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Ecological Impact Assessment

Client

Gladman Developments Ltd.

Project

Land at Storridge Road,

Westbury

Date

May 2026

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1.0 NON-TECHNICAL SUMMARY

Report Scope and Methodology
FPCR were commissioned by Gladman Developments Ltd., to undertake an Ecological Impact Assessment for land off Storridge Road, Westbury to provide an ecological baseline for the site, to determine its ecological importance and assess the impacts of the development proposals. The Site is proposed for a residential development comprising up to 165 new dwellings, with associated infrastructure and greenspace. A UKHabs survey and condition assessment was completed in May 2025, an update to past phase 1 habitat walkover surveys; in addition to a range of protected species surveys conducted by FPCR, including bat activity, breeding bird, and reptile surveys, supplemented by historical survey data undertaken during 2016, 2019, and 2022.
Ecological Baseline
The site is dominated by arable habitat and associated field margins, with a small extent of neutral grassland to the northwest, bordered by hedgerows, plantation woodland, and residential gardens. Monthly bat surveys, including automated detector deployment and transect surveys, were conducted during 2016, 2019, and 2022, with updated survey completed spring and autumn 2025. Levels of activity and the assemblage of bats have been consistent, dominated by common and widespread species, with three annex II species, lesser horseshoe, greater horseshoe, and barbastelle all recorded regularly at low levels of activity. Bechstein's bat assumed to be present, in accordance with inspector's comments following appeal. Presence/likely absence surveys completed during 2016 and 2022 identified a low population of grass snake along the northernmost field margin. Great crested newts (GCN) known from the local area, with populations in ponds to the southeast near the railway, 212-253m from the site, and separated by residential environs and roads.
Assessment of Impacts
Impacts related to temporary disturbance to, and small scale, localised loss of habitat for breeding birds and reptiles during construction. Impacts related to potential disturbance to habitat on-site considered as functionally linked land for bats associated with the Bath & Bradford-on-avon Bat SAC and Picket & Clanger SSSI through lighting of habitat corridors. Impacts to Picket & Clanger SSSI and Salisbury Plain SAC/SPA from increased recreational pressure resulting from increased use of the site related to the uplift in residents at the Storridge Road site.
Recommended Mitigation, Compensation and Enhancement
Payment of a contribution to the management of the Salisbury Plain SAC/SPA via Community Infrastructure Levy (CIL) will mitigate for likely effects of increased recreational pressure from the development on the qualifying features of the SAC/SPA. Avoidance of any removal of habitat suitable for breeding birds during the breeding season (March to September inclusive); and if unavoidable, habitat is to be inspected by an experienced ecologist prior to removal and a buffer put in place to protect active nests until the young have fledged. Passive displacement of reptiles under precautionary working measures detailed in a Reasonable Avoidance Method Statement. The measures detailed will also work to minimise harm to GCN in field margins at the farthest extent of their dispersal range from known local populations. Core habitat corridors for bats associated with the SAC and SSSI, including Bechstein's bats, will be buffered in accordance with the Trowbridge & Westbury Bat Mitigation Supplementary Planning Guidance. Lighting of these corridors will be kept to a minimum, with no light spill onto core 15m wide buffer zones to maintain functionality for bats, as per a lighting strategy. A Section 106 contribution to the management of the SSSI has also been agreed. A range of habitat enhancements will be provided, including bat and bird boxes installed on retained trees and built into the new dwellings, with universal swift bricks provided at a 1:1 ratio site wide. New reptile refugia, hedgehog houses, and hedgehog highway will also be provided to enhance the site for these species.

2.0 INTRODUCTION

2.1 The following Ecological Impact Assessment (EcIA) has been prepared by FPCR Environment and Design Ltd. (FPCR) on behalf of the Gladman Developments Ltd., to support an outline planning application for the redevelopment of land at Storridge Road, Westbury (Central OS Grid Ref: ST 861525) herein referred to as 'the Site'.

2.2 To inform this assessment, a suite of ecological surveys has been undertaken on the Site. The results of these surveys are discussed where relevant in the EcIA report, with details of survey methodologies and results included in separate, appended reports which include:

- Bat Survey Report (FPCR, 2026)
- Breeding Bird Survey Report (FPCR 2026)
- Reptile Survey Report (FPCR, 2025)
- Biodiversity Net Gain Report (FPCR 2026)

2.3 FPCR have historically been involved in conducting extensive ecological survey work on the Site for many years, having undertaken habitat and protected species surveys (including bat activity and roost assessment surveys, reptile surveys, GCN eDNA sampling, and breeding bird surveys) during 2016, 2019, and 2022. The baseline ecological data for the Site, as assessed between 2016 and 2022, is detailed in earlier Ecological Appraisals submitted in 2019 and 2022, respectively.

2.4 In view of the proximity of the Site to several two internationally designated sites of nature conservation importance, FPCR undertook an assessment of the effects of the development proposals on these statutory sites, in accordance with the Conservation of Species and Habitats (Amendment) (EU Exit) Regulations 2019, as detailed in a shadow HRA.

2.5 This report should therefore be read in conjunction with the following reports prepared for the site:

- Shadow Habitats Regulation Assessment (FPCR; 2026)
- Ecological Appraisal (FPCR; 2022)

Site Context

2.6 The 9.92ha site comprises a single arable field. Residential back gardens and scattered scrub form the southern and eastern boundaries. The western boundary is formed by native hedgerow and deciduous plantation woodland that provide a screen between the application Site and West Wilts Trading Estate. The northern boundary is formed by a native species hedgerow, with further farmland to the north, for which a planning application for 145 dwellings (approved planning ref: PL/2021/03749).

Site Proposals

2.7 An outline planning application for the demolition of number 5 and 6 Storridge Road and the erection of up to 165 dwellings with public open space, landscaping, sustainable drainage system and vehicular access point from Storridge Road. All matters reserved except for means of access.

Report Aims and Objectives

2.8 This report has been prepared to achieve the following objectives:

- provide a summary of the methods and results of survey work and refers to previous work to establish an ecological baseline,
- identify and describe all potentially significant ecological effects associated with the proposed development on important ecological features,
- set out the mitigation measures required to ensure compliance with nature conservation legislation and to address any potentially significant ecological effects,
- provide an assessment of the significance of residual effects,
- identify appropriate enhancement measures and consider biodiversity net gain; and
- set out the requirements for post-construction monitoring.

3.0 LEGISLATION AND POLICY

3.1 This report has been prepared to establish an Ecological Baseline and to conduct an Ecological Impact Assessment on Important Ecological Features as informed by relevant international, national and local legislation and policy. Detail on the relevant national and local policy and legislation for ecology in relation to development sites are provided in Appendix A. The national policy and legislation most relevant to this assessment include:

- The Conservation of Habitats and Species Regulations 2017 (CHSR) (as amended) in relation to the European Protected Species (EPS) great crested newt *Triturus cristatus* (GCN) and bats (all species); and European protected sites i.e. Special Areas of Conservation (SAC), Special Protection Areas (SPAs) and Internationally protected "Ramsar Sites" (collectively known as "National Site Network site" following the UK's exit from the EU). Annex II bat species of particular relevance in relation to SACs designated for bats.
- The Wildlife and Countryside Act 1981 (WCA) (as amended) in relation to all wild birds (including Schedule 1 species), other animals (notably Schedule 5 species), flora (those listed in Schedules 8 and 9) and Sites of Special Scientific Interest (SSSI);
- The Environment Act 2021 which covers a range of environmental protections and enhancements including requiring developments to demonstrate a mandatory biodiversity net gain following publication of secondary legislation;
- Protection of Badgers Act (PBA) 1992 which protects badgers from killing or harm;
- Natural Environmental and Rural Communities (NERC) Act 2006 in relation to various priority species and habitats listed under Section 41 (S41);
- Hedgerow Regulations 1997 made under Section 97 of the Environment Act 1995;
- National Planning Policy Framework (NPPF) 2025 which sets out the Government's planning policy for England, including measures to conserve and enhance the natural environment by protecting and enhancing value landscapes, recognising the value and wider benefits of natural capital and minimising impacts/providing net gains for biodiversity;
- Local Nature Reserves (LNR) as designated most recently by the NERC Act 2006;
- Non-statutory protected local sites including County Wildlife Sites (CWS), Sites of Importance for Nature Conservation (SINC), Local Wildlife Sites (LWS) and Ancient Woodland Inventory (AWI) sites;
- Trowbridge and Westbury Bat Mitigation Strategy (2025), Wiltshire Council,
- Wiltshire Council (2015) Wiltshire Core Strategy adopted 2015 (to 2026). Wiltshire Local Development Framework,
- Local Biodiversity Action Plans (LBAP); and
- British Trust for Ornithology's (BTO) Birds of Conservation Concern (BoCC).

4.0 METHODOLOGY

Desktop Study

4.1 In order to compile existing baseline information, relevant ecological information was requested from both statutory and non-statutory nature conservation organisations in 2022 and again in 2025, including:

- Wiltshire & Swindon Biological Records Centre (WSBRC);
- Multi Agency Geographic Information for the Countryside (MAGIC) website (www.magic.defra.gov.uk); and
- Inspection of colour 1:25,000 OS base maps (www.ordnancesurvey.co.uk) and aerial photographs from Google Earth (www.maps.google.co.uk) was also undertaken in order to provide additional context and identify any features of potential importance for nature conservation in the wider countryside.

4.2 The search area for biodiversity information was related to the significance of sites and species and potential zones of influence, as follows:

- 15km around the application area for sites of International Importance e.g. Special Areas of Conservation (SACs), Special Protection Areas (SPAs), Ramsar sites.
- 2km around the application area for sites of National or Regional Importance e.g. Sites of Special Scientific Interest (SSSIs) and species records e.g. protected, Local Biodiversity Action Plan (LBAP) or notable species.
- 1km around the application-site for sites of County Importance e.g. Biological Heritage Sites or Local Wildlife Sites (LWS).

UKHab Survey

4.3 A field survey was conducted on the 14th May 2025. Survey methods broadly followed the UK Habitat Classification System[1] (UKHab) to map habitats present onsite. This involved a systematic walk over of the Site to classify the broad habitat types and identify any Habitats of Principal Importance (HPI) for the conservation of biodiversity as listed within Section 41 (S41) of the Natural Environment and Rural Communities (NERC) Act 2006. Habitats were broadly mapped in the field using a detailed topography map produced for the scheme using pens or pencils as appropriate.

4.4 Where feasible, target notes and species lists were compiled for individual areas and assessments of abundance were made using the DAFOR scale. Vascular plant nomenclature follows the latest edition of Stace (4th edition, 2019)[2]. Whilst the species lists collected should not be regarded as exhaustive, sufficient information was gained during the survey to enable classification and assessment of broad habitat types and identify features likely to be of interest.

[1] Butcher, B., Edmonds, B., Norton, L., & Treweek, J. (n.d.) The UK Habitats Classification System V2. UKHab. Available at: https://ukhab.org/

[2] Stace, C.A. (2019) New Flora of the British Isles (4th Ed.). Cambridge: Cambridge University Press

Invasive Plants, Notifiable Weed Species and Other Notable Flora

4.5 Consideration has been given as to the presence of invasive species listed on Schedule 9 of the Wildlife and Countryside Act 1981 (as amended) (WCA 1981) and the presence of any notable weeds including those covered under the Weed Act 1959 (where population is significant enough to be considered injurious).

Faunal Surveys

4.6 Historically, FPCR have previously undertaken extensive ecological survey work on Site at Storridge Road between 2016 and 2022. Following extended phase 1 walkovers in 2016, 2019, and 2022, subsequent protected species surveys were conducted, comprising monthly bat transects and static deployment, breeding bird, reptile presence/likely absence, GCN aquatic surveys, and badger surveys. While the results of these surveys are referenced in the following EcIA and outlined in the species-specific appendices, where relevant, for context, and with regards to recommended mitigation/compensation measures, detailed discussion of the historic results are contained within the preceding Ecological Appraisal (FPCR, 2022), which was submitted as part of the preceding application (ref: PL/2022/09842).

4.7 Following the updated assessment of the Site for protected/notable species potential in 2025, a series of further surveys were completed during spring and autumn 2025. These included:

- Bat Activity Surveys in accordance with Bat Surveys for Professional Ecologists: Good Practice Guidelines 4th Edition[3]
- Breeding Bird Surveys in accordance with the methods devised by Bibby *et al*, 1992, as used for the British Trust for Ornithology (BTO) Common Bird Census[4], using standard BTO notation for species and bird behaviour

4.8 Further Information on the methodologies employed are provided within the specific species reports in Appendix D to F.

Impact Assessment

4.9 The assessment of significant ecological effects has been undertaken in accordance with CIEEM EcIA guidelines. Details of the assessment methodology followed are provided in *Appendix A*, however in summary, the process involves:

- **Establish Baseline** – this is based on desk study and field surveys which describes the existing and potential Important Ecological Features (IEFs) within the zones of influence specified.
- **Determine the Scale of Importance of Ecological Features** - importance is determined using geographical frames of reference: Local, County, Regional, National and International. This assessment is based on a variety of factors, including statutory protection, statutory designation, conservation status, abundance and rarity.

[3] Collins, J. (ed) (2023) Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th edition) The Bat Conservation Trust, London.

[4] Gilbert, G., Gibbons, D.W., and Evans, J. (1998) Bird Monitoring Methods: a manual of techniques for key UK species. RSPB, Sandy

- **Assess Significant Ecological Effects** –based on the importance of the ecological feature, magnitude of the effect and sensitivity of the features considered. This is description-based rather than applying a matrix which considers construction and operation effects only where relevant. The assessment assumes the proposed layout, intrinsic mitigation and routine ecological mitigation normally conditioned, and these are outlined clearly.
- **Mitigation** – This will be based on the mitigation hierarchy – avoidance, mitigation, compensation and enhancement. Any further mitigation measures required will be outlined to ensure residual effects are lowered to a level considered acceptable. Enhancements will seek biodiversity net gain in line with the NPPF and Policy DP19: Biodiversity, Geological Conservation and Green Infrastructure in the emerging Local Plan. Monitoring will be considered where applicable.
- **Future Baseline and Residual Effects** – final conclusionary statements for the short, medium and long term.

Limitations

4.10 The UKHab survey took into consideration the presence of invasive non-native species; however, this survey did not constitute a full survey for the presence of this group, which would come with its own survey requirements.

4.11 Data provided by third party sources collated during the desktop study, is generally made up from a wide range of sources including (but not limited to) those submitted by ecological consultancies, wildlife conservation organisations and volunteers. As such, this data is typically focused on areas of known nature conservation and is reliant upon formal surveys having been undertaken within an area or the presence of an expert within the locality (particularly for invertebrate records) and as such this data can never be fully relied upon as a complete ecological dataset for any given area. Rather, this data is used as a guide to likely presence of notable ecological features and can never be relied upon for likely absence.

4.12 Under CIEEM guidance the lifespan of ecological reports is considered to be 2-3 years, following which baseline data should be updated accordingly with additional survey effort. Existing data for the site dates back to 2022. No material change has been identified in baseline (habitat) conditions since this time, with the historic data supported with the addition of updated information from 2025 and 2026.

4.13 No other limitations specific to this survey influenced this assessment.

5.0 RESULTS

Desktop Study

5.1 The locations of designated Sites identified through the desktop study search area have been presented on *Figure 1*.

Statutory Designated Sites

Internationally Important

5.2 There were two statutory sites located within 10km of the Site boundary including, in order of proximity:

- Salisbury Plain SAC and SPA: 3.45km southeast
- River Avon SAC: 8.36km south

Table 1: Statutory Designated Sites within the Desktop Study Search Area

Site Name	Distance from Site at Closest Point	Description (as provided by JNCC and Natural England)
Salisbury Plain SAC	3.45km southeast	Designated due to its importance for supporting three annex I habitats, including: • *Juniperus communis* formations on heaths or calcareous grasslands, • semi-natural dry grasslands, and scrubland facies: on calcareous substrates (*Festuco-Brometalia*) (important orchid sites); and, • semi-natural dry grasslands and scrubland. Dry chalk grasslands are one of the main habitats for breeding marsh fritillary *Eurodryas aurinia*, which is a designated species on this SAC.
Salisbury Plain SPA		Designated to protect nesting birds, specifically the stone curlew *Burhinus oedicnemus* which breeds within this designated area, and the hen harrier *Circus cyaneus*, which overwinters on the plain
River Avon SAC	8.56km south	Designated for its Water courses of plain to montane levels with the *Ranunculion fluitantis* and *Callitricho-Batrachion* vegetation, an annex I habitat type. The Avon is a large, lowland river system that passes through chalk and clay. Five aquatic *Ranunculus* species occur in the river system. The river system also supports five annex II species; Desmoulin's whorl snail *Vertigo moulinsiana*, sea lamprey *Pretomyzon planeri*, brook lamprey *Lampetra planeri*, Atlantic salmon *Salmo salar*, and bullhead *Cottus gobio*, which are additional primary reasons for site selection
Bath & Bradford-on-Avon Bat SAC	10.25km north	Primarily designated for supporting nationally important numbers of greater horseshoe bats *Rhinolophus ferumequinum*, as the site supports 15% of the UK overwintering population. Also designated for supporting small numbers of Bechstein's bat *Myotis bechsteinii* bats (Lesser horseshoe bats *Rhinolophus hipposideros* are also present as a qualifying feature, but not a primary reason for site selection).

Site Name	Distance from Site at Closest Point	Description (as provided by JNCC and Natural England)
Mells Valley SAC	19.41km west	Designated due to its importance for supporting two annex I habitats, including: • Caves not open to the public; and, • semi-natural dry grasslands, and scrubland facies: on calcareous substrates (*Festuco-Brometalia*) (important orchid sites) Also designated for supporting nationally important numbers of greater horseshoe bats *Rhinolophus ferumequinum*, as the site supports 12% of the UK breeding population.

5.3 The potential for proposals to lead to an effect on these designated sites has been reviewed in the accompanying *shadow Habitats Regulations Assessment* (FPCR, 2025), which contains further details of the qualifying features associated with each designated site within proximity of the application Site.

Nationally Important

5.4 Two nationally important statutory sites were identified within 2km of the application Site, the nearest of which comprised Picket & Clanger Wood SSSI, located 1.39km northeast (see *Figure 1*). Picket & Clanger Wood is designated as an area of floristically rich ancient woodland supporting a range of butterfly species.

5.5 Additionally, the site has been found to support a maternity roost of Bechstein's bat. Whilst this feature is not included within the SSSI citation, the roost is highlighted within the Bat Special Areas of Conservation, Planning Guidance for Wiltshire 28 document, as a core roost for Bechstein's within Wiltshire, and a key SSSI for Bechstein's within the county. This document highlights the importance of the landscape within 1.5km of the roost for this species as a "core area" for foraging and commuting.

5.6 The second site, Westbury Ironstone Quarry SSSI (located 1.49km southwest), is designated for its geological features and thus not relevant to this assessment. The site is thus given no further consideration within this report.

5.7 No other nationally designated statutory sites of nature conservation importance were located within the 2km search area.

Non-Statutory Designated Sites

5.8 There was one non-statutory designated Local Wildlife Site (LWS) located within 1km of the Site boundary. Westbury Lakes is located 375m southeast of the application Site, and comprises two large, freshwater lakes and associated wet woodland, both of which are Biodiversity Action Plan priority habitats.

Protected/Notable Species

5.9 The locations of protected species records are provided by Wiltshire & Swindon Biological Records Centre are shown on *Figure 2* and presented in *Table 2*.

5.10 Many of the records were of species included in the local SAC and SSSI designations, such as greater horseshoe, lesser horseshoe, and Bechstein's bats, and thus their occurrence in the local area is not unexpected.

5.11 Consultation with WSBRC also returned many bird and invertebrate records, a large proportion of which were provided with low resolution grid references and could not be plotted. In addition, many records for protected species were returned that were older than the last ten years. These are summarised below:

- Badgers – many records of badgers occurring in the local area (within 1km of the site) were also provided, dating between 2004 and 2007. The nearest of which was 0.2km northeast. Due to the sensitive nature of badger records, exact locations of these records have not been mapped on *Figure 2*.
- Bat Roosts – several records of annex II bat roosts were returned, including a greater horseshoe maternity roost, located 3.7km south. Other roosts from all three species were also present in the local area, (Bechstein's, greater horseshoe, and lesser horseshoe) the majority of which were small day roosts containing low numbers of bats, ranged from 0.3km to 8.6km from the site boundaries.
- Birds – low resolution records of various notable species of conservation concern, occurring within the local area and dating between 2006 and 2019, were also provided; including black tern *Chlidonias niger*, great northern diver *Gavia immer*, cuckoo *Cuculus canorus*, reed bunting *Emberiza schoeniclus*, corn bunting *E. calandra*, linnet *Linaria cannabina*, nightingale *Luscinia megarhynchos*, marsh tit *Poecile palustris*, spotted flycatcher *Musciscapa striata*, starling *Sternus vulgaris*, redwing *Turdus iliacus*, and song thrush *T.philomelos*.
- Invertebrates – records for several invertebrate taxa were returned, many of which dated back beyond the last ten years. Notable species with some level of protected status (NERC or UKBAP species) included (but not limited to) scarce chaser *Libellula fulva*, dingy skipper *Erynnis tages*, grizzled skipper *Pyrgus malvae*, white admiral *Limenitis camilla*, small heath *Coenonympha pamphilus*, wall *Lasiommata megera* and white-letter hairstreak *Satyrium w-album.*
- Flowering Plants – additionally, six notable species of flowering plant, listed on NERC, or considered threatened on the GB red list, were also identified within 1km of the site: cornflower *Centaurea cyanus* (dated 1986), annual knawel *Scleranthus annuus* (1973), small-flowered catchfly *silene gallica* (1973), sainfoin *Onobrychis viciifolia* (2010), weasel's-snout *Misopates orontium* (1973), and corn buttercup *Ranunculus arvensis* (1973).
- Reptiles – multiple historical records for reptiles in the local area were returned dating back as early as 1998. These included records of common lizard *Zootoca vivipara*, slow worm *Anguis fragilis* and grass snake *Natrix helvetica*, the nearest records of which were 190m to the east, and dated from between 1998 to 2010. A single record of Adder *Vipera berus* was also returned 470m southeast of the site, in 2010.

