains both of these trees.
- 6.3.6. Target Note 1 was an underground brick and stone structure with a large entrance which was partially obscured by foliage. It was assessed to have MODERATE bat roost potential based on the number of PRF recorded. Several PRFs in the masonry were recorded at the entrance. It is assumed similar PRFs may be present throughout the uninspected internal rooms. Subterranean structures of this nature often provide stable, cool, damp environmental conditions, similar to a naturally formed cave, which are favoured by bats for hibernation and as summer, day roosts in hotter summer months.
- 6.3.7. It is possible that the proposed development may impact it and may also have a negative impact on any bats or birds using the underground building. On a precautionary basis, due to the size and scale of the building be unconfirmed at the time of reporting, two bat emergence surveys will be required to confirm presence or absence of bats during summer months, these should take place between the 1st May and 31st August. Assessment to involve surveys between early December and the end of February. Should it be demonstrated at the planning stage that the proposed development will not result in any disturbance or damage to the structure bat surveys may not be considered necessary.
- 6.3.8. There should be no additional external lighting to ensure that there is no change to the ambient night time light levels as a result of the proposed development.
- 6.3.9. There was NEGLIGABLE potential for reptiles on Site due to lack of suitable habitat. There were large areas of bare of ground with minimal variation in vegetation height. There was very little edge habitat.

6.3.10. The Site had large areas of bramble scrub that had been cleared pre-survey. This would have enhanced the quality of the habitats on site available to reptiles.

6.3.11. The Site had NEGLIGABLE potential for otters, water voles and dormice. There site lacked appropriate habitat and features for these species. There is also no habitat connectivity to the wider riparian or woodland habitats.

6.3.12. The Site had LOW potential for Badgers. The site was inspected for sets and latrines. No evidence of badgers was found.

Any ground excavation works should be fenced off at the end of the workday with HERRIS fencing to prevent access to terrestrial mammals. Any excavation works should include a ramp to installed as an exit route for any animals that may fall in.

6.3.13. If any protected species are found during construction, works should stop immediately and a suitably qualified ecologist should be contacted.

6.4. Requirements

6.4.1. Habitat enhancement measures:

- One Harlech bat box - https://www.birdfood.co.uk/harlech-woodstone-bat-box-black?gclid=EAlalQobChMIwlbT2pqD_glVYz7tCh1AoAVbEAAYAiAAEgLxGfD_BwE. Installed at a height of at least 3m above the ground on a west facing tree or building elevation.
- One Woodstone bird box - https://www.birdfood.co.uk/national-trust-woodstone-32mm-nest-box-green?utm_source=google_shopping&gclid=EAlalQobChMI-ef86JqD_glVjdPtCh21_QonEAQYASABEgLZcPD_BwE. Installed at a height of at least 3m above the ground on a west facing tree or building elevation.
- One insect block - https://www.birdfood.co.uk/woodstone-insect-block-grey?utm_source=google_shopping&gclid=EAlalQobChMIrZm8-ZqD_glVEmHmCh2g5g_FEAQYAiABEgJu4fD_BwE. Installed at a height of 1.5m above the ground on a south facing tree or building elevation.

NB: should bat emergence surveys be required, mitigation and habitat enhancement measures for this group will be updated based on the results of the surveys.

7. References

- CIEEM (2017) Guidelines for Preliminary Ecological Appraisal; CIEEM
- Collins, J. (ed.) (2023) Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th edn.) The Bat Conservation Trust, London.
- English Nature (now Natural England) (2002) *Badgers and Development*; English Nature, Peterborough, UK
- Forestry Commission (2005) Managing Woodland Open Space for Wildlife
- Gent, T. & Gibson, S. (2003) *Herpetofauna Workers' Manual*; JNCC, Peterborough
- Gunnell, K., et al (2010) Designing for Biodiversity: A technical guide for new and existing buildings. (2nd edn). RIBA.
- Harris, S., Cresswell, P. & Jeffries, D. (1989) Surveying Badgers – An occasional publication of the mammal society – No. 9. Mammal Society, London
- HMSO (1981) The Wildlife and Countryside Act (as amended); London
- HMSO (1992) The Protection of Badgers Act; London
- HMSO (1994) Biodiversity: The UK Action Plan; London
- HMSO (2000) The Countryside and Rights of Way Act; London
- HMSO (2017) The Conservation of Habitats and Species Regulations (as amended); London
- Mitchell-Jones, A. J. (ed.) (2004) Bat Workers' Manual (3rd edn). JNCC.
- Rose, F. (1981) *The Wild Flower Key*; Frederick Warne
- Rose, F. (1989) Colour Identification Guide to the Grasses, Sedges, Rushes and Ferns of the British Isles and North Western Europe; Viking
- UKHab Ltd (2023) UK Habitat Classification Version 2.0 (<https://www.ukhab.org/>)
- Wiltshire Council (2026) STRATEGIC APPROPRIATE ASSESSMENT OF DEVELOPMENTS IN WILTSHIRE OCCURRING IN THE RIVER AVON SAC CATCHMENT

8. Appendices

Appendix 1 – Site photographs

Photo 1 – Parking area & drive. Target note 4.