5.12 *Table 2* below provides a summary of the local records returned by WSBRC in 2022 and any additional records from the updated data request in 2025.

Table 2: Protected and Notable Species within the Desktop Study Search Area

Species	Relevant Legislation	Date	Distance (m) and Bearing of Nearest Record(s)
Bats			
Lesser Horseshoe *Rhinolophus hipposideros*	HabReg2, WCA5, NERC S41, Annex II	2013 – 2024	Multiple records, nearest located 7m NE. (dated 2020). Most recent record in 2024 located 1.4km S.
Greater Horseshoe *Rhinolophus ferumequinum*	HabReg2, WCA5, NERC S41, Annex II	2011 – 2024	Multiple records, nearest located 7m NE. (dated 2020). Most recent record in 2024 located 1.2km S.
Noctule *Nyctalus noctula*	HabReg2, WCA5, NERC S41	2017 – 2024	Multiple records, nearest located 7m NE. (dated 2020). Most recent record in 2024 located 1.2km S.
Leisler's Bat *Nyctalus leisleri*	HabReg2, WCA5	2020	Single record, located 7m NE, with no further records returned in 2025.
Nyctalus Bat *Nyctalus sp.*	HabReg2, WCA5, NERC S41	2015-2024	Multiple records, nearest located 7m NE (dated 2020). More recent records in 2024 located 1.2km S..
Serotine *Eptesicus serotinus*	HabReg2, WCA5	2015 – 2024	Multiple records, nearest located 7m NE. Most recent record in 2024 located 3.8km NW.
Common Pipistrelle *Pipistrellus pipistrellus*	HabReg2, WCA5, NERC S41	2015 – 2024	Multiple records, nearest located 7m NE. More recent records in 2024 located 1.2km S..
Soprano Pipistrelle *Pipistrellus pygmaeus*	HabReg2, WCA5, NERC S41	2015-2024 –	Multiple records, nearest located 7m NE. More recent records in 2024 located 1.2km S..
Pipistrelle Species *Pipistrellus sp.*	HabReg2, WCA5, NERC S41	2020 – 2021	Two records, nearest located 7m NE.
Bechstein's Bat *Myotis bechsteinii*	HabReg2, WCA5, NERC S41, Annex II	2016	Two records from 2016, nearest located 3.8km, NW
Daubenton's Bat *Myotis daubentonii*	HabReg2, WCA5, NERC S41	2017-2023	Multiple records, nearest record 750m NE (dated 2020). Most recent record in 2023 located 1.4km NE.
Myotis Bat *Myotis sp.*	HabReg2, WCA5, NERC S41	2015 – 2024	Multiple (118) records, nearest 7m NE (dated 2020). More recent records in 2024 located 1.2km S..
Brown Long-eared Bat *Plecotus auritus*	HabReg2, WCA5, NERC S41	2015 – 2021	Multiple records, nearest located 225m SE (dated 2017). Closest more recent record in 2021 located 600m NE.
Long-eared Bat Species *Plecotus sp.*	HabReg2, WCA5, NERC S41	2016-2024	Multiple records, nearest located 7m NE (2020). Most recent record in 2024 located 1.2km S.
Western Barbastelle *Barbastella barbastellus*	HabReg2, WCA5, NERC S41, Annex II	2019 – 2024	Multiple records, nearest located 7m NE. (dated 2020) Most recent record in 2024 located 1.2km S..
Mammals (terrestrial)			
Badger *Meles meles*	PBA	2016	One record 1.4km NE.
Eurasian Otter *Lutra lutra*	HabReg2, WCA5, NERC S41	2019	One record located 903m SE.
European Water Vole *Arvicola amphibius*	WCA5, NERC S41	2019 – 2023	Multiple records, nearest record located 1.2km S (dated 2019). The most recent record in 2023 was located 1.2km E.
Hazel Dormouse *Muscardinus avellanarius*	HabRegs2, S41, UKBAP, WCA5	2020-2022	Two records, nearest located 1.4km west. Most recent record in 2022 located 1.8km E.

Species	Relevant Legislation	Date	Distance (m) and Bearing of Nearest Record(s)
West European Hedgehog *Erinaceus europaeus*	NERC S41	1978 – 2021	Multiple records, nearest located 44m E. (dated 2016). Most recent record in 2022 50m S.
Birds (Species listed here are notable species of conservation concern , including Red-listed species or those on Annex I of the Birds Directive)			
Barn Owl *Tyto alba*	WCA1	2020-2021	Two records located 1.6km SW.
Barnacle Goose *Branta leucopsis*	BoCC Amber.BD1	2021	One record located 600m E.
Grey Wagtail *Motacilla cinerea*	BoCC Amber	2017 – 2021	Multiple records, nearest located 283m S. (dated 2017).
Hen Harrier *Circus cyaneus*	BD1, BoCC Red, Sect.41, WCA1i	2021	One record 2.4km SE .
Herring Gull *Larus argentatus*	BoCC Red	2017 – 2021	Multiple records, nearest located 283m S. (dated 2021)
Kingfisher *Alcedo atthis*	WCA1	2017 – 2021	Multiple records, nearest located 1km east (dated 2017)
Lesser-spotted Woodpecker *Dryobates minor*	BoCC Red	2019	Single record, located 1.5km SW.
Peregrine falcon *Falco peregrinus*	BD1, WCA1	2017-2021	Multiple records, nearest located 283m S (dated 2020)
Red Kite *Milvus milvus*	WCA1, BD	2016-2021	Multiple records, nearest located 280m south (dated 2020).
Skylark *Alauda arvensis*	NERC S41, BoCC Red	2019	One record 2.3km SE.
Yellowhammer *Emberiza citrinella*	NERC S41, BoCC Red	2019-2021	Two records, nearest located 1.6km SE. (dated 2021)
Amphibians			
Common frog *Rana temporaria*	WCA5	2016	One record 1.4km NE.
Great Crested Newt *Triturus cristatus*	WCA5, NERC S41	2017	One record 230m SE.
Reptiles			
Grass Snake *Natrix helvetica*	WCA5, NERC S41	2016	One record 1.4km NE.
Slow Worm *Anguis fragilis*	WCA5, NERC S41	2016	One record 1.4km NE.

5.13 A search of MAGIC conducted in November 2025 identified the following previously granted European Protected Species Licences (EPSLs) within 2km of the site, as presented in *Table 3*:

Table 3: EPSLs within 2km of the site.

EPSL Reference Number	Species	Permitted actions	Distance and Direction
Bats			
2016-25450-EPS-MIT	Common pipistrelle	Destruction of a resting place	700m N
2017-31427-EPS-MIT	Lesser horsehoe	Damage to a breeding site and destruction of a resting place	1.1km NW

EPSL Reference Number	Species	Permitted actions	Distance and Direction
2018-36272-EPS-MIT	Brown long-eared	N/A - Details not given	1.5km SE
2017-32426-EPS-MIT-1	Brown long-eared, common pipistrelle	Destruction of a resting place.	2km SE
Amphibians			
2019-42296-EPS-MIT-1	Great crested newt	Damage and destruction to a resting place.	200m SE
EPSM2011-2782	Great crested newt	Destruction of a resting place	710m SE

Field Survey

UKHab Survey

5.14 The locations of the habitats described below are illustrated in *Figure 3*: UKHab Baseline Plan.

Cereal Crop c1c

5.15 The site predominantly comprised cultivated arable land, formerly divided into two main crops but now dominated by cereal crop. The crop hosted few arable weeds, limited to commonly occurring species such as groundsel *Senecio vulgaris*, charlock *Sinapsis arvensis*, and field bindweed *Convolvulus arvensis*, as well as scattered encroaching meadow foxtail *Alopecurus pratensis*.

5.16 Cropland is not subject to condition assessments on account of its primary usage as an agricultural environ.

Modified Grassland g4

5.17 The entrance track to the west of the site comprised of a very variable habitat which was affected by the shading of the housing and the area kept short for access. This area is best described as modified grassland.

5.18 The taller grassland to either side of the track is rarely managed and is made up largely of false oat-grass *Arrhenatherum elatius* with occasional bramble *Rubus fruticosus* agg.. The larger central portion of this area consists of a lower proportion of false-oat grass with a significant coverage of perennial rye-grass *Lolium perenne* and Yorkshire fog *Holcus lanatus.*

5.19 Due to the low average species count and limited extent this area was considered to be of no more than Site value.

Other Neutral Grassland (g3c)

5.20 The northwestern field compartment comprises an area of rough grassland dominated by abundant rough meadow grass *Poa trivialis*, with frequent Yorkshire-fog, occasional meadow fescue and creeping bent. The field is moderately species-rich and supports a range of herb species, including frequent to locally abundant common fleabane *Pulicaria dysenterica*, grass vetchling *Lathyrus nissolia*, greater bird's-foot trefoil *Lotus pedunculatus* and forget-me-not *Myosotis spp.* Species indicative of persistently damp conditions, such as ragged robin *Silene flos-cuculi*, soft rush *Juncus effusus*, hard rush *J. inflexus*, and toad rush *J. bufonius*, were also present as rare to occasional occurrences.

5.21 In the centre of the site is a small area of seldom managed grassland. This was primarily made up of false oat-grass, rough meadow grass, and Yorkshire fog. Common nettle *Urtica dioica* was locally frequent but the overall forb coverage was relatively low.

5.22 This grassland habitat comprises a moderate species-richness and provides a range of flowering plants that can be of benefit to a variety of faunal species. The grassland is however limited in extent and enclosed by agricultural cultivation. This grassland was therefore considered to be of Local Value.

Hedgerows

5.23 A total of ten hedgerows are present onsite. Table 3 provides a summary description of each hedgerow and an assessment of their importance and priority habitat status.

Native Hedgerows

5.24 Hedgerows H1, H4-H8, and H10 all comprised native species hedgerows, with no associated features (such as ditches or banks) or mature standard trees. Species diversity was less than 5 per 30m section, too few to be considered species rich.

5.25 These hedgerows consisted of 2-3 native species, commonly dominated by hawthorn *Crataegus monogyna* with occasional elder *Sambucus nigra,* dogwood *Cornus sanguinea,* and/or blackthorn *Prunus spinosa.* These hedgerows appear to be regularly managed and supports numerous gaps along their length. Subject to nutrient enrichment from agriculture, the ground level vegetation was dominated by undesirable species. Hedgerow H1, H4-H8, and H10 all support >80% native species and so are priority habitats. Owing to the species poor nature of these hedgerows however, and presence of multiple gaps in their canopy cover, none of these hedgerows meet the definition of an important hedgerow.

5.26 As the hedgerows are priority habitats, these are each considered to be of Local Value.

Native Hedgerow with a ditch, and with trees

5.27 Hedgerow H3 is approximately 186m in length and supports a mix of native species, consisting of field maple *Acer campestre*, hawthorn, ash *Fraxinus excelsior*, blackthorn, elder, and elm *Ulmus procera*. Hedgerow H3 supported >80% native species and qualifies as a priority habitat. The hedgerow does not however, qualify as an important hedgerow as it supports an average of <6species per m2.

5.28 As the hedgerow is a priority habitat, it is considered to be of Local Value.

Species-Rich Native Hedgerow

5.29 Hedgerow H2 is approximately 190m in length and supports a range of species including hawthorn, elder, blackthorn, field maple, aspen, dog rose, and bramble. The hedgerow was outgrown, with an average height of 3-4m and an average width of 2-3m. It was well connected, running towards an offsite area of woodland to the southwest. Hedgerow H2 supported >80% native species and qualifies as a priority habitat. The hedgerow does not however, qualify as an important hedgerow as it supports an average of <6species per m2.

5.30 As the hedgerow is a priority habitat, it is considered to be of Local Value.

Non-native Hedgerow

5.31 Hedgerow H9 comprised a scattered line of shrubs on the field site of the boundary and a linear belt of non-native woody species along the residential boundary outside the red line. If the linear habitat is taken as a whole, the majority of its composition would be non-native ornamental species, making it an ornamental hedgerow.

5.32 As the hedgerow comprises less than 80% native species, it is not a priority habitat and is considered to be of no more than Site Value.

Table 4: Onsite Hedgerow Descriptions

Ref	Canopy Species	Length	Description	Priority Habitat?	Important under REGS?
H1	Ca, Ee, Ps, Sn,	104m	Native mixed species hedgerow along northwest edge of the site. No associated features or mature trees. No undisturbed verge or invasive species. Continuous canopy.	**YES**	NO
H2	Ac, Cm, Cs, Pl, Ps, Pt, Rc, Rf, Sn, Up	190m	Native species-rich, outgrown hedgerow along northwest boundary, with several mature trees. No associated features. Undisturbed verge with undesirable species of nutrient enrichment, no invasive species. Continuous canopy.	**YES**	**YES**
H3	Ac, Fe, Cm, Ps, Sn, Up	186m	Native mixed species hedgerow along north boundary with dry ditch and several mature trees. No other associated features. Leggy but continuous horizontal hedge connectivity. Undisturbed verge with undesirable species of nutrient enrichment, no invasive species.	**YES**	NO
H4	Cm, Sn, Up	61m	Elm dominated native species hedgerow on northern boundary. No associated features or trees. Narrow and low-lying, with canopy gaps >10%. Undisturbed verge with undesirable species of nutrient enrichment, no invasive species.	**YES**	NO
H5	Ac, Cm, Cs, Ps, Rc, Up	152m	Native mixed species hedgerow along north boundary with no other associated features. Leggy but continuous horizontal hedge connectivity. No undisturbed verge with undesirable species of nutrient enrichment present, no invasive species.	**YES**	NO
H7	Cm, Sn	45m	Short, hawthorn dominated native species hedgerow on eastern boundary with adjacent residential land. Undisturbed verge with undesirable species of nutrient enrichment, no invasive species. Continuous canopy.	**YES**	NO

H7a	Cm, Fe, Lo, Rc, Rf	40m	Short, bramble dominated hedge with few other native woody species. Narrow with canopy gaps >10%. Undisturbed verge with undesirable species of nutrient enrichment, no invasive species.	NO	NO
H8	Cm, Sa, Sn	42m	Short, residential boundary hedge along eastern edge of the site. Dense, with canopy gaps >10%. Undisturbed verge with undesirable species of nutrient enrichment, with encroaching invasive snowberry present.	**YES**	NO
H9	Ca, Cm, Pspp, Sn	N/a	Scattered scrub along fenceline, with most vegetation along ends of adjacent gardens, dominated by ornamental and non-native species.	NO	NO
H10	Cm, Rc, Sn	63m	Short hawthorn and elm dominated hedgerow along edge of farm access to southwest, adjacent to residential garden. Leggy but continuous horizontal hedge connectivity. No undisturbed verge with undesirable species of nutrient enrichment present, no invasive species.	**YES**	NO

Key: Ac – *Acer campestre* (field maple), Ca – *Corylus avellana* (hazel), Cm – *Crateagus monogyna* (hawthorn), Cs – *Cornus sanguinea* (dogwood), Ee – *Euonymus europaea* (spindle), Fe – *Fraxinus excelsior* (ash), Lo - *Ligustrum ovalifolium* (garden privet), Pl – *Prunus laurocerasus* (cherry laurel), Ps – *Prunus spinosa* (blackthorn), Pspp – *Prunus spp.* (cherry species), Pt – *Populus tremuloides* (aspen), Rc – *Rosa canina* (dog rose), Rf – *Rubus fruticosus agg.* (bramble), Sa – *Symphoricarpos albus* (snowberry), Sn – *Sambucus nigra* (elder), and Up – *Ulmus procera* (elm)

Fauna

5.33 The Site is considered to have the potential to support the following species/groups:

- Badger
- Bats
- Birds
- Reptiles

5.34 Full details of the further surveys are provided in the appended reports; however, Table 5 summarises the key findings during such specific surveys.

Table 5: Summary of Protected / Notable Species Assessments

Species/Group	Survey Results Summary and / or Site Suitability Assessment
Badger	No evidence of badgers has been identified onsite; however, the species is known from the local area within 250m of the site boundaries. Due to the confidential nature of records for this species, precise mapping has been omitted. The arable habitat that dominates the site is suboptimal for badgers, with primary habitat of value limited to boundary hedgerows and the adjacent off-site woodland, which are to be retained and buffered with additional structural planting. **Badgers are common and widespread in England, and the Site is therefore considered to be of no more than Site value for this species. The Protection of Badgers Act 1992 however requires development proposal to have regard for this species.**
Bats (Appendix D)	One tree, T1 (a mature ash tree), on the northern Site boundary was concluded under previous bat survey guidance as of 'low' roost potential. Further aerial inspection surveys were scoped out, as the tree was featured in extensive GI buffer zones along the northern boundary and will be retained. Aerial inspection is advised should the tree be considered at risk of being lost, if proposals are revised. No other trees were identified to offer bat roost potential. Formerly, access was planned through nos. 13 and 14 Storridge Road; however, the scheme has been revised to take access via nos. 5 and 6 Storridge Road. Both buildings were subject to two internal inspections of the roof void in May and October 2025, neither of which identified any evidence of bat presence, past or present. Nocturnal emergence survey was undertaken in late October 2025, with Night Vision Assist (NVA) technology. No bats were observed emerging from external potential roost features. Further survey will be undertaken in May 2026. **One tree and buildings 5 and 6 provide suitable roosting habitat, though no evidence of bat use of the buildings was identified. The Site is therefore considered to be of Local importance for roosting bats**. The northwestern grassland compartment provides suitable foraging and habitat for bats, with the boundary forming hedgerows and woodland edge, providing connectivity, as commuting habitat, around the site peripheries to suitable offsite areas. Historic survey effort by FPCR comprised monthly automated detector deployment and transect survey in 2016, 2019, and 2022. Activity from bats was moderate and dominated by common pipistrelles, with occasional contacts from commuting Myotis were also commonly recorded, with sporadic contacts from noctule, serotine, Nyctaluss sp., and Plecotus sp. recorded infrequently. Annex II species, lesser horseshoe, greater horseshoe and barbastelle, were recorded each year; however, activity was typically inconsistent and very low, with more than 90% of automated detectors recording 10 or fewer registrations over the five-night sampling period. Results from spring and autumn 2025, indicate that the bat assemblage present on-site, and levels of activity recorded, have remained consistent. With a comparable assemblage of thirteen species/species groups, modest activity levels, again dominated by pipistrelles, with annex II species comprising a small proportion of recorded registrations, occurring infrequently and sporadically. Across all surveys, the vast majority of registrations comprised common (85.9%) or soprano pipistrelle (10.2%) contacts, with the next most frequently recorded comprising Myotis species (2.7%). The remaining species all comprised no more than 0.3% of the recorded registrations (44 total across 15 statics). Three annex II species were recorded, of which lesser horseshoe formed 0.3% (44 registrations), greater horseshoe 0.1% (16 registrations), and barbastelle 0.02% (4 registrations). Only lesser horseshoe was recorded during NBW surveys, one commuting contact from a single bat. **The Site provides foraging and commuting habitat for an assemblage of common and widespread bat species and is therefore considered to be of Local importance**.

Birds (Appendix E)	A range of 24 to 27 species have been recorded within the surveyed area, including 13 'notable' species – i.e. those that appear on WCA Sch.1, NERC S.41 species of principle importance or the BTO BoCC red/amber lists. Species recorded are typical of the habitat present onsite and all are widespread in England. The arable cultivation habitat onsite are generally of limited suitability for the majority of species recorded, though they do provide supplementary foraging habitat for species such as starling, song thrush, mistle thrush, corvids, and pigeons. While notable farmland species, including yellowhammer and skylark, were identified in the wider local area through consultation with Local Records Centre, none were observed during bird surveys or incidentally during other visits to site. **The Site provides some foraging and breeding habitat for an assemblage of widespread bird species, particularly within adjacent woodland habitats and boundary hedgerow features and it is therefore considered to be no more than of Local importance.**
Great Crested Newt (GCN)	Several records of great crested newt (GCN) were returned from within 1km of the site boundary, the nearest of which was 156m east (dating from 2012). A population of great crested newts was confirmed within 300m of the application Site utilising a pond, and associated habitat, at the eastern end of Paxmans Road on the western side of the railway. Fifteen waterbodies within 500m of the site, five of which occur within typical 250m dispersal range for GCN. Pond P15 was formerly within the Site boundaries but has been dry since 2022. Ponds P2-5 were all located along the southern edge of Storridge Road, west of the Site, with ponds P2-4 located 276m or more from the site. P5 was located 173m from site. Ponds P6-8 were located 212-253m east, along the railway line into Westbury Station. Ponds P9, 10, 10a, 11, 12, and 14 were all located 358m or more south and east of the site, separated by intersecting railway lines and extensive urban development. Arable farmland, which dominates the site, is considered sub-optimal for their terrestrial phase, with suitable habitat limited to wet, neutral grassland at the northwest edge of the Site. The majority of ponds in the vicinity of the site were situated beyond 250m of the site boundaries. Natural England (Cresswell and Whitworth 2004) research suggests GCN only rarely travel further than 200-250m from ponds, with much reduced distances where adjacent habitats are of good quality[5]. They further suggest that "*…at distances greater than 200-250m, capture and exclusion operations will hardly ever by appropriate*". On this basis, ponds P2-4 and P9-14 can be scoped out as possible constraints, as all nine ponds lie well outside the typical 250m dispersal distance and are separated from Site by barriers to dispersal, including residential estates, major roads, and industrial centres. **The site is therefore considered to be of negligible importance for great crested newts.**.
Hazel Dormouse	The data search obtained from WSBRC included two records of hazel dormouse within 2km of the Site, located 1.4km west and 1.8km east, with the most recent record from 2022. Presence/likely absence surveys were not conducted at the Site, due to the limited availability of suitable habitat and given the Site is isolated from these records by significant barriers to dispersal including residential estates, major roads, and industrial centres (as above). There is also limited connective habitat at the site peripheries which would be required for dormice to colonise the Site from any populations which may be present within the wider area. A search of MAGIC did not reveal any EPSLs for dormice within 2km, nor up to 5km from the Site. **The site is therefore considered to be of negligible importance for hazel dormice.**

[5] Natural England (2004) An assessment of the efficiency of capture techniques and the value of different habitats for great crested newt. Accessed online: http://publications.naturalengland.org.uk/publication/134002 [Last accessed: 17.06.19]

Reptiles (Appendix F)	Several reptile records were returned within 1km of the Site, including grass snake, slow worm, adder, and common lizard the nearest of which occurred 191m east of the Site, within neighbouring residential estates. The bulk of the habitat onsite, dominated by arable cultivation, was considered suboptimal for reptiles due to its intensively managed nature. Suitable habitat was limited to wet, neutral grassland that formed a small field compartment to the northwest, which supports moderately species-rich grassland and underthatch that provides good habitat for reptiles, as well as boundary features, including hedgerow bases and field margins. Presence/likely absence surveys conducted in 2016 and 2022 identified very few reptiles, limited to a single record of a grass snake along the northern field margin in 2016, indicating a low population was present onsite. No reptiles were recorded in 2022. The habitat composition and management have remained largely consistent since 2022, and it is reasonable to assume to low numbers of reptiles remain present onsite within the field margins and hedgerow bases that are subject to less intensive management. **The northwest extent of the Site and field margins support suitable habitat that is used by a small population of grass snake. This field is therefore considered to be of local importance for reptile species**.
Riparian mammals (Otter and water vole)	The data search obtained from WSBRC included one record of otter dating back to 2019, located 900m to the southeast. Multiple records of water vole were returned dating from between 2019 to 2023, with the most recent record located 1.2km to the east of the site. There are no suitable waterbodies or riparian habitat to support otter nor water vole on Site and, as aforementioned, the Site is isolated from these local records by residential and industrial development. Neither species are likely to be crossing the Site as the terrestrial habitat is largely agricultural and therefore not suitable. **The site is therefore considered to be of negligible importance for otter and water vole.**

Summary of Important Ecological Features

5.35 In consideration of the findings of the desk study and given the justification provided in *Table 5* above, the following species have been scoped out of this assessment and are not mentioned further:

- Hazel dormouse;
- Otter; and
- Water vole.