Photo 2 – View of the g4 – modified grassland. Target notes 2 & 3.



Photo 3 – View of the w1h – other mixed woodland from green lane (facing west).



Photo 4 – Bird nests in target note 3.



Photo 5 – Underground brick structure. Target note 1.



Photo 6 – Internal view showing obscured areas potentially suitable for bats.



Appendix 2 – Relevant legislation

Amphibians

All amphibians are protected in the UK under the Wildlife & Countryside Act 1981 (as amended). Great crested newts, Natterjack toads and pool frogs have further protection from European Directives under The Conservation of Habitats and Species Regulations 2017 (as amended).

For all amphibians, this means it is an offence to intentionally or recklessly:

- Disturb them while they occupy a structure or place used for shelter or protection
- Obstruct access to a place used for shelter or protection
- Possess or transport them (or any part, alive or dead)
- Sell, offer, or publish an advert to sell them.

For great crested newts, Natterjack toads and pool frogs, this means it is an offence to:

- Deliberately kill, injure, disturb or capture them
- Deliberately destroy their eggs
- Damage or destroy their breeding sites and resting places (including when they are not present)
- Possess, control or transport them (or any part, alive or dead)
- Sell, exchange or offer for sale or exchange.

Great crested newts are also included on the list of species of principle importance in England under section 41 of the Natural Environment and Rural Communities Act (2006).

If a pond is located within 250m of the Site and is confirmed to contain great crested newts, it will be necessary to apply for and obtain a European Protected Species Licence (EPSL) from Natural England under the conservation (Natural Habitats, &c) (Amendments) 2017 Regulations, to legally allow the proposed works to take place.

If this is the case, no groundworks or building works must take place until an EPSL for this species has been issued.

A bespoke Precautionary Working Method Statement may be required for the proposed works if amphibians are at risk.

Relevant links:

- <https://www.arc-trust.org/Handlers/Download.ashx?IDMF=1499a8cf-1f64-47fb-857f-2b7ff3c3003e>
- [Great crested newts: advice for making planning decisions - GOV.UK](#)

Birds

All wild birds, their nests and eggs are protected by law under the Wildlife and Countryside Act 1981 (as amended).

This means it is an offence to:

- Intentionally kill, injure or take wild birds
- Intentionally take, damage or destroy a wild bird's nest while it is being used or built
- Intentionally take or destroy a wild bird's egg
- Possess, control or transport live or dead wild birds, or parts of them, or their eggs
- Sell wild birds or put them on display for sale
- Use prohibited methods to kill or take wild birds

Birds under Schedule 1 of the Wildlife & Countryside Act 1981 (as amended) have extra legal protection and it is an offence to:

- Disturb them while they are nesting, building a nest, in or near a nest that contains their young
- Disturb their dependent young

Relevant link:

[Wild birds: protection and licences - GOV.UK](https://www.gov.uk/wild-birds-protection-and-licences)

Bats

All bats in the UK are protected by law. They are protected under the Wildlife & Countryside Act 1981 (as amended) and European Directives under The Conservation of Habitats and Species Regulations 2017.

This means it is an offence to:

- Deliberately capture, injure or kill a bat
- Deliberately disturb a bat
- Damage or destroy a breeding site or resting place of a bat
- Possess or control a bat
- Transport a bat
- Sell or exchange a bat
- Offer for sale or exchange any bat, alive or dead, or any part of a bat.
- Intentionally or recklessly disturb a bat occupying a structure or place used for shelter or protection,
- Intentionally or recklessly obstruct access to any structure or place used for shelter or protection by bats.

Disturbance of animals includes disturbance which is likely to impair their ability to survive, breed or reproduce, rear or nurture their young, migrate or hibernate. It also

includes any disturbance likely to affect significantly the local distribution or abundance of the species. Consequently, attention should be given to dealing with the modification or development of an area if aspects of it are deemed important to bats, such as flight corridors and foraging areas.

Subject to receiving planning approval, it may be necessary to apply for and obtain a European Protected Species Licence (EPSL) from Natural England under the conservation (Natural Habitats, &c) (Amendments) 2017 Regulations, to legally allow the proposed works to take place.

If a licence is required, no building works on the building must take place until an EPSL has been issued.

Relevant link:

[Bats and the law - Advice - Bat Conservation Trust](#)