5.36 The suite of surveys have demonstrated that the proposals have the potential to affect a range of important ecological features. These are summarised in *Table 6* below and assigned a geographic context based on survey results, relevant legislation and policy.

Table 6: Summary of Important Ecological Features

Important Ecological Feature	Relevant Legislation/Policy	Geographic Scale	Rationale
Statutory Designated Sites	CHSR	Regional	Proximity to Bradford-on-Avon Bat SAC and associated habitat included in the Picket & Clanger Woods SSSI, designated for their annex II bat species. Site considered functionally linked land in the context of these statutory sites and is subject to Trowbridge & Westbury Bat Mitigation guidance measures.

Badger	PBA	Site	No evidence of badger presence onsite or immediately adjacent, but species is known from the wider local area.
Bats	CHSR, WCA Sch 5, NERC S41	Local	Moderate-high levels of common bat species activity onsite. Commuting and foraging opportunities provided by the range of linear and woody habitats present onsite. Annex II species, greater horseshoe, lesser horseshoe and barbastelle identified at low levels of activity. Bechstein's bat considered present.
Breeding Birds	WCA, NERC S41	Local	On-site habitats provided suitable habitat for an assemblage of common and widespread urban edge/generalist species and woodland edge species.
Reptiles	WCA, NERC S41	Local	Small population of grass snake in field boundaries.

6.0 DISCUSSION

Development Proposals and Intrinsic Mitigation

6.1 The proposals are for outline planning application for the development of the Site for new homes (Class C3), along with the creation of accesses, landscaping, and associated works to facilitate the development (Outline with all matters reserved, except for Residential Access and Layout).

6.2 The proposals sought ecological input during an early phase of the design process to ensure that the impacts on ecological receptors will be kept to a minimum. The results of faunal surveys have been used to design the scheme to keep negative impacts to a minimum. The proposed scheme includes the following intrinsic ecological avoidance, mitigation and enhancement measures:

- Green infrastructure proposals will provide opportunities for habitat creation, including an extensive area of species-rich meadow grassland, swathes of mixed scrub, and wetland SUDS habitats to the northwest.
- Mature trees will be retained where possible, with root protection areas (RPA) adequately buffered. Tree loss has been kept to a minimum.
- Development platforms have been sited on areas which are currently subject to intensive management, and which are dominated by arable cultivation that are a common and widespread local habitat type.
- Retained woodland and trees will be protected from damage and to allow sufficient room for management in line with RPAs identified in the Arboricultural Assessment.
- SuDS basin will provide a green/blue habitat area within the primary open greenspace. These offer opportunities for habitat creation and increased habitat diversity.
- Proposals include extensive additional tree planting within the development area, including along streets and within GI areas, including new community orchard space, to create groups of individual urban trees.

Biodiversity Net Gain and Habitat Enhancements

6.3 A Statutory Biodiversity Metric has been completed to support the application. This metric demonstrates that the proposals are capable of achieving a biodiversity net gain in excess of the minimum mandatory 10% requirement. Under the indicative proposals, the scheme can achieve a gain of 16.95% in habitat units and 11.95% in hedgerow units. Full details of the BNG assessment prepared for the Site are provided in *Appendix G*.

Standard Mitigation - Core Documents

6.4 The following lists the core documents that will secure the mitigation and enhancement measures described in this report. They can be secured through appropriately worded pre-commencement planning conditions, attached to the application to be submitted and discharged prior to the commencement of works.

- Construction and Environmental Management Plan for Ecology (CEMP: Ecology): This pre-commencement document contains the necessary Method Statements to ensure protected species are not unlawfully harmed during ground clearance, earthworks and during construction.

  The document will include an Ecological Constraints and Mitigation Plan drawing that clearly shows the location of constraints and details mitigation required, where necessary. This will also provide measures for removal of WCA Sch9 Invasive Non-native plant species from the Site.

- Habitat Management and Monitoring Plan (HMMP): this provides planting/landscape information that includes both the landscape and ecology features and their management for an appropriate period. In accordance with the planning practice guidance (PPG) for BNG, this document can be submitted as part of a Biodiversity Gain Plan, once full planning permission has been received.

  This document can also include ecological enhancement and management information, as appropriate, to demonstrate how the biodiversity net gain measures will be delivered and can also include the final Ecological Mitigation and Enhancement Plan that shows the locations of wildlife boxes and other proposed features.

Assessment of Likely Significant Effects on Important Ecological Features

6.5 The status of the important ecological features (IEFs) identified within the survey area have been reviewed against the proposals and intrinsic mitigation to determine whether there are any impact pathways and whether any of these will lead to a likely significant effect. These are assessed in *Table 7*. The requirement for additional mitigation measures above the intrinsic mitigation has been considered for each of the IEFs where they can reduce the scale of negative effects or encourage a positive effect.

Table 7. Assessment of Likely Significant Effects on Important Ecological Features

IEF: Badgers	
Assessment of Impacts	No signs of badger occupation, including sett or excavations, identified onsite. No impacts related to destruction or disturbance to setts. The proposals will result in a temporary loss of foraging habitat available for badgers through the loss of a small, limited extent of grassland habitat in the northwest of the Site. These effects are not considered to be significant as badgers are common and widespread in England. The proposals include extensive habitat creation and enhancement measures, which will enhance the existing foraging habitats for badgers. This includes the creation of species-rich native grassland habitats. During construction, there is a risk of badgers becoming trapped and killed or injured within open trenches.
Predicted Effect	**Not Significant Effect at a Local Level**

Mitigation	The CEMP produced for the Site will include measures to protect badgers from harm during construction. This can include measures, such as covering trenches overnight, fencing and restricting working hours. Pre-commencement badger survey will be undertaken to review the status of badgers onsite and determine whether a sett has been established in the intervening time since the previous assessment.
Compensation	To offset losses of foraging habitat for badger, the grassland species-mix selected will include a range of seed-rich species to provide additional foraging opportunities.
Enhancement	Additional enhancements will include fruit bearing tree and mixed scrub planting within the site-wide GI to provide an additional foraging resource.
Residual Effects	**No Effect**
IEF: Bats	
Assessment of Impacts	Trapping exercises in 2016 and 2025 have not recorded Bechstein's as occurring on-site, and given the use of a tape lure, are likely to be absent locally. Bechstein's cannot reliably be identified via acoustic analysis, so the Myotis species occurrence on-site has been assumed to include Bechstein's, in line with the comments on the appeal. One tree (T3) was identified to offer suitability for roosting bats. Buildings 5 and 6 Storridge Road were assessed for their potential, with building 6 considered low and building 5 considered moderate. Internal inspections in May and October 2025 found no evidence of bat presence, and nocturnal emergence survey in October 2025 did not record bats emerging from the building or otherwise associated with potential roost features. The buildings do not currently form a statutory constraint to development. Further survey in June 2026 will provide verification of this. The tree (T3) will be retained within Site green infrastructure and will be unlit and negligibly impacted by the development. Automated survey and manual activity results from 2016, 2019, 2022 and 2025 identified a range of species utilising the site, dominated by common and widespread species and species groups, with pipistrelles forming 95% of the recorded activity. Much of the assemblage occur infrequently, and sporadically, with no clear pattern of nightly activity or seasonal activity that might suggest importance of site habitat features as regularly used foraging resources, or key commuting routes. Three annex II species were recorded; however, lesser and greater horseshoes were recorded at consistently low levels of activity, with no pattern of activity seasonally, or nightly, indicating the site does not form a significant resource for these species. It is, however, likely that the site does offer some functional linkage to populations which form qualifying features of the SAC. With the low numbers recorded considered to constitute occasional roaming bats. Further survey scheduled for summer 2026 (June to September inclusive) for a robust update assessment, in line with guidance. On this basis, and following consultation at appeal in 2024, use of the site by commuting and foraging annex II bats potentially associated with the local SAC/SSSI sites, including lesser horseshoe, greater horseshoe, and Bechstein's bat has therefore been assumed, with the former two verified as present on-site at low levels of activity. Disturbance to commuting corridors used by these roaming bats from artificial lighting is likely in the absence of mitigation.
Predicted Effect	**Minor Adverse at a Local Scale**

Mitigation	Mitigation has assumed worst case, i.e. presence of annex II species, including Bechstein's associated with the SSSI and has accommodated 30m buffer zones, in accordance with Trowbridge & Westbury Bat Mitigation guidance, along retained hedgerows around the north and west of the Site, which border the neighbouring rural landscape. These buffers will comprise 15m directly adjacent to the habitat that will be unlit (0.5lux or less) and feature new structural native species woody planting, with the outer 15m between the development and inner dark corridor maintained as a transition zone, limited to soft landscaping and minimal hard landscaping (restricted to footpaths and smaller roads) which will be similarly minimally lit. Illumination of retained and new habitat of value to bats, via artificial lighting spill, will be minimised by avoiding direct lighting of habitat, maintenance of corridors of less than 0.5lux along core habitat, use of directional lighting, shrouds, shielded luminaires, and baffles, following specifications outline in a detailed lighting strategy.
Compensation	Habitat hop-overs will be implemented to maintain connectivity along hedgerow H4, where a small section will be removed for pedestrian access to the neighbouring Glenmore Farm.
Enhancement	The western edge of the site will be buffered with new grassland and scrub planting, which will link north to a wide expanse of new open greenspace that will comprise sustainable drainage, scrub planting, neutral meadow grassland, urban trees, and community orchard. New integrated bat boxes should be incorporated into the walls of new homes, wherever feasible, as well as woodcrete type Schwegler 2F/2FN (or similar) boxes that can be installed on retained trees, in accordance with Wiltshire Local Plan Policy 88 to increase availability of roosting habitat (*Figure 8*).
Residual Effects	**Negligible to minor positive at a Local Scale**
IEF: Breeding Birds	
Assessment of Impacts	The arable cultivation, given its managed nature, does not offer suitable breeding habitat for the majority of the assemblage recorded, and which were predominantly generalist, urban-edge species of woodland, hedgerows, and gardens. All of which were habitats on and bordering the site, in which most of the birds recorded were associated. Boundary habitat and linear woody features, including the off-site woodland belt and existing hedgerows will be retained and buffered, aside from a very small loss to hedgerow H4 for pedestrian access. Such small, localised areas of habitat loss are of negligible impact, considering the extensive new scrub, tree, structural planting, and hedgerow planting intrinsic to the proposals for Site-wide GI.
Predicted Effect	**Minor Adverse at a Local Scale**
Mitigation	Any removal of woody vegetation (including trees and scrub) suitable for nesting birds should take place outside of the bird breeding season (March to August inclusive) to minimise the risk of disturbance to breeding birds. If this is not possible, such vegetation will be checked prior to removal by a suitably experienced ecologist. If active nests are found, vegetation will be left untouched and suitably buffered from works until all dependent young birds have fledged. Specific ecological advice will be sought prior to undertaking the clearance.
Compensation	None

Enhancement	The inclusion of green infrastructure planting, including structural landscaping along the retained hedgerows and buffer zones, and new community orchard planting with native fruiting trees; and the maturation of vegetated gardens will lead to additional foraging opportunities for a range of generalist urban edge species recorded onsite, as well as provided new nesting habitat once established. A mixture of nest boxes, such as the Schwegler 1B and 2H nest boxes, or similar woodcrete design, installed onto retained and new trees, will increase nesting potential for a range of species. These also provide protection against predators. Schwegler 1A nest boxes, or similar integrated boxes, suitable for swift and house sparrow, should be incorporated into the walls of new homes, at a minimum height of 4m and density of two box per dwellings minimum, in accordance with Wiltshire Local Plan Policy 88. The approximate locations of boxes would be outlined in the accompanying Ecological Parameters Plan (*Figure 7*), with detailed specifications provided in Habitat Enhancement Plans to accompany a CEMP/HMMP.
Residual Effects	**Minor positive at a Local scale**
IEF: Great Crested Newts	
Assessment of Impacts	Great crested newt records were present within 1km of the Site, the nearest of which falls 156m east. A population of GCN is known from ponds within 300m. No ponds will be impacted directly via removal or disturbance, as each pond falls outside the site boundaries and development footprint. Further records were identified in association with pond P1 to the northwest and pond P6 to the east, as well as from nearby residences to pond P6. While the nearest of these records occurred within 155m of the site boundaries, a GCN travelling from this location would still need to navigate around residential roads, fencing, pavements, kerb stones etc. to reach the site, which is considered to provide largely suboptimal habitat. This is particularly true of the southern edge of the site, nearest to these records, which was dominated by arable monoculture with only a narrow, scantly vegetated field margin. Research from Natural England suggests that GCN only rarely travel further than 200-250m from ponds, with much reduced distances where adjacent habitats are of good quality[6]. Given the suboptimal terrestrial habitat on site that would be accessible within typical dispersal range of GCN from ponds P2-4 and 9-14, GCN are unlikely to utilise the habitat on Site, particularly given the intervening travel distance and suitability of the immediately adjacent habitat. Additional guidance from Natural England in relation to protected species licencing sets out advice to avoid precautionary licence applications where there is little tangible effect on a population. So, on this basis, even where there is loss of a distant area of suitable habitat, which would be an offence, impacts beyond the core habitat (i.e. habitat in immediate proximity, within 50m) would have little, or no tangible impact on population viability. In view of this, the loss of a small extent of habitat, outside the core dispersal range, to development is unlikely to detrimentally impact the species' favourable conservation status in the area. Ponds east of the site, along the railway line, have been subject to past survey, which confirmed the presence of GCN; with a small population at P6, and medium populations at both P7 and P8, as determined by CSA (2012), Stark Ecology (2017) and Keystone Ecology (2010 and 2012). On the basis of the guidance above, given that these ponds are somewhat isolated from the site by both Hawkeridge Road and extensive residential housing that form a barrier to dispersal to the site, and the lack of suitable terrestrial habitat on-site accessible by GCN from these ponds, the impact of the development on them is considered negligible.

[6] Natural England (2004) An assessment of the efficiency of capture techniques and the value of different habitats for great crested newt. Accessed online: http://publications.naturalengland.org.uk/publication/134002

	The area of the site within 250m of ponds P1, P5, P6, and P8 is very small (as demonstrated by the pond buffers in *Figure 6*) and in all cases, except P6, constitutes land within the site boundaries to be included within proposed GI, which will create greenspace of value to newts. Furthermore, while the ponds lie within 250m of the site in a direct line, the distance a newt would be required to travel to reach the site would in reality be in excess of 250m, once the intervening fences, roads, gardens and housing between the ponds, and the nearest part of the site, are accounted for. As pond P5 has been determined to not contain GCN, and the areas of habitat on-site located within 250m of ponds P1, P6 and P8 are negligible and largely being included in GI, specific mitigation measures for GCN are not considered necessary
Predicted Effect	Negligible
Mitigation	To avoid harm to newts, if present, at the farthest extent of their dispersal range, a Reasonable Avoidance Method Statement (comparable to the measures implemented for reptiles) will be adhered to, which outlines precautionary working measures. These would include directional two stage mowing towards retained habitat, during the newt active season, under supervision of a suitably qualified ecologist.
Compensation	None.
Enhancement	New areas of green infrastructure in the northwest of the site, which includes a mix of grassland, scrub and Sustainable Urban Drainage, if managed appropriately, would provide suitable new habitat on-site for GCN, offering both possible breeding and terrestrial habitat, albeit at the outer limit of their dispersal range.
Residual Effects	Not significant at Local Scale
IEF: Reptiles	
Assessment of Impacts	The low reptile population identified was restricted to the field margins along the northern edge of the Site. These habitats, which are of limited extent, will be lost to accommodate proposed green infrastructure provision. Connectivity around the site will be maintained by retaining, enhancing, and buffering boundary features, including most of the existing hedgerow network, and creating new habitats throughout. There is an increased risk of harm during construction and road fatalities with newly created roads. Residential developments also increase the risk of cat predation.
Predicted Effect	**Minor adverse at a Local Scale**

Mitigation	Reptile passive displacement will be carried out to prevent harm during groundworks, and construction. A detailed mitigation strategy will be determined at Reserved Matters stage, in accordance with a Precautionary Working Method Statement. Displacement is likely to consist of suitable habitat; including field margins and accompanying tall ruderal vegetation, being directionally cut and then fenced to prevent reptiles returning to the working area. • Clearance will start at the southern and eastern edges of the site, and work in a north-westerly direction towards the retained hedgerow and off-site woodland, included within extensive new GI provision in the northwest corner of the Site. • Vegetation to be removed during the reptile active period (April to September) in two cuts, the first to 200mm and the second (24 hours later, after a fingertip search by an ecologist) down to ground level. • Regular cutting will be required to discourage reptiles returning. • All arisings will be removed from the working area to prevent potential areas of refuge being used by reptiles moving across the area. Dropped kerbs and wildlife kerbs installed, benefitting reptiles by reducing the risk of road fatalities. This can be further aided with planting that encourages movement around and away from roads. New hedgerow and structural buffer zone planting should include thorny species to provide corridors of movement around the site that offer some protection against cats. Log piles should be installed within open green space adjacent to existing and new hedgerows and woodland buffer areas, to provide more opportunities for refuge.
Compensation	The loss of suitable field margin habitat will be compensated for with the establishment of compensatory habitat, which will include establishment of tussock-forming, species-rich grassland in buffer areas around the Site boundaries, particularly within the GI area across the northwestern extent of the Site, around the new SuDs feature. Management of these grasslands throughout the completed development should be undertaken on a rotational basis every 2-3 years between October and February, to ensure the appropriate habitat mosaics are established. No more than half of the area should be cut in any one year, leaving an undisturbed refuge for wildlife. Grassland management should also avoid the use of broad-spectrum pesticides, and grass cuttings should be composted on-site in sunlit areas, if possible, to provide suitable nesting sites for grass snake.
Enhancement	Creation of dead wood piles and hibernacula, situated in strategic locations, would provide further opportunities for shelter and basking, and would offer potential habitat for other taxa, such as amphibians and invertebrates. The approximate locations of such refugia would be determined in Habitat Enhancement Plans to accompany a CEMP/HMMP. Indicative locations for these features are shown in *Figure* 7: Ecological Parameters Plan. Signage indicating wildlife areas can also be erected to highlight their purpose.
Residual Effects	**Short-term Adverse at a Local Scale** **Negligible mid- to long-term at a Local Scale**

Other Species

Hedgehogs

6.6 Given the urbanised nature of the locality, with interspersed parks and woodland blocks, it is considered likely that hedgehog would be present onsite. The habitat enhancement to be delivered by the proposals will improve the Site for this species and the recommendations provided to protect badgers during construction operations will also help prevent harm to hedgehogs.

6.7 As a further measure, it is recommended that a 'hedgehog highway' is implemented across proposed gardens whereby a small hole measuring 13x13cm is cut into the base of garden fences to provide an escape route to prevent hedgehogs becoming trapped in gardens. Hedgehog houses, provided within site wide GI and gardens, will also enhance availability of sites for shelter and refuge. The indicative locations of which are mapped in *Figure 7*: Ecological Parameters Plan.

Trowbridge and Westbury Bat Mitigation Strategy (TWBMS)

6.8 The previous iteration of the scheme, under planning application ref: PL/2022/09842, was taken to appeal, in part, with regards to compliance with the Trowbridge Bat Mitigation Strategy (2020) supplementary planning guidance (SPD). The site fell within the outer extent of the yellow risk zone for the Bechstein's bat sustenance zone for Picket & Clanger Woods SSSI; as well as falling within the sustenance zones for horseshoe bats associated with the Bath & Bradford-on-Avon bat SAC.

6.9 Following extensive bat activity surveys conducted on Site between 2016 and present, the northern, western, and northwestern boundaries, associated with woodland and native species hedgerow backing onto neighbouring farmland were found to support the greatest concentrations of bats, including horseshoes and Myotis.

6.10 Trapping surveys have not identified presence of Bechstein's bats on Site and the habitat on-Site was not considered conducive to Bechstein's, which are specialists of beech woodland. However, as Bechstein's will utilise hedgerows to move through the landscape and presence cannot be verified acoustically, given overlap in Myotis calls; the inspector argued "*__Bechstein's can sometimes commute beyond core sustenance zones and it is very difficult to distinguish Bechstein's bats from general myotis bats, which were regularly recorded in the surveys. Given their rarity and importance, it is therefore appropriate to assume that Bechstein's bats use the appeal site for foraging and commuting*".

6.11 With regards to the proposed mitigation, the inspector agreed the following:

- The contributions agreed upon under the s106 agreement "*adequately mitigate the effect of the proposal*" with regards to mitigating recreational impact to Picket & Clanger Wood SSSI
- That the proposals, which include retention of habitat of value to bats, with enhancement through more trees and further planting to add structure, diversity and depth of hedgerows; and buffer zones with no to little lighting would be "*an enhancement to the existing situation where there is an arable field abutting relatively narrow hedgerows*"

6.12 However, the inspector went on to note that within the yellow risk zone encompassing the northern edge of the Site, the TBMS provides specific guidance; requiring a minimum 15m width of unlit habitat with a further 15m transition zone. While the 15m wide unlit area is met by the proposals, the adjacent corridor is not consistently achieved due to 'pinch points'.

6.13 Despite these reservations, the inspector concludes [our emphasises in bold]:

"*The proposal* ***would meet the Guidelines in full****. It would represent a demonstrable improvement and enhancement on the existing habitat and wide swathes of suitable bat habitat would be provided. The improvements to bat habitat would enhance the functional linkages of bats to the core roosts within the Bat SAC. The proposal would fail to comply with the TBMS with regard to the specific widths of the dark corridors but would comply with the over-arching principles of the document. As set out above, the s106 secures adequate mitigation for the effect of the proposal with regard to recreational pressure on the SAC itself and wider bat habitat within the Trowbridge Community Area.*

Overall, therefore, the proposal would not harm the integrity of the Bat SAC, either alone or in-combination with other projects*. It is therefore also demonstrated that the appeal site has the capacity to accommodate the proposed ecological works. The proposal therefore complies with Core Policy 50 of the CS, which seeks to maintain ecological value and to secure the integrity of local ecological networks. It also complies with Paragraph 180 of the Framework which seeks to protect and enhance sites of biodiversity value, and Paragraph 185 which states that development on land outside of a SSSI that is likely to have an adverse effect on it should not normally be permitted"*

6.14 Following the conclusion that the scheme does not fully accord with the specific buffer widths outlined in the TBMS and inclusion of areas of more regularly disturbed habitat within the buffer zones (such as allotments) the Development Framework Plan has undergone a further revision (CSA/2974/119 Rev B, December 2025), as discussed in the preceding EcIA, to accommodate a full 30m buffer along the northern boundary, and to remove allotments and a proposed substation from the northwest GI area, leaving it entirely composed of soft landscaping, including new grassland, SuDS basin and mixed scrub. Consequently, the site now fully accords with the guidance in the Trowbridge Bat Mitigation Strategy (2020) SPD.

6.15 Subsequently, the SPD was revised into the Trowbridge & Westbury Bat Mitigation Strategy (2025), which has been adopted. The Strategy includes an extension to the yellow risk zone, which now encompasses the entirety of the Storridge Road Site, requiring that the scheme demonstrate the following:

YELLOW ZONE MEDIUM RISK (See Figure 4)	Impacts will arise on individual sites and in-combination with other development as a result of: Loss and/or degradation of habitat of importance to Bechstein's, greater horseshoe and lesser horseshoe bats for foraging, commuting and roosting including: • Buildings • Grassland • Hedgerows • Trees • Scrub • Water bodies • Riparian corridors • Availability/access to roosts	Development on greenfield sites outside the settlement boundaries[2] will be able to demonstrate no adverse effect on site integrity of the SAC provided that: • There is no net loss of habitat within the allocation site boundary as demonstrated by use of The Statutory Biodiversity Metric or any subsequent revisions thereof (notwithstanding that use of the metric may not be critical in all instances, as detailed in paragraph 146; and notwithstanding the need to adhere to BNG requirements). • Retained core bat habitat remains connected to the wider habitat network and is adequately buffered in accordance with this strategy. • Core bat habitat remains relatively undisturbed by the effects of urbanisation in accordance with this strategy. • A financial contribution is made towards funding the LPA scheme detailed in Section 9.1 for mitigating residual in-combination effects from loss / degradation of bat habitat. This will need to be secured for residential development (a per dwelling contribution) and all other types of development (a per hectare contribution).

6.16 Baseline data from 2025/2026 remains consistent with historic survey data, indicating Myotis bats and horseshoe bats utilise linear habitats around the site periphery. In line with the inspector's conclusions, as Bechstein's cannot be refuted based on acoustic evidence, their presence has been assumed. Data indicates the western and northern boundaries of the Site are of greatest value to bats generally, and it is these boundaries that are considered 'core habitat' in accordance with the strategy, which states the scheme "*must address all habitat features of value for Bechstein's, greater horseshoe and lesser horseshoe bat (including roosts, foraging areas and commuting routes)*".

6.17 The BNG metric for the scheme clearly demonstrates no net loss of habitat, a s106 agreement remains in place to fund measures to offset increased recreational pressure on the SSSI, and retained core habitat remains connected and relatively undisturbed; with 30m buffers (15m of unlit new structural habitat and 15m of minimally lit transition zone) incorporated along the north and northwest of the Site, including 5.43ha of green infrastructure (55% of site area), where 'core' habitat has been identified. The western boundary with the adjacent plantation woodland is also buffered by 20m of green infrastructure.

6.18 It was the view of the inspector that while "*The proposal would fail to comply with the TBMS with regard to the specific widths of the dark corridors but would comply with the over-arching principles of the document*". Going on to conclude "*Overall, therefore, the proposal would not harm the integrity of the Bat SAC, either alone or in-combination with other projects. It is therefore also demonstrated that the appeal site has the capacity to accommodate the proposed ecological works*".

6.19 While the entirety of the western boundary is now featured in the yellow risk zone, greenspace buffers have been accommodated, in line with the overarching principles of the TWBMS, as was the case in the preceding iteration of the DFP, assessed at appeal against the previous version of the SPD. The buffer along the boundary with the woodland now measures a consistent 20m at a minimum, passing northeast to meet the wide swathe of open greenspace that forms the northwest extent of the site. As previously, this belt of greenspace provides connectivity from the southwest of the site to the greenspace in the northwest, maintaining landscape permeability. The scheme continues to comply with the overarching principles of the TWBMS and would not therefore harm the integrity of the bat SAC.

6.20 Accommodating buffers mandated by the TWBMS along the southern and southeastern boundaries, which abut existing residential boundaries, where rear gardens are under private ownership and not subject to controlled management, is not considered necessary. These residential boundaries and formed by non-native or species poor and fragmented hedgerows and are already subject to pre-existing external security lighting and light spill from adjacent properties; and are considered of less value to and are used less frequently by bats. On this basis, the 30m buffers are not considered necessary to the south and east, as these boundaries would not constitute 'core' bat habitat.

7.0 CONCLUSION

7.1 The suite of ecology surveys identified a range of important ecological features on Site and within its zone of influence. The impacts on these were assessed against the proposals for a residential development on land at Storridge Road, Westbury.

7.2 The assessment has demonstrated that in the absence of mitigation, proposals would lead to, at most, a **Not Significant Effect at a Local Scale** as a result of indirect construction operations on breeding birds and reptiles. A **Not Significant Effect at a County Scale** could also be anticipated on the nearby statutory designed sites and local bat population as a result of recreational pressure, disturbance and/or artificial lighting, in the absence of appropriate mitigation.

7.3 Proposals have been landscape and ecology led from an early stage in the process, ensuring that the scheme can be designed to mitigate for negative effects associated with the construction proposals and anticipated habitat losses. Biodiversity net gain calculations have been considered early in the design process to ensure that losses of higher distinctiveness habitats could be minimised and that sufficient opportunities for habitat creation and enhancement could be incorporated into the proposals. This has led to the proposals including significant green infrastructure areas being enhanced with ecology as a focus. This will comprise new species-rich grasslands, wetlands and scrub, in addition to the enhancement of retained linear habitats, wherever possible. The resulting scheme falls in line with the requirement to achieve an excess of 10% gain in habitat and hedgerow units.

7.4 Through this combination of intrinsic mitigation, targeted mitigation, compensation and enhancement detailed within this EcIA and appendices, have demonstrated that the proposals will lead to at most short-term negative effects on bats, breeding birds and reptiles. However, in the mid- to long-term, negligible to not significant positive effects are anticipated for all important ecological features.

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N

0 750 1,500 m

- Site Boundary
- 1km Buffer
- 2km Buffer
- 5km Buffer

Non-Statutory Designated Sites

Local Wildlife Site (LWS)

Ref	Name	Designation
1	Brokerswood and Hazel Wood	LWS
2	Round Wood	LWS
3	Round Wood, Heywood	LWS
4	Fairwood Road Railway Line	LWS
5	Westbury Lakes	LWS
6	Fairwood House Marsh	LWS

Statutory Designated Sites

Sites of Special Scientific Interest (SSSI)

Ref	Name	Designation
7	Picket and Clanger Wood	SSSI
8	Westbury Ironstone Quarry	SSSI

date 10/11/25

drwn/chkd SG/PP

client
Gladman Developments

project
Storridge Road, Westbury

title
CONSULTATION RESULTS PLAN- DESIGNATED SITES

scale 1:41,989 @ A3

number
FIGURE 1

rev -

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J:\7200\7289\ECO\2025\QGIS\Consultation\7289-E-01 Site Location and Consultation Results Plan - Designated Sites SG.qgz

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N

0 100 200 m

Site boundary

1km Buffer
5km Buffer
2km Buffer
10km Buffer

Amphibians

- Great Crested Newt

Birds

- Fieldfare
- Garganey
- Hen Harrier
- Kingfisher
- Merlin
- Peregrine
- Red Kite
- Redwing

Reptiles

- Grass Snake
- Slow-worm

Mammals

- Hazel Dormouse
- Otter
- Water Vole

date	drwn/chkd
11/11/25	SG/PP

client

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project

Storridge Road, Westbury

title	scale
CONSULTATION RESULTS PLAN- SPECIES RECORDS	1:3,842 @ A3

number

FIGURE 2a

rev

-

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J:\7200\7289\ECO\2025\QGIS\Consultation\7289-E-02 Site Location and Consultation Results Plan - Species record SG.qgz

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N

0 1,000 2,000 m

Site Boundary

1km Buffer
5km Buffer
2km Buffer
10km Buffer

Bats

- Barbastelle
- Bechstein's Bat
- Brandt's Bat
- Brown Long-eared Bat
- Common Pipistrelle
- Daubenton's Bat
- Greater Horseshoe Bat
- Leisler's Bat
- Lesser Horseshoe Bat
- Long-eared Bat species
- Myotis Bat species
- Nathusius's Pipistrelle
- Natterer's Bat
- Noctule
- Serotine
- Soprano Pipistrelle
- Whiskered Bat

date 11/11/25

drwn/chkd SG/PP

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project
Storridge Road, Westbury

title
CONSULTATION RESULTS PLAN- BAT SPECIES RECORDS

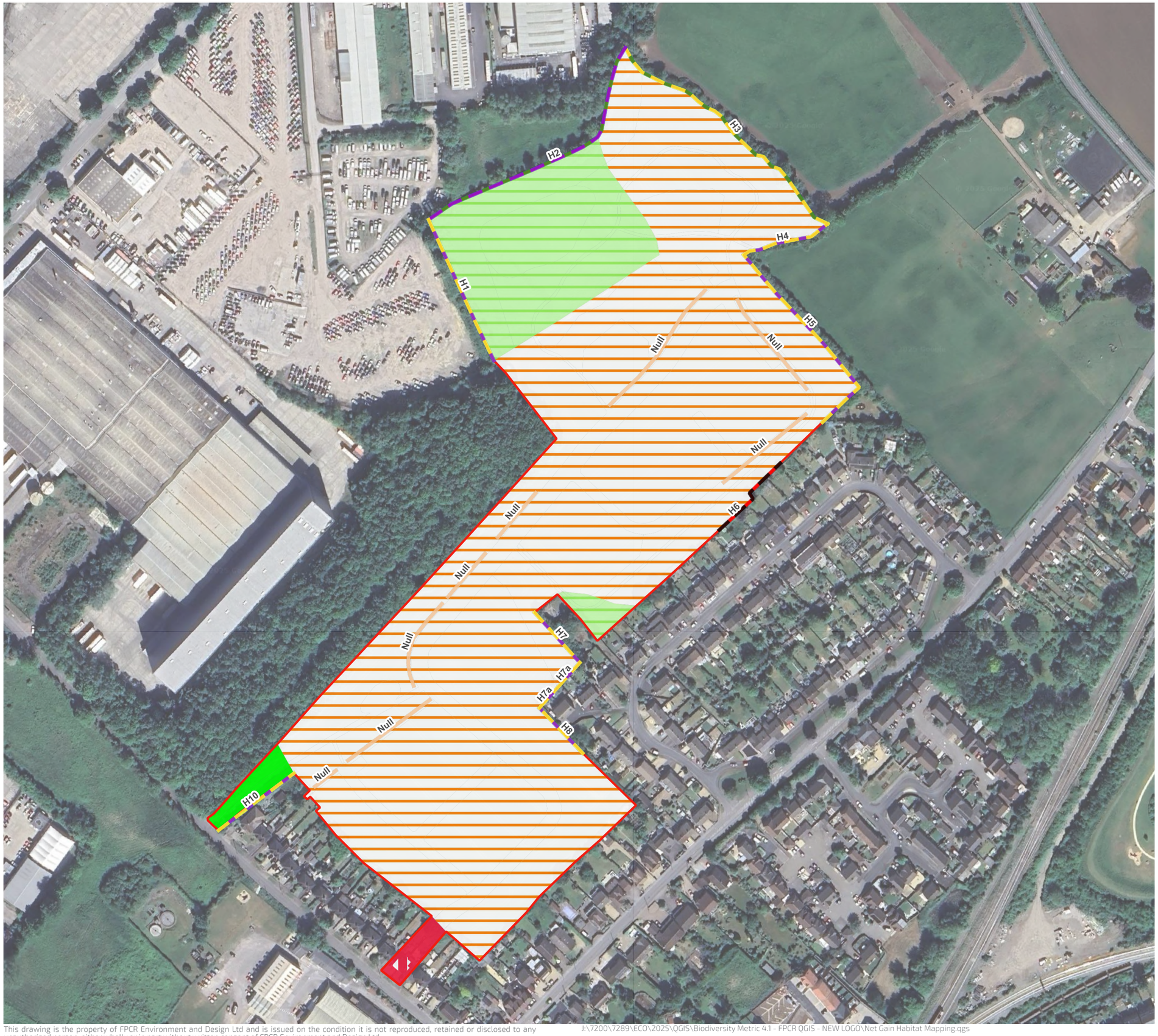
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FIGURE 2b

rev -

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N

0 50 100 m

Red Line Boundary

Baseline Habitats

Cereal crops

Developed land; sealed surface

Modified grassland

Other neutral grassland

Vegetated garden

Baseline Hedgerow

Non-native and ornamental hedgerow

Native hedgerow

Native hedgerow with trees

Species-rich native hedgerow with trees

date 28/11/25

drwn/chkd JGW / PJP

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project
Land at Storridge Road, Westbury

title
BASELINE HABITAT PLAN

scale 1:2,500 @ A3

number
FIGURE 3

rev -

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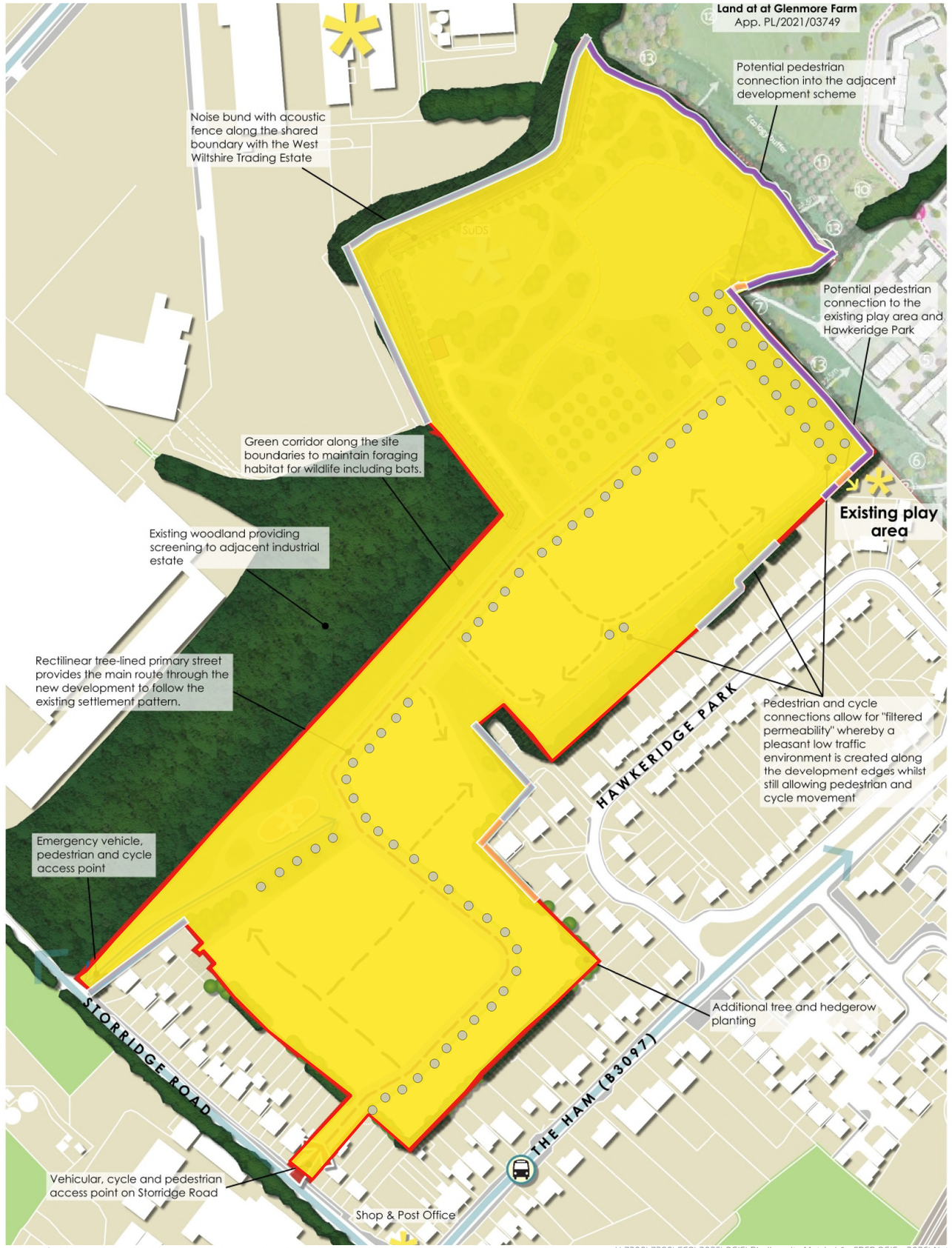
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Residential area: **4.26ha**
Up to 165 homes @ 38ph

Proposed vehicular and pedestrian access point

Proposed emergency and pedestrian/cycle access point

Existing vehicular routes and bus routes

Tree-lined primary street through development

Secondary streets

Private lanes and drives

New recreational routes

Potential pedestrian links

Open Space Provision

Existing vegetation and root protection areas

Public open space/play space

Additional tree planting along the boundaries of existing rear gardens of properties overlooking the Site

Community orchard

Location for Local Equipped Area for Play (LEAP)

Flood Risk and Drainage

New sustainable drainage basin (SuDS) (Can also provide ecological enhancements and form an integral part of the Site's green infrastructure)

Further Considerations

Local facilities and services

Location for a foul pumping station with 15m buffer to the nearest habitable room

Location for a surface water pumping station with 15m buffer to the nearest habitable room

3m high bund with 3m acoustic fence on top

Green Infrastructure and Play Provision

Orchard:	0.17ha
Multi-functional Greenspaces:	4.93ha
Sustainable Drainage Basin:	0.29ha
Locally Equipped Area for Play (LEAP):	0.04ha
Total:	**5.43ha**

55% of the Site Area will be Green Infrastructure and Play Provision

N

0 50 100 m

Red Line Boundary

Habitats

Lost

Hedgerows

Enhanced

Retained

Lost

Individual Trees

Created

date 14/05/26

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project
Land at Storridge Road, Westbury

title
HABITAT LOSS, RETENTION & ENHANCEMENT PLAN

scale 1:2,500 @ A3

number
FIGURE 4

rev -

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Residential area: **4.26ha**
Up to 165 homes @ 38ph

Proposed vehicular and pedestrian access point

Proposed emergency and pedestrian/cycle access point

Existing vehicular routes and bus routes

Tree-lined primary street through development

Secondary streets

Private lanes and drives

New recreational routes

Potential pedestrian links

Open Space Provision

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Public open space/play space

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Multi-functional Greenspaces:	4.93ha
Sustainable Drainage Basin:	0.29ha
Locally Equipped Area for Play (LEAP):	0.04ha
Total:	**5.43ha**

55% of the Site Area will be Green Infrastructure and Play Provision

N

0 50 100 m

Red Line Boundary

Proposed Habitats

Developed land; sealed surface

Mixed scrub

Other neutral grassland

Sustainable drainage system

Traditional orchards

Residential

Proposed Hedgerows

Non-native and ornamental hedgerow

Native hedgerow

Native hedgerow with trees

Species-rich native hedgerow with trees

Proposed Individual Trees

Proposed small urban tree

date 14/05/26

drwn/chkd JGW / PJP

client
Gladman Developments Ltd.

project
Land at Storridge Road, Westbury

title
PROPOSED HABITAT PLAN

scale
1:2,500 @ A3

number
FIGURE 5

rev
-

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N

0 100 200 300 m

- Site Boundary
- 250m Pond Buffer
- 250m Search Area Around Site
- Waterbody Location (with Ref.)

Pond No.	GCN Status	Pond Status	Distance (m)
1	Uncertain	Unknown	205
2	Uncertain	Normal	363
3	Uncertain	Normal	367
4	Uncertain	Normal	276
5	Negative	Normal	173
6	Positive	Normal	212
7	Positive	Normal	253
8	Positive	Normal	228
9	Uncertain	Normal	358
10a	Uncertain	Normal	388
10b	Uncertain	Normal	399
11	Uncertain	Normal	436
12	Uncertain	Normal	408
13	Uncertain	Normal	342
14	Uncertain	Normal	426
15	Negative	Dry	0

date
28/11/25

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PJP / MEL

client
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Land at Storridge Road, Westbury

title
WATERBODY LOCATION PLAN

scale
1:6,500 @ A3

number
FIGURE 6

rev
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Earth Bund:
Earth bund along the north and west edge of the site to provide a barrier to noise from the neighbouring industrial estate and nightclub. Bund to be seeded with wildflower meadow grassland and set apart from the existing hedgerow to maintain flightlines. Row of new tree planting to sit along inside edge of the bund.

Wildflower Neutral Grassland:
Areas of grassland around the SUDS basin and within boundary buffer areas to be sown with a native species wildflower meadow mix, with tussock forming grasses, and appropriately managed, to ensure a varied sward height and species diversity, in accordance with the HMMP. Flowering species will increase value to pollinators and in turn increase foraging opportunities for birds and bats.

Sustainable Urban Drainage System (SuDS):
SuDS basin area, bordered with native species mix of marginal and aquatic vegetation, and bankside wet meadow grassland, providing maximum value to amphibians, birds, bats, and invertebrates

Buffer Zone:
Area of greenspace 20m wide along key areas of linear habitat for bats using for commuting and foraging, including hedgerows H1-5 and the edge of the adjacent plantation woodland on the western boundary of the site.
Light spill will be minimised, decreasing from 1lux to 0.5lux near to suitable habitat.
New native species hedgerows planted along the edge of the development footprint will provide additional screening for the retained boundary habitat

Bird Nest Boxes:
Approximate locations of ~165 bird boxes (Universal swift bricks primarily for swifts, but readily used by other cavity nesting species) to be distributed evenly across the 165 new dwellings, ratio of 1:1 and installed into the brickwork of external walls
10 Boxes for great tit, blue tit, and robin (mix of types) to be installed on suitable trees around site periphery and within new scrub planting.

Community Orchard:
Small area of orchard planting, comprised of native fruiting trees, within the larger extent of open greenspace across the northwest extent of the site. Will provide additional foraging opportunities for birds and small mammals, and will encourage invertebrate pollinators.

Mixed Scrub:
Mixed, native species scrub (including gorse, and species bearing nuts and fruits e.g. hazel, spindle, hawthorn, elm, elder etc.) will be widely distributed in patches around the site boundaries as new structural buffer planting, as well as larger swathes of scrub throughout the open greenspace to the northwest.
Offers nesting, shelter and foraging habitat for birds, reptiles and bats.

App. PL/2021/03749
Potential pedestrian connection into the adjacent development scheme
Potential pedestrian connection to the existing play area and Hawkeridge Park
Existing play area
Rectilinear tree-lined primary street provides the main route through the new development to follow the existing settlement pattern.
Emergency vehicle, pedestrian and cycle access point
Vehicular, cycle and pedestrian access point on Storridge Road
Shop & Post Office
HAWKERIDGE PARK
STORRIDGE ROAD
SUDS

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N

0 50 100 m

- Site Boundary
- Hedgerow removal

Species Specific Enhancements
- Bird Nest Box Locations
- Hedgehog House Locations
- Reptile Hibernacula
- Insect Houses

Core Bat Habitat
- Bat flightlines
- Retained hedgerow
- 20m hedgerow buffer

New Habitat Creation

New Habitat
- Community Orchard
- Mixed Scrub
- Sustainable Drainage
- Urban Tree Line

Sound Barrier Bund
- Grassland along bund edge
- Proposed earth bund location

date 08/05/26 | drwn/chkd PJP / MEL

client: **Gladman Developments Ltd.**

project: **Land at Storridge Road, Westbury**

title: **ECOLOGICAL PARAMETERS PLAN** | scale: 1:2,500 @ A3

number: **FIGURE 7** | rev: **7289-A**

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J:\7200\7289\QGIS 2.14\Plans\Phase 1 plans\7289-E-02 Phase 1 Habitat Plan.qgs
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Earth Bund:
Earth bund along the north and west edge of the site to provide a barrier to noise from the neighbouring industrial estate and nightclub. Bund to be seeded with wildflower meadow grassland and set apart from the existing hedgerow to maintain flightlines. Row of new tree planting to sit along inside edge of the bund.

Wildflower Neutral Grassland:
Areas of grassland around the SUDS basin and within boundary buffer areas to be sown with a native species wildflower meadow mix, with tussock forming grasses, and appropriately managed, to ensure a varied sward height and species diversity, in accordance with the HMMP.
Flowering species will increase value to pollinators, specifically targeting prey of value to horseshoe bats, and in turn increase foraging opportunities for birds and bats generally.

30m wide buffer zones of new greenspace around core bat habitat to the north and west of the site, including the northern edge of the offsite woodland and hedgerows H1, H2, H3, H4 and H5, with inner 15m unlit and planted with new structural planting.

Sustainable Urban Drainage System (SuDS):
SuDS basin area, bordered with native species mix of marginal and aquatic vegetation, and bankside wet meadow grassland, providing maximum value to amphibians, birds, bats, and invertebrates

Buffer Zone:
Area of greenspace 20m wide along key areas of linear habitat for bats using for commuting and foraging, and up to 30m wide on core habitat areas to the north and northwest, including hedgerows H1-5 and the northern edge of the adjacent plantation woodland on the western boundary of the site.
Light spill will be minimised, decreasing from 1lux to 0.5lux near to suitable habitat, as per Trowbridge & Westbury Bat Mitigation Strategy (TWBMS).
New native species hedgerows planted along the edge of the development footprint will provide additional screening for the retained boundary habitats and support their function

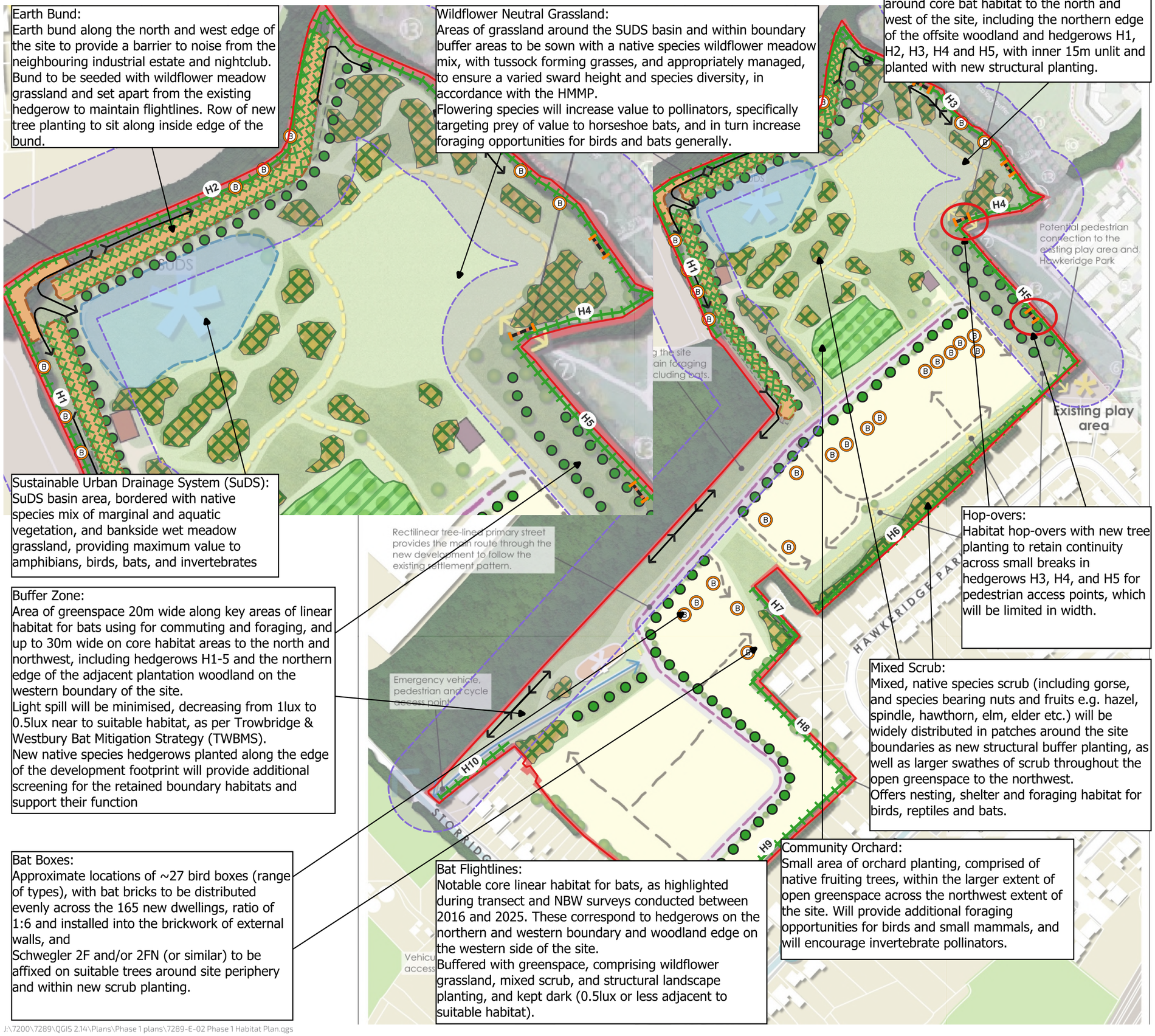
Bat Boxes:
Approximate locations of ~27 bird boxes (range of types), with bat bricks to be distributed evenly across the 165 new dwellings, ratio of 1:6 and installed into the brickwork of external walls, and
Schwegler 2F and/or 2FN (or similar) to be affixed on suitable trees around site periphery and within new scrub planting.

Hop-overs:
Habitat hop-overs with new tree planting to retain continuity across small breaks in hedgerows H3, H4, and H5 for pedestrian access points, which will be limited in width.

Mixed Scrub:
Mixed, native species scrub (including gorse, and species bearing nuts and fruits e.g. hazel, spindle, hawthorn, elm, elder etc.) will be widely distributed in patches around the site boundaries as new structural buffer planting, as well as larger swathes of scrub throughout the open greenspace to the northwest.
Offers nesting, shelter and foraging habitat for birds, reptiles and bats.

Community Orchard:
Small area of orchard planting, comprised of native fruiting trees, within the larger extent of open greenspace across the northwest extent of the site. Will provide additional foraging opportunities for birds and small mammals, and will encourage invertebrate pollinators.

Bat Flightlines:
Notable core linear habitat for bats, as highlighted during transect and NBW surveys conducted between 2016 and 2025. These correspond to hedgerows on the northern and western boundary and woodland edge on the western side of the site.
Buffered with greenspace, comprising wildflower grassland, mixed scrub, and structural landscape planting, and kept dark (0.5lux or less adjacent to suitable habitat).



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N

0 50 100 m

Site Boundary
Hedgerow removal

Species Specific Enhancements
Bat Boxes

Core Bat Habitat
Bat flightlines
Retained hedgerow
30m Core Habitat Buffer

New Habitat Creation

New Habitat
Community Orchard
Mixed Scrub
Sustainable Drainage
Urban Tree Line

Sound Barrier Bund
Grassland along bund edge
Proposed earth bund location

date	drwn/chkd
08/05/26	PJP / MEL

client
Gladman Developments Ltd.

project
Land at Storridge Road, Westbury

title	scale
ECOLOGICAL PARAMETERS PLAN - TROWBRIDGE & WESTBURY BAT MITIGATION	1:2,500 @ A3
number	rev
FIGURE 8	**7289-A**

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APPENDIX A: RELEVANT LEGISLATION, POLICY AND GUIDANCE

The Conservation of Habitats and Species Regulations (CHSR) 2017 (as amended)

1.1 The CHSR ratifies into UK law the "Habitats Directive" (92/43/EEC) and the "Birds Directive" (79/409/EEC).

European Protected Sites

1.2 The CHSR places a duty on the Secretary of State to propose a list of sites which are important for species listed in Annex I and II of the Habitats Directive respectively to the European Commission. Once the Commission and EU Member States have agreed that the sites submitted are worthy of designation, they are identified as Sites of Community Importance (SCIs). The EU Member States must then designate these sites as Special Areas of Conservation (SACs) within six years.

1.3 The CHSR requires the compilation and maintenance of a register of European sites to include SACs as well as Special Protection Areas (SPAs) designated for birds. The SACs and SPAs under the CHSR are referred to as national site networks, Ramsar sites are of international importance and do not form part of the national site networks; but boundaries might overlap SAC and SPA designations.

European Protected Species

1.4 The CHSR includes a list of animals and plant species taken from the Annex IV of the Habitats Directive that have a natural range in Great Britain. These are collectively known as European Protected Species (EPS) and are listed in *Table 1*. The regulations make it an offence to deliberately capture, kill, disturb, take or destroy eggs of, or damage or destroy a breeding or resting place of animals listed in Schedule 2 of the Regulations, and to pick, collect, cut, uproot or destroy wild plants listed in Schedule 5 of the Regulations. They also protect these species alive or dead and parts thereof from various forms of possession and trade.

1.5 These actions may be made lawful in certain circumstances through the granting of licences by the appropriate authority (Natural England). Licences must only be granted after the appropriate authority is satisfied that no satisfactory alternatives are available. In most circumstances, licences are only applied for and granted following full planning permission.

1.6 In determining whether or not to grant a licence, Natural England must apply the requirements of the CHSR and, in particular, the three derogation tests:

- Test 1: A licence can be granted for the purposes of "preserving public health or public safety or other imperative reasons of overriding public interest including those of a social or economic nature and beneficial consequences of primary importance for the environment".
- Test 2: The appropriate authority shall not grant a licence unless they are satisfied "that there is no satisfactory alternative".
- Test 3: The appropriate authority shall not grant a licence unless they are satisfied "that the action authorised will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range.

Table 1: The Habitats Regulations Schedule 2 and Schedule 5 species

	Common Name	Scientific Name
Schedule 2 – European Protected Animal Species	Horseshoe bats – all species	*Rhinolophidae*
	Bats – all species	*Vespertilionidae*
	Large blue butterfly	*Maculinea arion*
	Wild cat	*Felis silvestris*
	Dolphins, porpoises & whales - all species	*Cetacea*
	Hazel dormouse	*Muscardinus avellanarius*
	Pool frog	*Rana lessonae*
	Sand lizard	*Lacerta agilis*
	Fisher's estuarine moth	*Gortyna borelii lunata*
	Great crested newt	*Triturus cristatus*
	Otter	*Lutra lutra*
	Lesser Whirlpool Ram's-horn snail	*Anisus vorticulus*
	Smooth snake	*Coronella austriaca*
	Sturgeon	*Acipenser sturio*
	Natterjack toad	*Bufo calamita*
	Marine turtles	*Caretta caretta* *Chelonia mydas* *Lepidochelys kempii* *Eretmochelys imbricata* *Dermochelys coriacea*
Schedule 5 – European Protected Plant Species	Shore dock	*Rumex rupestris*
	Killarney fern	*Trichomanes speciosum*
	Early gentian	*Gentianella anglica*
	Lady's-slipper	*Cypripedium calceolus*
	Creeping marshwort	*Apium repens*
	Slender naiad	*Najas flexilis*
	Fen orchid	*Liparis loeselii*
	Floating-leaved water plantain	*Luronium natans*
	Yellow marsh saxifrage	*Saxifraga hirculus*

Wildlife and Countryside Act (WCA) 1981 (as amended)

1.7 The WCA 1981 (as amended) is the principal legislation providing protection for wildlife in the UK. It prescribes legislation for wild birds, other animals, wild plants and non-native species. In addition, it provides for the designation of Sites of Special Scientific Interest (SSSI) in England.

Wild birds

1.8 The WCA as amended by Schedule 12 of the Countryside and Rights of Way Act 2000 makes it an offence (with exception to species listed in Schedule 2) to intentionally or recklessly:

- kill, injure, or take any wild bird;
- take, damage or destroy the nest of any wild bird while that nest is in use or being built (also [take, damage or destroy the nest of a wild bird included in Schedule ZA1] under the Natural Environment and Rural Communities Act 2006); or
- take or destroy an egg of any wild bird.

1.9 For birds listed on Schedule 1 of the WCA, protection extends to offences relating to the intentional or reckless disturbance of these birds while at their nests or their dependent young.

Other animals

1.10 The WCA (as amended) makes it an offence to (subject to exceptions) intentionally or recklessly kill, injure or take wild animals listed on Schedule 5 of the Act. For some species, the protection extends to interference with places used for shelter or protection, or disturbing animals occupying or obstructing access to such places. These species are regarded as "fully protected" and as well as the EPS species listed above include the mammal species water vole *Arvicola terrestris*, pine marten *Martes martes* and red squirrel *Sciurus vulgaris* as well as selected others from a range of species groups including, fish, butterflies, hemipteran bugs, beetles, crickets, dragonflies, moths, spiders, crustaceans, sea-mats, molluscs, Annelid worms and sea anemones (and allies).

1.11 There are seven species on Schedule 5 of the Act that not fully protected but are still protected against killing and injuring these include the common reptile species slow worm *Anguis fragilis*, viviparous lizard *Lacerta vivipara*, grass snake *Natrix natrix* and adder *Vipera berus*.

1.12 The Act prohibits certain methods of killing, injuring, or taking wild animals, and numerous species are protected against sale only as well as other variations for example Atlantic stream (white-clawed) crayfish *Austropotamobius pallipes* are protected against taking and sale.

Vascular plants, bryophytes, lichens and fungi

1.13 With regards to native flora the Act makes it an offence to (subject to exceptions) intentionally or recklessly pick, uproot or destroy any wild plant listed in Schedule 8. Similarly, the Act prevents the sale, offer or expose for sale, or possess (for the purposes of trade), any live or dead wild plant included in Schedule 8, or any part of, or anything derived from, such a plant.

Non-native species

1.14 The Act contains measures for preventing the establishment of non-native species which may be detrimental to native wildlife, prohibiting the release of animals and planting of plants listed in Schedule 9 in England and Wales.

Sites of Special Scientific Interest

1.15 The Act provides for the notification and confirmation of Sites of Special Scientific Interest (SSSIs). These sites can be identified for their flora, fauna, geological or physiological interest. In England, the power to confirm an SSSI lies with Natural England.

1.16 Laws protecting areas designated as SSSIs are described in Sections 28 to 33 of Part 2 of the Wildlife and Countryside Act 1981 (as amended). SSSIs are the principle statutory designation of sites in the UK and offences are enforced through Natural England. Offences include the following:

SSSI owners and occupiers

- carrying out, causing or allowing operations likely to damage an SSSI without Natural England consent.
- failing to keep to a management notice.
- failing to let us know about a change in ownership or occupation of land in an SSSI.

Public bodies

- carrying out or authorising operations likely to damage an SSSI without meeting the requirements to notify Natural England.

- failing to minimise any damage to an SSSI and if there is any damage, failing to restore it to its former state so far as is reasonably practical and possible.

Any person

- intentionally or recklessly damaging, destroying or disturbing any of the habitats or features of an SSSI.
- intentionally or recklessly damaging, destroying, obscuring or taking down a site notice put up on land within an SSSI.
- preventing a Natural England officer lawfully accessing an SSSI.

Environment Act 2021

1.17 The act was passed on 10th November 2021 and covers a range of environmental protections and enhancements. It is enforced by an independent Office for Environmental Protection (OEP). In relation to nature and biodiversity, the act will deliver:

- Strengthened biodiversity duty
- A requirement for developments to deliver at least 10% biodiversity net gain
- Local Nature Recovery Strategies
- Protected Site Strategies and Species Conservation Strategies
- Conservation Covenants
- Strengthened woodland protection enforcement measures

Protection of Badgers Act 1992

1.18 Badgers and their setts are protected under the Protection of Badgers Act 1992. This act is based on the need to protect badgers from persecution by baiting and deliberate harm or injury. The act makes it an offence to:

- intentionally capture, kill or injure a badger,
- damage, destroy or block access to their setts,
- disturb badgers in setts,
- treat a badger cruelly,
- deliberately send or intentionally allow a dog into a sett; and
- bait or dig for badgers.

1.19 A sett is defined as: *"Any structure or place that displays signs indicating current use by a badger".*

Natural Environmental and Rural Communities (NERC) Act 2006

1.20 Section 40 of the NERC Act 2006 imposes a duty on every public authority to conserve biodiversity in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity. Conserving biodiversity includes, in relation to a living organism or type of habitat, restoring or enhancing a population or habitat.

1.21 Section 41 (S41) of the NERC Act 2006 requires the Secretary of State to publish a list of habitats and species that are of principal importance for the conservation of biodiversity in England. The list (including 56 habitats and 943 species) has been drawn up in consultation with Natural England and draws upon the UK BAP List of Priority Species and Habitats. The S41 list is used to guide decision-makers such as public bodies, including local and regional authorities, in implementing their duty under section 40 of the Natural Environment and Rural Communities Act 2006.

National Planning Policy Framework (NPPF) 2024

1.22 The National Planning Policy Framework (NPPF) sets out the Government's planning policy for England. As such, the NPPF must be a material consideration for local authorities when considering planning decisions. The following relate to ecology/biodiversity:

Policy 15 – Conserving and enhancing the natural environment

187. Planning policies and decisions should contribute to and enhance the natural and local environment by:

a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);

b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;

c) maintaining the character of the undeveloped coast, while improving public access to it where possible;

d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures and incorporating features which support priority or threatened species such as swifts, bats and hedgehogs;

e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and

f) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.

188. Plans should: distinguish between the hierarchy of international, national and locally designated sites; allocate land with the least environmental or amenity value, where consistent with other policies in this Framework; take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries.

189. Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife

and cultural heritage are also important considerations in these areas and should be given great weight in National Parks and the Broads. The scale and extent of development within all these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise impacts on the designated areas.

190. When considering applications for development within National Parks, the Broads and National Landscapes, permission should be refused for major development other than in exceptional circumstances, and where it can be demonstrated that the development is in the public interest. Consideration of such applications should include an assessment of:

a) the need for the development, including in terms of any national considerations, and the impact of permitting it, or refusing it, upon the local economy;
b) the cost of, and scope for, developing outside the designated area, or meeting the need for it in some other way; and
c) any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated.

191. Within areas defined as Heritage Coast (and that do not already fall within one of the designated areas mentioned in paragraph 189), planning policies and decisions should be consistent with the special character of the area and the importance of its conservation. Major development within a Heritage Coast is unlikely to be appropriate, unless it is compatible with its special character.

192. To protect and enhance biodiversity and geodiversity, plans should:

a) Identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity, wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration and creation; and
b) Promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.

193. When determining planning applications, local planning authorities should apply the following principles:

a) if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;
b) development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest;
c) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists; and

d) development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to incorporate biodiversity improvements in and around developments should be encouraged, especially where this can secure measurable net gains for biodiversity.

194. The following should be given the same protection as habitats sites:

a) potential Special Protection Areas and possible Special Areas of Conservation;
b) listed or proposed Ramsar sites; and
c) sites identified, or required, as compensatory measures for adverse effects on habitats sites, potential Special Protection Areas, possible Special Area of Conservation, and listed or proposed Ramsar sites.

195. The presumption in favour of sustainable development does not apply where the plan or project is likely to have a significant effect on a habitats site (either alone or in combination with other plans or projects), unless an appropriate assessment has concluded that the plan or project will not adversely affect the integrity of the habitats site.

Local Plans – Wiltshire Core Strategy and Wiltshire Local Plan Pre-submission Draft 2020-2038 (Regulation 19).

1.23 The current local plan for Wiltshire is the Wiltshire Core Strategy, (Wiltshire Council, 2015). Production of a revised local plan is currently underway, comprising the Wiltshire Local Plan Pre-submission Draft 2020-2038 (Regulation 19) (Wiltshire Council, 2023), with relevant policies from both documents presented in Table 2 below.

Table 2: Relevant Local Plan Policies

Policy	Contents
Policy 4 – Addressing Climate Change	*Development proposals must support a move to carbon neutrality and adaptation to climate change in the following ways:* *B. Maximising carbon storage and sequestration, including by:* *I. providing, conserving, enhancing and restoring habitats and the connectivity of the green and blue infrastructure, in order to provide a carbon storage function (in accordance with the council's Green and Blue Infrastructure Strategy and Climate Strategy and Policy 93 - Green and blue infrastructure);* *II. incorporating green and blue infrastructure, such as trees and woodland, to help to sequester carbon from the atmosphere (in accordance with Policies 90 and 93 - Woodlands, hedgerows and trees, and Green and blue infrastructure); and* *III. minimising the loss, degradation and erosion of soils and enhancing soil structure wherever possible (in accordance with Policy 91 - Conserving and enhancing Wiltshire's landscapes).* *C. Mitigating and adapting to the impacts of climate change, including by:* *VII. . delivering biodiversity net gain that meaningfully contributes towards buffering and tackling the effects associated with a changing climate (in accordance with Policy 89 - Biodiversity net gain);*
Policy 88 – Biodiversity and Geodiversity	*Protection:* *Development proposals will need to clearly demonstrate how the mitigation hierarchy has been sequentially applied.* *Development proposals must demonstrate how they protect features of nature conservation value, both terrestrial and aquatic, and geological value as part of the design rationale. There is an expectation that such features shall be retained, sufficiently buffered, and managed favourably to maintain their ecological value, connectivity and functionality in perpetuity. Furthermore, development proposals must secure and implement measures, including appropriate compensatory measures where necessary, to ensure no net loss of biodiversity and the local biodiversity resource, and to secure the integrity of local ecological networks and provision of ecosystem services.*

	All development proposals shall incorporate appropriate measures to avoid and reduce disturbance of sensitive wildlife species and habitats throughout the lifetime of the development. *Any development potentially affecting a UK National Site Network site must provide avoidance measures in accordance with the strategic plans or guidance where possible, otherwise bespoke measures must be provided to demonstrate that the proposals would have no adverse effect upon the UK National Site Network. Any development that would have an adverse effect on the integrity of a European nature conservation site and where the impacts cannot be satisfactorily mitigated, will not be supported.* *Local sites, priority habitat and habitats of principal importance52 and local ecological networks* *Development will avoid direct and indirect impacts upon local sites by maintaining sufficient buffers and ecological connectivity with the wider environment. Damage or disturbance to local sites will be unacceptable, other than in exceptional circumstances where it has been demonstrated that such impacts:* *1. cannot reasonably be avoided;* *2. are reduced as far as possible;* *3. are outweighed by other planning considerations of overriding public interest;* *4. where appropriate compensation measures can be secured through planning obligations or agreements.* *Development proposals affecting local sites must make a reasonable contribution to their favourable management in the long-term.* *Development proposals should avoid negative impacts upon priority habitat, habitats of principal importance, ecological networks, and wildlife corridors, instead promoting their conservation, restoration, and enhancement alongside the recovery of priority species.* *Biodiversity in the built environment* *In addition to features required as part of biodiversity net gain, mitigation or compensation, all proposals are required to incorporate features of biodiversity value tailored to the specific proposals, relevant local receptors and in accordance with best practice to maximise potential benefits.* *As a minimum, the following are required within new proposals:* *1. integrate integral bird nest bricks (e.g., swift bricks) at a minimum of two per dwelling;* *2. provision of integrated bat boxes;* *3. provision of overhanging eaves suitable for nesting house martins in all major development, supplemented by the provision of nest cups; and* *4. hedgehog highways integrated throughout the design of development (e.g., suitable gaps in all garden fences) between gardens and the wider ecological network to facilitate movement of protected species.* *Other features that should be included (but are not limited to):* *1. provision of wildflower verges and meadows throughout the development managed to ensure their longevity (e.g., provision of suitable native seeding and topsoil provisions);* *2. undertake nature friendly native planting schedules throughout development (e.g., planting wildlife friendly show gardens, incorporating native hedgerows and tree planting);* *3. design site lighting to avoid harm and optimise nature conservation (e.g., designing in dark corridors);* *4. optimise the ecological value of sustainable urban drainage systems where required (e.g., through the provision of swales and pools, connected to the wider ecological network, planted with native vegetation);* *5. incorporate features within the public realm to facilitate nature recovery and access to nature (e.g., bat walls/lofts, swift towers, log piles, insect hotels, invertebrate/bee bricks, reptile hibernacula, green and brown roofs / walls).*
Policy 89 – Biodiversity Net Gain	*Development must achieve a minimum of 20% biodiversity net gain, or higher as stipulated in national legislation and/or policy or supplementary guidance, over the pre-development biodiversity value as measured by the latest Biodiversity Metric. Exempted development must achieve no net loss of biodiversity and should achieve appropriate net gains, aspiring to deliver at least 20% biodiversity net gain.* *Biodiversity net gain must be delivered in the following hierarchical manner:* *1. Onsite delivery: where delivered on site habitats should be functionally linked to the wider habitat network creating coherent ecological networks.*

	2. *Offsite delivery: should prioritise contributing to nearby habitat recovery and creation strategies as identified within adopted mitigation strategies, strategic wildlife corridors, Local Nature Recovery Strategy and, Green and Blue Infrastructure Strategy.* 3. *Offsite delivery: on an alternative suitable site, prioritising strategic delivery in the Local Nature Recovery Strategy area.* 4. *Credits: as a last resort, and where it is agreed by the local planning authority no suitable alternatives exist, through the purchase of an appropriate amount of national biodiversity units/ credits.* *Planning applications subject to mandatory biodiversity net gain must submit a Biodiversity Gain Plan at the application stage that should include:* • *how the mitigation hierarchy has been adhered to;* • *justification for the baseline date and assessed value of the site prior to development, including a brief synopsis of the site's historic biodiversity value and appointing strategic significance in metric;* • *pre and post-development biodiversity value of onsite habitats and created off site habitats;* • *demonstrate how net gains are achieved through onsite, offsite or purchased credits, clarifying and explaining the predicted biodiversity outcomes both qualitatively and quantitatively;* • *how a positive proportionate contribution has been made to the ecological networks and priorities as outlined within the Local Nature Recovery Strategy and regional Nature Recovery Networks and for maintaining or creating local ecological networks through habitat creation, protection, enhancement, restoration and management* *The assessments underpinning, and the Biodiversity Gain Plan itself, must be undertaken by a suitably qualified and/or experienced ecologist and be submitted together with baseline and proposed habitat mapping in a digital format with the application.* *Sites where net gain is provided (on or off site) must be managed and monitored by the applicant or an appropriate body funded by the applicant for a minimum period of 30 years. Annual monitoring reports detailing the sites condition must be submitted to the council each year over this period. A management plan must be provided at the application stage detailing how the post-development biodiversity values of the site and any supporting off-site provision will be secured, managed, and monitored in perpetuity.* *Where there is evidence of neglect or damage to any of the habitats on development sites reducing their biodiversity value their deteriorated condition will not be taken into consideration and steps will be taken to establish the previous ecological baseline61of the site in order to decide the acceptability of any development proposals.* *Development proposals where the principal objective is to conserve or enhance biodiversity and geodiversity interests will be supported in principle.*
Policy 90 – Woodland, hedgerows and trees	*Proposals for major development shall make provision for the retention and enhancement of Wiltshire's woodlands, hedgerows, and trees, and shall incorporate these assets into development design as part of the wider Green and Blue Infrastructure (GBI) Network, by:* 1. *contributing to the tree planting targets of Wiltshire Council's Climate Strategy and woodland, hedgerow and tree strategy, following the principles of 'Right Tree, Right Place;* 2. *supporting the economic benefits of woodland and tree planting from agroforestry, leisure, tourism as well as wider ecosystem services such as natural flood management and climate resilience;* 3. *where applicable, supporting the aims and objectives of the Great Western Community Forest;* 4. *where applicable and acceptable in highway terms, ensuring on major developments that tree lined streets, community orchards and garden tree planting, are fully integrated into proposals;* 5. *seeking, where applicable, to increase woodland and street tree cover in existing urban areas in Wiltshire to create shade, mitigate storm water runoff, improve air quality, sequester carbon, and improve the health and well-being of local communities;* 6. *ensuring the long-term sustainability of woodland, hedgerow, and tree planting, through the appropriate specification of plants, planting accessories, soil volumes, and long-term management to ensure the establishment to maturity of planting schemes in Wiltshire and minimise wastage.*
Policy 92 – Conserving and enhancing dark skies	*Within an International Dark Sky Reserve and/or an Area of Outstanding Natural Beauty, development will only be supported where it conserves or enhances the intrinsic quality of dark skies. Development proposals must ensure that all opportunities to reduce light pollution are taken.*

Trowbridge and Westbury Bat Mitigation Strategy (TBMS)

1.24 The site lies within the Yellow Zone for potential impacts from development on habitat used by foraging and migration by rare bats associated with the Bath and Bradford on Avon Bats Special Area of Conservation (SAC).

1.25 The *Trowbridge Bat Mitigation Strategy – Summary document* from Wiltshire Council details the requirements for development within the Yellow Zone. This includes the following:

- Financial contributions to strategic bat mitigation via Section 106 agreements:
  - For residential development, £777.62 per dwelling;
  - For all other development types, £23,310 per hectare.
- Requirement for bat surveys to support full and outline planning applications;
- Masterplans required to cover entire allocations and if permission is sought for larger sites;
- Parameters Plan incorporating TBMS standards for habitat mitigation required for outline planning applications;
- Ecological mitigation plan required for full and reserved matters applications (but not usually outline);
- Baseline lighting surveys and Lighting Impact Assessment required for full and reserved matters applications (but not usually outline);
- Construction Ecology Management Plan (CEMP) and Landscape and Ecology Management Plan (LEMP), if not deferred to condition or legal agreement.

1.26 Site design requirements are based on three zones, as summarised below:

- Zone A: Core Bat Habitat and New Core Bat Habitat
  - Identify and retain core habitats such as hedgerows, streams and ponds;
  - Ensure connectivity of retained habitat;
  - Core bat habitat to be of at least 15m width, if development is proposed either side, this should be expanded by 7.5m both sides;
  - Lighting within Zone A to be 'completely dark', defined as<0.2 lux on the horizontal plane and <0.4 lux on the vertical plane (measured at 1.5m and 4m); and
  - Where baseline light levels exceed the above, design must ensure there is no increase in light levels.
- Zone B: Dark Buffer Zone
  - Minimum 15m width between development and Zone A; and
  - Unlit, within the range of <1 lux at the development edge and reducing to <0.2 lux at the buffer with Zone A.
- Zone C: Development
  - Includes built features and hardstanding; and
  - Sensitive lighting design also required to meet light levels of other zones and avoid upward spread of light more generally.

END OF APPENDIX

APPENDIX B: BOTANICAL SPECIES LIST

(DAFOR Scale: Dominant, Abundant, Frequent, Occasional, Rare) P = Present (where no DAFOR given)

Species		DAFOR		
Common Name	Latin Name	Modified Grassland	Other Neutral Grassland	Hedgerows
Alder	*Alnus glutinosa*			P
Annual meadow grass	*Poa annua*	P		
Ash	*Fraxinus excelsior*			P
Barren brome	*Bromus sterilis*	F		
Bitter vetch	*Lathyrus linifolius*	P		
Blackthorn	*Prunus spinosa*			P
Black grass	*Alopecurus myosuroides*	P	O	
Bramble	*Rubus fruticosus agg.*	O	R	P
Bristly oxtongue	*Helminthotheca echioides*	R	O	
Broad-leaved dock	*Rumex obtusifolius*	R	R	
Broad-leaved spurge	*Euphorbia myrsinites*		R	
Broad-leaved willowherb	*Epilobium montanum*	P		
Buddleia	*Buddleja davidii*			P
Bush vetch	*Vicia sepium*	P		
Charlock	*Sinapsis arvensis*	P		
Cherry species	*Prunus sp.*		R	P
Cleavers	*Galium aparine*	R	R	
Cock's foot	*Dactylis glomerata*	R		
Common field speedwell	*Veronica persica*	P		
Common couch	*Elymus repens*	R	O	
Common fleabane	*Pulicaria dysenterica*	P	F	
Common hogweed	*Heracleum sphondylium*	R	R	
Common mouse-ear	*Cerastium fontanum*	P	R	
Common nettle	*Urtica dioica*	P		
Common sorrel	*Rumex acetosa*	O		
Common toadflax	*Linaria vulgaris*	P		
Common vetch	*Vicia sativa*	R	R	
Cow parsley	*Anthriscus sylvestris*	P		
Crack willow	*Salix fragilis*			P
Creeping bent	*Agrostis stolonifera*	R	R	
Creeping buttercup	*Ranunculus repens*	P		
Creeping thistle	*Cirsium arvense*	P		
Curled-leaved dock	*Rumex crispus*	P		
Cuckooflower	*Cardamine pratensis*		R	
Cut-leaved cranesbill	*Geranium dissectum*	R	R	
Daisy	*Bellis perennis*	P	R	
Dandelion	*Taraxaxum offinale agg.*	P	R	
Dog rose	*Rosa canina*	R		
Dogwood	*Cornus sanguinea*			P
Dove's-foot crane's-bill	*Geranium molle*	P		
Elder	*Sambucus nigra*			P
Elm	*Ulmus sp.*			P

English (pedunculate) oak	*Quercus rober*			P
False brome	*Brachypodium sylvaticum*	P	R	
False fox-sedge	*Carex otrubae*	P	O	
False oat grass	*Arrhenatherum elatius*	O	D	
Fat hen	*Chenopodium album*	P		
Field bindweed	*Convolvulus arvensis*	R	O	
Field forget-me-not	*Myosotis arvensis*	P		
Field horsetail	*Equisetum arvense*	P		
Field maple	*Acer campestre*	R		
Garlic mustard	*Alliaria petiolata*	P		
Greater bird's-foot trefoil	*Lotus pedunculatus*		O	
Greater willowherb	*Epilobium hirsutum*	P		
Groundsel	*Senecio vulgaris*	P		
Hard rush	*Juncus inflexus*	R	O	
Hawthorn	*Crateagus monogyna*	R	R	P
Hazel	*Corylus avellana*			P
Hedge woundwort	*Stachys sylvatica*	R		
Hemp agrimony	*Eupatorium cannabinum*	F		
Herb Robert	*Geranium robertianum*	P		P
Italian ryegrass	*Lolium multiflorum*	P		
Ivy	*Hedera helix*			P
Ivy-leaved speedwell	*Veronica hederifolia*	P		
Leyland Cypress	*Cupressus x leylandii*			P
Lime species	*Tilia sp.*			P
Meadow buttercup	*Ranunculus acris*	R		
Meadow fescue	*Festuca pratensis*		O	
Meadow foxtail	*Alopecurus pratensis*	P	R	
Meadow vetchling	*Lathyrus pratensis*	P	R	
Oxeye daisy	*Leucanthemum vulgare*	P	R	
Pendulous sedge	*Carex pendula*		O	
Perennial ryegrass	*Lolium perenne*	A	R	
Prickly sow thistle	*Sonchus asper*			
Ragwort	*Senecio jacobaea*		R	
Ragged robin	*Silene flos-cuculi*		R	
Red clover	*Trifolium pratense*	R		
Red dead-nettle	*Lamium purpureum*	P		
Ribwort plantain	*Plantago lanceolata*		R	
Rose species	*Rosa sp.*			P
Rough meadow grass	*Poa trivialis*	O	F	
Russian comfrey	*Symphytum x uplandicum*	P		
Scarlet pimpernel	*Anagallis arvensis*	P		
Smooth tare	*Ervum tetraspermum*	P	O	
Soft brome	*Bromus hordaceus*	P	R	
Soft-rush	*Juncus effusus*		R	
Spear thistle	*Cirsium vulgare*	P		
Spindle	*Euonymus europaeus*			P
Sun spurge	*Euphorbia helioscopia*	P		
Sycamore	*Acer pseudoplantanus*			P

Tall fescue	*Festuca arundinacea*	R		
Timothy grass	*Phleum pratense*	P		
Toad rush	*Juncus bufonius*		O	
Wall barley	*Hordeum murinum*	O		
White dead-nettle	*Lamium album*	P		
Willowherb species	*Epilobium spp.*	R		
Wood avens	*Geum urbanum*	R		P
Yorkshire fog	*Holcus lanatus*	F	F	

APPENDIX C: SITE PHOTOGRAPHS



Photo 1: View E from existing site entrance off Storridge Road, at the southwest corner of the site, plantation woodland along lefthand side of the photo.



Photo 2: View across the southern end of the field featuring dominant arable cropland habitat.



Photo 3: View southwest toward rear gardens of properties bounding site with small corner area of other neutral grassland in foreground.



Photo 4: Mature trees and bramble scrub on eastern (hedgerow H6) boundary of site with neighbouring residential gardens.



Photo 5: Ivy-clad dead trees on northern boundary hedgerow H4.



Photo 6: Outgrown boundary hedgerow habitat along northern boundary (hedgerow H5)



Photo 7: View facing SW, of area of other neutral grassland at the northwest extent of the site, adjacent to arable cropland. Plantation woodland edge visible in background.



Photo 8: Outgrown hedgerow habitat, with trees, along northwest boundary (Hedgerow H2)



Photo 10: No. 5 Storridge Road, external view of front of building.



Photo 9: No. 6 Storridge Road, external view of front of building.

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APPENDIX D: BAT SURVEY REPORT

Client

Gladman Developments

Project

Storridge Road, Westbury

Date

December 2025

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Figure 4b: Bat Activity Survey - Transect Plan (27/10/2025)

Figure 5: Static Bat Detector Location Plan

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Figure 7: Emergence Survey – Surveyor Location Plan

ANNEXES

Annex 1: Automated Detector Survey Results

Annex 2: Historical Survey Results Summary

Rev	Issue Status	Prepared/Date	Approved/Date
		PAE / 28.11.2025	-
		PJP / 01.12.2025	MEL / 03.12.25
A		PJP / 27.04.2026	MEL / 19.05.26

1.0 INTRODUCTION

1.1 The following Bat Survey Report has been prepared by FPCR Environment and Design Ltd (FPCR) on behalf of Gladman Developments Ltd. to present the results of bat surveys completed on Land off Storridge Road, Westbury (central OS Grid Reference: ST861525) herein referred to as 'the Site'.

1.2 The scope and objectives of the report are to:

- present the findings of the bat surveys undertaken in 2016, 2019, 2022 and 2025/26;
- assess the relative importance of the survey area for bats;
- review the site proposals and provide recommendations for mitigation, compensation and enhancement.

1.3 FPCR have historically been involved in conducting extensive ecological survey work on the Site for many years, having undertaken detailed habitat and protected species surveys. These included bat surveys, consisting of bat activity and roost assessment surveys, conducted during 2016, 2019, and 2022. The baseline ecological data for the Site, as assessed between 2016 and 2022, is detailed in earlier Ecological Appraisals submitted in 2019 and 2022, respectively, for earlier iterations of the scheme. Past survey information is drawn upon for baseline assessment of Site value, and to inform mitigation recommendations, wherever relevant.

1.4 This report should be read in conjunction with the Ecological Impact Assessment (EcIA) (FPCR, 2025) for the Site. Surveys to inform this assessment comprised a desktop study, bat activity transects, automated monitoring surveys, and roost assessment.

1.5 Additionally, advanced licence bat survey techniques were also employed. The aim of this additional work was to provide top-up survey information, further to that provided by the previous bat trapping surveys undertaken in 2016. The presence of Bechstein's bat *Myotis bechsteinii* on site was considered a possibility following the detection of *Myotis* bat species calls on static detectors during the original set of surveys. As nine years had passed since the original trapping effort, an updated suite of surveys was undertaken. Should Bechstein's bat be found on site, the advanced survey techniques (trapping) would allow confirmation of the breeding status of the animals on site.

Site Location and Context

1.6 The 9.92ha site comprises a single arable field. Residential back gardens and scattered scrub form the southern and eastern boundaries. The western boundary is formed by native hedgerow and deciduous plantation woodland that provide a screen between the application Site and West Wilts Trading Estate. The northern boundary is formed by a native species hedgerow, with further farmland to the north, for which a planning application for 145 dwellings (ref: PL/2021/03749) has been approved.

Site Proposals

1.7 An outline planning application for the demolition of number 5 and 6 Storridge Road and the erection of up to 165 dwellings with public open space, landscaping, sustainable drainage system and vehicular access point from Storridge Road. All matters reserved except for means of access.

2.0 LEGISLATION

2.1 Before any proposals take place, measures must be taken to ensure that the legislation concerning bats is not breached as a result of works. Bats are afforded full protection under the Wildlife & Countryside Act 1981 (as amended)[1] and the Conservation of Habitats and Species Regulations 2019 (EU Exit) (as amended)[2].

2.2 Under Regulation 43 of the Conservation of Habitats and Species Regulations 2019 (EU Exit) (as amended) it is illegal to:

- Deliberately capture, injure, or kill any wild animal of a European Protected Species (EPS),
- Deliberately disturb wild animals of an EPS (affecting ability to survive, breed or rear young) – disturbance of animals includes in particular any disturbance which is likely to impair their ability to survive, to breed or reproduce, or to rear or nurture their young,
- Deliberately disturb wild animals of an EPS (impairing ability to migrate or hibernate) – disturbance of animals includes in particular any disturbance which is likely to impair their ability in the case of hibernating or migratory species to hibernate or migrate,
- Deliberately disturb wild animals of an EPS (affecting local distribution and abundance) – disturbance of animals includes in particular any disturbance which is likely to affect significantly the local distribution or abundance of the species to which they belong,
- Deliberately disturb wild animals of an EPS (whilst occupying a structure of place used for shelter or protection) – intentionally or recklessly disturb any wild animal while it is occupying a structure or place which it uses for shelter or protection,
- Damage or destroy a breeding site or resting place of a wild animal an EPS.

2.3 Under the Wildlife and Countryside Act 1981 (as amended) it is illegal to:

- Recklessly or intentionally kill, injure, or take any wild animals included in Schedule 5.
- Recklessly or intentionally damage or destroy, or obstruct access to any structure or place which any wild animal included in Schedule 5 uses for shelter or protection,
- Recklessly or intentionally disturb any such animal while it is occupying a structure or place which it uses for shelter or protection.

2.4 If impacts to bats or their roosts cannot be avoided a European Protected Species Licence from Natural England is required in order to allow proposals to derogate from the Legislation (Licences cannot be obtained to provide protection against offences under the Wildlife & Countryside Act 1981 (*as amended*)).

[1] *Wildlife and Countryside Act 1981 (as amended)* [online] Available at: https://www.legislation.gov.uk/ukpga/1981/69

[2] *The Conservation of Habitat and Species Regulations 2017 (as amended)* [online] Available at: https://www.legislation.gov.uk/uksi/2017/1012/contents/made

3.0 METHODOLOGY

Desk Study

3.1 To compile existing baseline information, relevant ecological information was requested, or sought, from the following consultees and sources:

- Wiltshire & Swindon Biological Records Centre (WSRC)
- Multi Agency Geographic Information for the Countryside (MAGIC) website (www.magic.defra.gov.uk);
- Inspection of colour 1:25,000 OS base maps (www.ordnancesurvey.co.uk) and aerial photographs from Google Earth (www.maps.google.co.uk) was also undertaken in order to provide additional context and identify any features of potential importance for nature conservation in the wider countryside.

3.2 The search area for biodiversity information was related to the significance of sites and species and potential zones of influence, as follows:

- 15km around the application area for sites of International Importance e.g. Special Areas of Conservation (SACs), Special Protection Areas (SPAs), Ramsar sites.
- 2km around the application area for sites of National or Regional Importance e.g. Sites of Special Scientific Interest (SSSIs) and species records e.g. protected, Local Biodiversity Action Plan (LBAP) or notable species.
- 1km around the application-site for sites of County Importance e.g. Biological Heritage Sites or Local Wildlife Sites (LWS).

3.3 When handling data, species data were filtered to include records from the previous ten years only.

Field Surveys

3.4 It should be noted that this report includes an outline of historic bat surveys, carried out by FPCR ecologists between 2014 and 2022, which followed the recommended methodology that was relevant at the time, as outlined in the previous edition (3rd) of the Bat Conservation Trust (BCT) Best Practice Guidelines for Professional Ecologists.

3.5 Revised bat survey guidance was published in 2023 and comprises the fourth edition of the above guidance, Bat Surveys for Professional Ecologists: Good Practice Guidelines. The 2025 surveys were consequently conducted under the new guidance, which is detailed in this report, with previous guidance methodology referred to, as necessary.

Habitat assessment

3.6 This assessment was undertaken to identify the suitability of the Site for foraging and commuting bats, or areas which may be important for exhibiting various social behaviours. This was informed by the results of the previous extended phase 1 walkover surveys in 2019 and 2022, in addition to information gathered in the desk study and updated site visits in 2025, to ensure that potential effects are considered in the context of the onsite habitats present within the wider area.

3.7 The Site was categorised for its habitat suitability for bats, which would inform the necessary survey effort. The habitat suitability was assessed using guidance from 'Bat Surveys for Professional Ecologists: Good Practice Guidelines' (Bat Conservation Trust, 4th Edition, 2023). Table 4.1 of those guidelines provides an outline for assessing the potential suitability of proposed development sites for bats, based on the presence of habitat features within the landscape. This should be applied using professional judgement. This groups a site into five categories based on habitat suitability for foraging and commuting bats which has been further summarised in *Table 1*, below:

Table 1: Criteria for Assessing Habitat Suitability for Commuting and Foraging Bats - Based on table 4.1 (Collins, 2023)

Suitability	Potential flight paths & foraging habitat	Proposed further survey requirements
None	No habitat features on site likely to be used by any commuting or foraging bats at any time of the year (i.e. no habitats that provide continuous lines of shade/protection for flight-lines or generate/shelter insect populations available to foraging bats).	No Further surveys required.
Negligible	No obvious habitat features on site likely to be used as flightpaths or by foraging bats; however, a small element of uncertainty remains in order to account for non-standard bat behaviour.	
Low	Habitat that could be used by small numbers of bats as flightpaths such as a gappy hedgerow or unvegetated stream, but isolated, i.e. not very well connected to the surrounding landscape by other habitat. Suitable, but isolated habitat that could be used by small numbers of foraging bats such as a lone tree (not in a parkland situation) or a patch of scrub.	Automated static detector monitoring and nighttime bat walkover surveys (flight path and transect) on a seasonal* basis.
Moderate	Continuous habitat connected to the wider landscape that could be used by bats for flightpaths such as lines of trees and scrub or linked back gardens. Habitat that is connected to the wider landscape that could be used by bats for foraging such as trees, scrub, grassland or water.	Automated static detector monitoring on a monthly basis and nighttime bat walkover surveys (flight path and transect) on a seasonal basis.
High	Continuous, high-quality habitat that is well connected to the wider landscape that is likely to be used regularly by bats for flight-paths such as river valleys, streams, hedgerows, lines of trees and woodland edge. High-quality habitat that is well connected to the wider landscape that is likely to be used regularly by foraging bats such as broadleaved woodland, tree-lined watercourses and grazed parkland. Site is close to and connected to known roosts.	

**Seasonal surveys should be increased to monthly where Annex II species are expected/ detected or if significant commuting routes are identified.*

Roosting Habitat

Trees

3.8 During the extended phase 1 habitat in 2019 and 2022, and UK Habs survey update in 2025, trees that were considered likely to be directly affected by the proposals were assessed for the presence of Potential Roosting Features (PRFs) for bats, such as the following (Based on P16, British Standard 8596:2015 Surveying for bats in trees and woodland, October 2015):

- Natural holes (e.g., knot holes) arising from naturally shed branches or branches previously
- pruned back to a branch collar.
- Man-made holes (e.g., cavities that have developed from flush cuts or cavities created by branches tearing out from parent stems).
- Woodpecker holes.
- Cracks/splits in stems or branches (horizontal and vertical).
- Partially detached, or loose bark plates.
- Cankers (caused by localised bark death) in which cavities have developed.
- Other hollows or cavities, including butt rots.
- Compression of forks with occluded bark, forming potential cavities.
- Crossing stems or branches with suitable roosting space between.
- Ivy stems with diameters in excess of 50mm with suitable roosting space behind (or where roosting space can be seen where a mat of thinner stems has left a gap between the mat and the trunk).
- Bat or bird boxes.
- Other suitable places of rest or shelter.

3.9 Certain factors such as the orientation of a feature, its height above ground, and location in respect to other features and in context to its general surroundings may enhance or reduce the potential value.

3.10 Using professional judgement, the ground-based PRA assessment classified any trees identified based upon the presence of suitable features as set out in the Bat Conservation Trust (BCT) Good Practice Guidelines[3] in which the general bat roost potential groups are defined (refer Table 4.2 of the guidelines) and provided in *Table 2* below.

Table 2: Suitability of trees for bats

Suitability	Description
NONE	Either no potential roost features or highly unlikely to be any.
FAR	**F**urther **A**ssessment **R**equired to establish if Potential Roost Features are present.
PRF	A tree with at least one **P**otential **R**oost **F**eature.

[3] Collins, J. (ed.) 2023. *Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th edition).* The Bat Conservation Trust.

Buildings

Preliminary Roost Assessment (PRA)

3.11 Formerly, access was planned through nos. 13 and 14 Storridge Road; however, the scheme has been revised to take access via nos. 5 and 6 Storridge Road, which were not subject to survey previously. An external and internal building assessment was carried out on the buildings on the 20th May 2025 and 29th October 2025, by Paul Perrins and Ebony Hayes, accredited ecologists from FPCR Environment and Design Ltd. The assessment was completed considering the guidance provided in chapters 4 and 5 of the Bat Surveys for Professional Ecologists, Good Practice Guidelines, 2023[4].

External Building Assessment

3.12 The exterior of the buildings was visually assessed for potential access points and evidence of bat activity. Features such as small gaps under barge/soffit/fascia boards, raised or missing ridge tiles and gaps at gable ends, which have potential to be used as access points, were sought. In addition, structural features were noted that could provide suitable hibernation potential or not. Evidence that bats actively used potential access points includes staining within gaps and bat droppings or urine staining under gaps, a note being made wherever these were present. Where they could be safely accessed crevices were inspected for the presence of bats or their signs using torches, mirrors and endoscopes.

Internal Assessment

3.13 The interior of the buildings, including all accessible roof voids, were also visually assessed with the aid of an endoscope, mirrors and torches to identify potential or actual bat access points and roosting places and for evidence of current or past bat roosts. Definitive evidence of a bat roosts was determined by the presence of:

- Dead or live bat(s); and/or
- Droppings.

3.14 Other less definitive signs were also sought as indicators of potential roosting bats, these included:

- Urine staining,
- Fur-oil staining,
- Feeding remains such as moth wing fragments,
- Audible calls,
- Bat-fly (*Nycteribiid)* pupal cases; or
- Odour

3.15 The absence of any of the above evidence was not considered to be definitive evidence that no roosts were present as bats may leave no visible sign of their presence particularly where they occupy inaccessible or hidden spaces within a building.

[4] Collins, J. (ed.) 2023. *Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th edition).* The Bat Conservation Trust.

3.16 Subsequently, the buildings (or where relevant, sections of) were categorised according to their suitability to support roosting bats and whether they provide classic or non-classic hibernation potential or not. These were classified according to the features present within the buildings (see *Table 3*).

Potential Bat Roosting Suitability

3.17 Following the internal and external assessments each of the buildings was assigned a category according to its roosting suitability, which is based on Tables 4.1 and 7.1 of the BCT Guidelines, this potential suitability is used to indicate the likely requirements for any further surveys to determine the presence, or absence, of roosting bats.

Table 3: Building bat roost habitat classifications (based on Tables 4.1 and 7.1 BCT Guidelines)

Roost Suitability	Description of Roosting Habitats	Further Survey Requirements to Provide Confidence in the Likely Absence of Roosting Bats Within a Structure
None	No habitat features on site that are likely to be used by bats at any time of the year.	No further surveys or consideration of roosting bats is required.
Negligible	No obvious habitat features are present that are likely to be used by roosting bats, but features may be present where a bat could theoretically roost but it is considered very unlikely.	No further surveys are required, but some vigilance may be required if the feature is impacted.
Low	A structure with one or more potential roost sites that could be used by individual bats opportunistically. However, these potential roost sites do not provide enough space, shelter, protection, appropriate conditions and/or suitable surrounding habitat to be used on a regular basis or by larger numbers of bats (i.e. unlikely to be suitable for maternity or classic hibernation roost).	Up to one single dusk emergence survey undertaken between May and August. (requirement is based on professional judgment). Precautionary method statement if works are to be undertaken during the winter period (where non-classic hibernation potential exits).
Moderate	A structure with one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions and surrounding habitat but unlikely to support a roost of high conservation status (with respect to roost type only the assessments in this table are made irrespective of species conservation status, which is established after presence is confirmed).	Two separate dusk emergence surveys undertaken between May and September and at least one between May and August and spread at least 3 weeks apart. Precautionary method statement if works are to be undertaken during the winter period (where non classic hibernation potential exits).
High	A structure with one or more potential roost sites that are obviously suitable for use by larger numbers of bats on a more regular basis and potentially for longer periods of time due to their size, shelter, protection, conditions and surrounding habitat. These structures have the potential to support High conservation status roosts such as those used for maternity or hibernation (classic site).	Three separate dusk emergence surveys undertaken between May and September and at least two between May and August and spread at least 3 weeks apart. Where classic hibernation potential is present hibernation surveys should be undertaken during the winter period.
A classic hibernation site is considered to provide stable climatic conditions including temperature humidity, and light level such as, but not exclusively limited to underground structures which are subject to low levels of disturbance or species-specific habitual requirements such as where brown long-eared bats often use the same roosts for maternity and hibernation purposes. A non-classic hibernation site is a location which does conform to the criteria above but could be used by individual hibernating bats. It usually not possible to identify non-classic hibernation sites through surveys work.		

Bat Emergence Surveys

3.18 A nocturnal emergence survey was undertaken in late October 2025, with Night Vision Assist (NVA) technology. A further survey is scheduled for June 2026.

3.19 Emergence surveys were carried out in line with current BCT guidance and comprised a team of four surveyors paired with Night Vision Aids (NVAs) (cameras) positioned around nos. 5 and 6 Storridge Road, in view of all potential roosting / access features. The emergence survey commenced 15 minutes prior to sunset and continued until at least 90 minutes following sunset, in line with survey guidance. The number and species of bats observed emerging or entering the buildings was recorded.

3.20 Echo Meter Touch® (Wildlife Acoustics, Inc.) bat detectors were utilised in conjunction with the Echo Meter Touch® app. Where necessary to confirm species identification, bat calls were analysed using the SonoBat 30.1 software package. All emergence surveys were led by suitably experienced ecologists.

3.21 Emergence surveys were conducted in appropriate conditions, i.e. ambient temperature exceeding 10° C (at survey start) and little wind and no rain; details are provided in *Table 4* below.

Table 4. Emergence Survey Dates, Times and Weather Conditions

Date	Sunset	Survey Timings		Weather conditions	
		Start	End	Start	End
29.10.2025	16:47	16:32	18:35	11°C, no rain, 10-20% cloud cover, wind Beaufort 0-1.	8°C, no rain, 10-20% cloud cover, wind Beaufort 0-1.
xx.06.2026					

Bat Activity Survey

3.22 Previous bat activity surveys carried out at the Site in 2016, 2019, and 2022, were undertaken under the previous BCT guidance for sites of moderate suitability for foraging and commuting bats. The historical surveys comprised manual walked transects during the active bat season paired with monthly automated detector monitoring.

3.23 Historical data is provided in full within *Annex 2*, summarised within Section 4.0, and is discussed elsewhere within the report where relevant.

3.24 Update bat activity surveys were undertaken in April, May, June, and October 2025, in line with the 2023 BCT guidance, comprising deployment of five automated detectors and a Night-time Bat Walkover (NBW) survey. These update activity surveys, including further survey during the upcoming summer season of 2026 (June to September) were undertaken on a seasonal basis to confirm the value of the Site to foraging and commuting bats, reevaluate any change in activity levels and assemblage, and highlight areas which may be important for exhibiting various social behaviours, so that the effects of the proposals can be assessed using more recent data.

3.25 In order to inform an impact assessment, where possible, bat activity surveys aim to identify:

- The presence or absence of bats, abundance and species using the Site whilst away from the roost;

- The usage of the habitats on the Site by bats;
- The temporal (both seasonally and nightly) and spatial distribution of recorded bat activity on site and any associations in terms of timings or particular features;
- Any connectivity in terms of habitats within the Site and/or the surrounding area; and
- The effect of any existing lighting on the existing bat population.

3.26 Bat activity surveys were designed and led by an ecologist with expertise meeting the BCT level 3 competency.

Nighttime Bat Walkover (Flightpath/Transect Surveys)

Historic

3.27 For surveys in 2016, 2019, and 2022 a transect route was chosen that best incorporated as many favourable habitat features, suitable for bats, as possible. Point counts, each of five minutes in duration, were included at staggered intervals, usually near suitable features for bat activity, such as intersecting hedgerows and treelines.

3.28 Each transect was walked at a steady pace using a full spectrum Wildlife Acoustic Inc. Echo Meter Touch bat detector, used in conjunction with the accompanying Echo Meter Touch app and Apple Inc. iPad to provide back-up information and enable identification of bats encountered. When a bat pass was registered, the species, time and behavioural observations was recorded manually on a site plan.

Current

3.29 In line with current guidance (Collins, 2023) nighttime bat walkovers in April, May and October 2025 were undertaken in two parts. The first part is undertaken by stationary surveyors positioned on habitat features most likely to be utilised as commuting routes by bats. Once conditions become too dark to see or once commuting activity has been observed and has largely ended, surveyors begin a walked transect sampling all areas and habitats within the Site, noting any bat activity that is heard or observed along the way. Whilst this includes two elements it is one survey designed to record information to provide further context to elements that static detectors cannot always identify such as bat behaviour or abundance of bats.

3.30 The first part of the survey to observe flightpaths involved two surveyors being positioned at predetermined locations, as shown on *Figures 1a* to *4a*. The survey started just before sunset and lasted for between 30 minutes and one hour after sunset. After this the walked transect was started and continued until two to three hours after sunset. The route followed during each transect was repeated on each survey occasion, however the starting point was varied throughout the season. *Figures 1b to 4b* shows the route of the transect and the start/ end points of each survey.

3.31 Surveys were conducted in suitable conditions (little or no rain / wind and temperatures above 10°C) to provide a full cross-section of the use of the site by bats. Transects were started at sunset and lasted for three hours, or from two hours before sunrise, until sunrise. See *Tables 5 and 6* for survey dates, timings, and weather conditions. Further surveys are scheduled for the summer of 2026 (June to September inclusive).

3.32 Surveyors were equipped with Wildlife Acoustics Inc. Echo Meter Touch® bat detectors in conjunction with Echo Meter Touch® app and Samsung Galaxy Tab Active 3® during the transect surveys to detect bats and aid species identification. And during the survey noted any bat activity observed during the survey.

Table 5: Night-time Bat Walkover Timings

Survey date	Sunset/Sunrise time	Transect Start time/Flightlines start	Flight lines end	End transect
2016				
23rd May	21:05	21:05	-	00:05
23rd June	21:29	21:29	-	00:29
06th July	21:25	21:25	-	00:25
04th August	20:50	20:50	-	23:50
06th September	19:43	19:43	-	22:43
07TH September	07:09	05:09	-	07:09
10th October	18:35	18:35	-	21:35
2019				
09th May	20:43	20:43	-	23:43
06th June	21:29	21:20	-	00:29
10th June	21:28	21:28	-	00:28
07th August	20:50	20:46	-	23:50
29th August	20:02	20:02	-	23:02
30th August	06:18	04:18	-	06:18
11th September	19:33	19:33	-	22:44
16th October	18:14	18:14	-	21:14
2022				
24th May	20:59	20:59	-	23:59
13th June	21:25	21:25	-	00:25
12th July	21:22	21:22	-	00:22
08th August	20:45	20:45	-	23:45
09th August	05:45	03:45	-	05:45
28th September	18:54	18:54	-	21:54
17th October	18:12	18:12	-	21:12
2025				
2nd April	19:43	19:43	20:43	22:43
07th May	20:41	20:41	21:41	23:47
2nd June	21:16	21:16	22:16	00:16
27th October	16:52	16:52	17:24	19:27

Table 6: Night-time Bat Walkover Conditions

Survey date	Starting temp (°C)	Wind Beaufort scale	Rain	Cloud cover (%)
2016				
23rd May	11	1-2	Dry	5-10
23rd June	15	0-1	Dry	5-10
06th July	17	0-1	Dry	90-100

Survey date	Starting temp (°C)	Wind Beaufort scale	Rain	Cloud cover (%)
04th August	17	0-1	Dry	90-80
06th September	21	1-2	Dry	80-90
07TH September	17	0-1	Dry	20-30
10th October	12	0-1	Dry	30-40
2019				
09th May	9	1-2	Dry	10-20
06th June	16	1-2	Dry	40-50
19th June	14	1-2	Dry	50-60
07th August	18	1-2	Dry	30-40
29th August	17	1-2	Dry	10-20
30th August	14	2-3	Dry	90-100
11th September	16	1-2	Dry	60-70
16th October	13	1-2	Dry	60-70
2022				
24th May	13	2-3	Dry	0-10
13th June	17	1-2	Dry	0-10
12th July	22	1-2	Dry	70-80
08th August	14	1-2	Dry	0-10
09th August	14	1-2	Dry	0-10
28th September	14	2-3	Light Drizzle	70-80
17th October	11	1-2	Dry	40-50
2025				
2nd April	13	2-3	Dry	0-10
7th May	14	1-2	Dry	20-30
2nd June	12	0-1	Dry	10-20
27th October	13	1-2	Dry	90-100

3.33 The data from the transect/Night-time Bat Walkover surveys was analysed after each survey using BatSound Pro (Petterssons Elektronik) and AnalookW (Titley Electronics) in 2016 and with Kaleidoscope Viewer© (Wildlife Acoustics, Inc.) software package from 2019 onwards. Recordings were analysed to assess the amount of bat activity on Site by recording the number of bat registrations. Measurements including peak frequency, inter-pulse interval, call duration and end frequency were taken to aid in species identification. This analysis was completed by a suitably experienced ecologist (Analysts are audited internally for quality control purposes and to maintain consistent results).

Static Monitoring

3.34 Due to the size of the site, and quality of habitats present, the BCT guidance states that at least two static detectors should be deployed within the site per month, for a minimum of five nights of suitable and/or typical weather conditions. Two static detectors were initially deployed per survey, during 2016, in line with the guidance at the time.

3.35 This was increased to three per month in 2019, and later five per month in 2022 and in 2025, to increase survey effort and account for the presence of annex II listed species (greater and lesser horseshoes) on-Site, which typically require more surveys to detect.

3.36 Automated detectors were placed at different locations in 2016, fixed locations in 2019 and 2025, and a mix of fixed and randomised locations around the site in 2022, covering habitats which would be lost as a result of development and/or of value to bats.

3.37 In 2025, the number of static detectors to be used and location of deployment was determined so that a representative sample of all habitats within the Site could be monitored. The locations were subjectively predetermined using professional judgment to be positioned at least 15m away from any known or likely roosts and also in consideration of likely impacts. These locations are mapped on *Figure 5*.

3.38 The devices were deployed for five consecutive nights during suitable weather conditions that were typical for the season/ month of deployment and were programmed to activate 30 minutes before sunset and record continuously until 30 minutes following sunrise.

3.39 Static monitoring was undertaken using an automated logging system (Wildlife Acoustics Inc. Song Meter® SM4BAT FS bat detectors with SMM-U2 microphones).

3.40 The devices were deployed for at least 5 consecutive nights during suitable weather conditions that were typical for the season/month of deployment and were programmed to activate 30 minutes before sunset and record continuously until 30 minutes following sunrise.

3.41 Periods where static detectors were deployed are shown on *Table 7* below.

Table 7. Static Detector Survey Dates

Month / Year	2016	2019	2022	2025
April	-	-	-	02nd to 07th
May	23rd to 28th	9th to 14th	24th to 29th	07th to 12th
June	17th to 22nd 23rd to 28th	6th to 11th 19th to 24th	13th to 18th	29th May to 03rd June
July	07th to 12th	25th to 30th	12th to 17th	-
August	17th to 22nd	29th Aug to 03rd Sep	08th to 13th	-
September	6th to 11th 12th to 17th	11th to 16th	21st to 26th	-
October	10th to 15th	16th to 21st	11th to 16th	23rd to 29th

3.42 The data was similarly analysed after retrieval of the static units using the AnalookW and BatSound (4.1.1) software packages (in 2016), Kaleidoscope (versions 5.4.4 and 5.4.7, in 2019 and 2022), with the SonoBat software package employed in 2025, to assess the amount of bat activity on-site, measured as the number of bat registrations per unit time. Measurements including peak frequency, inter-pulse interval, call duration and end frequency were taken to aid in species identification. Again, this analysis was completed by a suitably experienced ecologist (analysts are audited internally for quality control purposes and to maintain consistent results).

Advanced Licence Bat Survey Techniques

Trapping Surveys

3.43 The trapping surveys were led by licenced bat surveyors holding level 3 and 4 bat class licences (Natural England Survey Licence Numbers 2015-14965-CLS-CLS, 2015-14966-CLS-CLS, 2017-32706-CLS-CLS and 2017-32707-CLS-CLS).

3.44 Advanced bat trapping surveys were undertaken at the Site on 14th May, 16th October and 29th October 2025, with the specific aim of determining the occurrence of Bechstein's bat within the Site, including the sex and age (adult/juvenile) of any individuals captured. Incidental records of other bat species trapped were also made.

3.45 Several trapping locations were set up for each survey which included Austbat harp traps, and Avinet and Ecotone mist nets. Each mist net measured approximately 2.4m in height, which when doubled up would equal approximately 4.8m in height. Table 8 below shows which traps were used at each location.

Table 8: Trapping Survey Details – Traps Used

Date	Number/Ref.	Trap Details
14.05.25	1	Harp trap ST 8595 5246
	2	12m double height mist net ST 8600 5249
	3	Harp trap ST 8603 5254
	4	6m mist net ST 8599 5249
	5	9m double height mist net ST 8611 5264
	6	Harp trap ST 8617 5287
16.10.25	1	Harp trap ST 8598 5248
	2	12m double height mist net ST 8600 5249
	3	6m mist net ST 8599 5249
	4	Harp trap ST 8611 5261
	5	12m double height mist net ST 8611 5264
29.10.25	1	Harp trap ST 8591 5240
	2	12m double height mist net ST 8600 5249
	3	6m mist net ST 8599 5249
	4	Harp trap ST 8617 5287
	5	9m double height mist net ST 8611 5264

3.46 Nets and traps were set in areas of the site where it was considered in the surveyor's professional judgement that there was a good chance of catching commuting or foraging Bechstein's bat. Nets were set at either right angles to the woodland edge or underneath overhanging tree branches where commuting bats would be forced to a lower flight height and where the mist net pole could be hidden or disguised by vegetation to maximise the chance of capture.

3.47 Trapping locations also included rides and clearings within the offsite woodland with poles disguised by tree stems. Other nets were set running longitudinally along the hedgerows within existing hedgerow gaps. The use of nets of differing lengths afforded flexibility in net layout, with the shorter net size being favoured for smaller gaps.





Photographs 1&2 showing two example harp trap placements on site.

3.48 The harp traps were set up ahead of sunset and mist nets were opened at dusk once the songbird activity had ceased to a level that was deemed safe to open the nets, based on professional judgement. The equipment was left in place and monitored continuously through the night.

3.49 Harp traps were used in conjunction with Sussex autobat lures in accordance with the Trowbridge and Westbury Bat Mitigation Strategy (Wiltshire Council 2025) with a range of Bechstein's bat social calls being emitted throughout the trapping periods, along with various other species known to be successful at attracting Bechstein's (Bat Conservation Trust 2011[5]). Lures were set at either one end of the trap or straight on to increase the capture success rate as a result of variation. Trapping commenced until bat activity ceased in the early hours of the morning. If bat activity did not cease, then trapping continued through the night until dawn.

3.50 During the surveys, any bats caught were identified in the hand to species level according to Dietz *et al.* (2016[6] and 2009[7]) using biometric features and each bat was examined to ascertain its breeding status before being released.

3.51 Weather conditions are provided in *Table 9* below.

5 Miller, H. (ed.) (2011) Bechstein's Bat Survey Final Report September 2007-September 2011. The Bat Conservation Trust, London.

6 Dietz, C. & Kiefer, A. (2016) Bats of Britain and Europe. Bloomsbury.

7 Dietz, C., von Helversen, O. & Nill, D. (2009) Bats of Britain, Europe & Northwest Africa. A&C Black.

Table 9: Trapping Survey Details – Survey Conditions

Survey date	Sunset	Traps Closed	Starting temp (°C)	Starting temp (°C)	Moon Phase	Wind (Beaufort)	Rain
2025							
14th May	20:52	04:00	19.0	10.0	100%	2 – light	None
16th Oct	18:14	01:35	16.5	13.0	23%	1 – light	None
29th Oct	16:48	00:00	12.0	10.0	48%	0 - still	None

Limitations

3.52 Due to the overlapping properties of bat echolocation calls from *Myotis* and *Nyctalus* species, it is not always possible to identify a series of echolocation calls from bats included in these genera to species level. In the majority of cases, identification to genus level was possible, which is considered a suitable taxonomic level to allow potential affects to be assessed and appropriate mitigation designed.

3.53 The static detector units do not discern between individual bats, or a single bat passing the microphone several times, and therefore the data recorded can only provide an indication of bat activity as bat registrations per unit time.

3.54 Automated bat detector Unit 5, deployed in late May 2025, experienced technical problems and failed to record. In view of the extensive past survey data for the site, which spans almost a decade and includes three years (2016, 2019, and 2022) of monthly data collection, as well as update data from spring and autumn 2025, the absence of data from one static is not considered to impact significantly upon the assessment of site value to bats, which remains consistent with past survey results, and precautionary, following the outcome of an appeal in relation to the previous iteration of the scheme lodged in 2024.

3.55 Surveys were paused in early June 2025 while the client addressed additional reasons for refusal outside of ecology. It was not apparent that a resolution could be reached until late in the 2025 survey window, when surveys were resumed, resulting in June-September being omitted from the 2025 baseline update.

3.56 However, the habitat on site has remained consistent in distribution, structure and management, having remained in arable cultivation since FPCR were first involved with the site in 2016. Given this long-term temporal uniformity, supported by comparable bat species assemblages and activity levels recorded in 2016, 2019, and 2022, the seasonal nature of the updates completed in 2025 is not considered a significant constraint to assessment of impacts to bats. It is considered very highly unlikely that the distribution of bats on site will have significantly changed within the last 5 years, with the peripheral hedgerows still performing the same function as habitat used by the species for casual foraging and commuting in previous years.

3.57 Nevertheless, further surveys, between June and September inclusive, are scheduled to ensure compliance with the survey effort recommended by the Trowbridge & Westbury Bat Mitigation Strategy.

3.58 Similarly, only one of the three trapping surveys was undertaken in the optimal survey period (14th May) due to the project being temporarily paused by the client. Nevertheless, the two subsequent surveys undertaken in autumn remained highly valuable due to the exceptionally mild weather conditions of the autumn of 2025. Some bat species are known to exhibit increased movement and transitional behaviour during the autumn months, particularly those associated with the phenomenon of autumn swarming. This includes the Myotis genus, within which Bechstein's bat is included.

3.59 Given that the site may lie on existing commuting routes between the known colonies of Picket & Clanger and Green Lane woods, and the Bath & Bradford-on-Avon SAC, undertaking surveys during this period allowed an assessment of whether Bechstein's bats utilise the site to commute to and from these mating sites at this specific time of year, which is an important consideration of the Favourable Conservation Status (FCS) of the species.

4.0 RESULTS

Desk Study

4.1 A search in MAGIC identified four Special Areas of Conservation, including Salisbury Plain SAC 3.45km southeast, River Avon SAC at 8.56km south, Bath & Bradford-on-Avon Bat SAC 10.25km north and Mells Valley SAC 19.41km west.

4.2 Bath & Bradford-on-Avon Bat SAC supports nationally important numbers of greater horseshoe bats *Rhinolophus ferumequinum*, as the site supports 15% of the UK overwintering population. Also designated for supporting small numbers of Bechstein's bat *Myotis bechsteinii* bats (Lesser horseshoe bats *Rhinolophus hipposideros* are also present as a qualifying feature, but not a primary reason for site selection).

4.3 Mells Valley SAC supports nationally important numbers of greater horseshoe bats, as the site supports 12% of the UK breeding population.

4.4 Additionally, two nationally important statutory sites were identified within 2km of the application Site, the nearest of which comprised Picket & Clanger Wood SSSI, located 1.39km northeast. This site has been found to support a maternity roost of Bechstein's bat. Whilst this feature is not included within the SSSI citation, the roost is highlighted within the Bat Special Areas of Conservation, Planning Guidance for Wiltshire 28 document, as a core roost for Bechstein's within Wiltshire, and a key SSSI for Bechstein's within the county. This document highlights the importance of the landscape within 1.5km of the roost for this species as a "core area" for foraging and commuting.

4.5 Consultation with WSRC returned several records of annex II bat roosts were returned, including a greater horseshoe maternity roost, located 3.7km south. Other roosts from all three species were also present in the local area, (Bechstein's, greater horseshoe, and lesser horseshoe) the majority of which were small day roosts containing low numbers of bats, ranged from 0.3km to 8.6km from the site boundaries.

Additionally, the WSRC returned 15 species of bats recorded between 2017 and 2021. *Table 10* below summarises the breakdown of records by species.

Table 10. Local records within 2km

Species	No. of records	Most recent year recorded
Lesser Horseshoe *Rhinolophus hipposideros*	Multiple records	2013-2021
Greater Horseshoe *Rhinolophus ferumequinum*	Multiple records	2011-2021
Noctule *Nyctalus noctula*	Multiple records	20017-2021
Leisler's Bat *Nyctalus leisleri*	1	2020
Nyctalus Bat *Nyctalus sp.*	1	2020
Serotine *Eptesicus serotinus*	2	2020-2021
Common Pipistrelle *Pipistrellus pipistrellus*	Multiple records	2017-2021

Species	No. of records	Most recent year recorded
Soprano Pipistrelle *Pipistrellus pygmaeus*	Multiple records	2017-2021
Pipistrelle Species *Pipistrellus sp.*	2	2020-2021
Bechstein's Bat *Myotis bechsteinii*	Multiple records	2013
Daubenton's Bat *Myotis daubentonii*	1	2017
Myotis Bat *Myotis sp.*	2	2020-2021
Brown Long-eared Bat *Plecotus auritus*	Multiple records	2017-2021
Long-eared Bat Species *Plecotus sp.*	1	2020
Western Barbastelle *Barbastella barbastellus*	Multiple records	2013-2021

Historical Surveys Summary (2016 to 2022)

4.6 The following sections provide a summary of the previous survey work carried out for bats at the Site between 2016 and 2022. Full details of historical data are provided in *Annex 2* at the end of this report, for completeness.

Initial Habitat Assessment

4.7 The phase 1 habitat surveys conducted in 2016, 2019 and 2022 identified that the site was dominated by arable habitats: consisting partly of wheat and partly of cultivated broad bean, with associated narrow field margins, and a small extent of semi-improved grassland, bordered by hedgerows, small areas of dense scrub, and plantation woodland. These were considered to be of no more than local importance.

4.8 Habitats present within the site were limited both in their variety and floristic diversity, dominated by intensively managed agricultural habitats. Arable field margins were dominated by common and widespread species ruderal and arable weeds typical of the nutrient enriched habitat. Scattered scrub habitats on and bordering the site offered inherent value owing to the structural diversity they provided, although they were limited in occurrence, and were also comprised of a limited assemblage of common and widespread species. As such, habitats on site were in general considered to be of limited nature conservation value. Consequently, the anticipated habitat losses are not considered to be significant.

4.9 The phase 1 habitat survey identified suitability for a range of protected species surveys.

Bats Activity Surveys – 2016 to 2022

4.10 Full details including results tables (where available) are provided in *Annex 2*.

4.11 Bat activity surveys comprising walked transects and monthly deployment of automated detectors were conducted during the active bat season between May and October 2016. This was supplemented with deployment of two static detectors within the site. These surveys recorded bat activity across the site, comprising common pipistrelle, soprano pipistrelle, and *Myotis* species.

4.12 Update surveys were then conducted in 2019 comprising walked transects between May and October, with accompanying deployment of three statics per month. Similar to 2016, the most frequent species during these surveys were common pipistrelle, soprano pipistrelle, and *Myotis* species. Fourteen species/species groups were recorded in 2019, of which common pipistrelle accounted for the majority of registrations recorded (66.1%). *Myotis sp.* (15.1%) and soprano pipistrelle (12.8%) made up the next most frequently recorded species/species groups.

4.13 The remaining species/species groups, *Nyctalus spp.* (2.1%), noctule (1.1%), *Plecotus sp.* (0.8%), serotine (0.5%), greater horseshoe (0.5%), lesser horseshoe (0.3%), *Pipistrellus sp.* (0.3%), barbastelle (0.2%), Nathusius' pipistrelle (<0.1%), Daubenton's bat (<0.1%), and Leisler's bat (<0.1%) were each all recorded much less frequently.

4.14 The composition of the species assemblage recorded during surveys between May and October 2022 remained largely similar to that recorded in previous years, during which a comparable fourteen species/species groups were recorded. Common pipistrelle were the most frequently recorded bat species, accounting for 86.27% of registrations, followed by *Myotis sp.* (6.51%) and soprano pipistrelle (5.95%).

4.15 The remaining species/species groups, were similarly recorded much less frequently, comprising far a smaller proportion of the total registrations; noctule (0.98%), *Plecotus sp.* (0.81%), *Nyctalus/Eptesicus* (0.73%), *Nyctalus spp.* (0.34%), lesser horseshoe (0.15%), greater horseshoe (0.10%), serotine (0.10%). *Pipistrellus sp.*, barbastelle, Nathusius' pipistrelle, and Leisler's bat each comprised <0.1%. Unidentified large bats of the genus *Nyctalus* and *Eptesicus* were the only species group recorded in 2022, not recorded in 2019.

4.16 Three annex II listed species were recorded. Lesser horseshoes were recorded in very low numbers, ranging between one and eight registrations, on seventeen of the thirty statics deployed during 2022. Greater horseshoes were recorded on nine statics, peaking at ten registrations in August. Barbastelle were recorded on five statics, all but one of which comprised single registrations, with three registrations recorded in September.

Field Surveys (2025)

Habitat Assessment

4.17 The habitats on site consisted predominantly of cultivated arable land, formerly divided into two main crops but now dominated by cereal crop, which is of a limited value for bats. The Site also comprises smaller compartments of modified and other neutral grassland which offer limited value as commuting and foraging habitat, given their very limited extent. Boundary forming hedgerows and woodland edge provide the main habitat of value to bats, offering connectivity, as commuting habitat, around the site peripheries to suitable habitat offsite, and potential foraging areas.

4.18 On the basis of the habitat present, the suitability of the Site for bats was assessed as moderate.

Bats in Trees

4.19 One tree, T3 (a mature ash tree *Fraxinus excelsior*), on the northern Site boundary was classified as of bat roost potential due to dense ivy cover. The remaining trees on site were negligible.

Preliminary Bat Building Roost Assessment

External Building Assessment

4.20 Both buildings are two storey brick built semi-detached properties with pitched roof with slate shingles and void. Key external features that could be potential bat access points found on the buildings are:

- One large gap under lifted roof ridge tile on both buildings
- Some missing cladding tiles on building 6 giving direct access to void
- Gaps under tile cladding of dormer on building 6
- Gaps under all ridge riles of hipped roof of building 6
- Lifted leaf flashing on both buildings

Internal Building Assessment

- Both buildings present a wooden truss structure with cross beams. Building 5 (*photograph 3*) has limited internal lining, exposed underside of the slates while building 6 has no internal lining (photograph 5).
- None of the buildings present any evidence of bat roosts as hornets and extensive cobwebs were found, suggesting lack of recent disturbance to loft space (*photographs 4 and 6*).





Photographs 3&4 showing internal features of building 5.





Photographs 3&4 showing internal features of building 6.

Emergence Survey

4.21 Nocturnal emergence survey was undertaken in late October 2025, with Night Vision Assist (NVA) technology. No bats were observed emerging from external potential roost features. Further survey will be undertaken in June 2026. See Figure 7: Emergence Surveyor Locations Plan for surveyor viewpoints.

Night-time Bat Walkover Surveys

4.22 Common pipistrelle and soprano pipistrelle accounted for much of the activity recorded on nighttime bat walkover surveys. These species were observed/heard commuting and foraging widely around the site. Most of the foraging activity occurred in close proximity to the hedgerows and the offsite woodland, located to the south and west. Sporadic contacts from other bats, such as serotines, *Myotis sp*. and *Plecotus* sp. were also recorded occasionally on manual surveys.

4.23 Some relevant registrations occurred along the woodland hedge: a commuting pass by a lesser horseshoe was recorded during the point count (PC1) on the 7th May 2025 and an unconfirmed *Myotis* species was registered early in the transect of the 27th October 2025. Additionally, overall bat activity was slightly concentrated on the southwest corner, in association with the adjacent plantation woodland.

Table 11: Bat Manual Survey Summary of Results

Date	PC1	PC2	Transect
2nd April 2025	Located on northwest boundary by woodland. Bat contacts were sparse, with only two common pipistrelle heard but not seen, therefore flight lines could not be drawn.	Located at northern corner. Acoustic bat data corrupted, however the surveyor noted 10 contacts of common pipistrelle, with frequent foraging and commuting behaviour along hedgerow.in northeast corner of Site. Individuals as well as pairs of bats were observed.	Ten registrations of common pipistrelle were recorded. Bat contacts were spread evenly around the site with no clear concentrations of activity.
7th May 2025	Located in the southwest corner. 13 bat contacts, comprising both common and soprano pipistrelles, were observed commuting and foraging. Common pipistrelle were seen foraging along the woodland edge. One commuting pass by a lesser horseshoe was heard not seen.	Located in the northwest corner. Four bat contacts comprising common pipistrelle were recorded commuting northward and westward along the hedgerow.	26 registrations were recorded predominantly comprising common pipistrelles, with occasional soprano pipistrelle and brown long-eared. Brown long-eared were recorded twice, along the far northern boundary hedgerows.
2nd June 2025	Located in southwest corner. No bats observed so no flightlines mapped. However, commuting by common pipistrelle was heard, commuting and foraging by soprano pipistrelle, and three noctules were heard commuting across the site.	Located in the northern corner. Three observations of common pipistrelle foraging and commuting. Soprano pipistrelle were heard not seen, as well as two serotines foraging and commuting.	Ten registrations featuring common and soprano pipistrelle, spread evenly across the Site, with slightly more registrations in the southwest corner.

Date	PC1	PC2	Transect
27th October 2025	Located in southwest corner. Two soprano pipistrelle observed commuting along the woodland edge. Two *Myotis* species were also heard but not seen.	Located in the northern corner. Three observations of soprano pipistrelle foraging along treeline. Three common pipistrelles were also recorded but not seen.	17 registrations comprising common and soprano pipistrelle. One registration of an unconfirmed *Myotis* species was recorded early on in the transect, in the southwest of the site along the woodland edge.

Static Monitoring

4.24 During the automated detector surveys to date, a total of 14,574 registrations were recorded by fourteen automated detectors. Common pipistrelle (*Pipistrellus pipistrellus*) was the most frequently recorded species (approximately 85.91% of total data), with further species recorded in lower numbers:

- Soprano pipistrelle (S.pip) – 10.17%
- Myotis sp. (Myo) – 2.75%
- Lesser horseshoe (R.Hip) – 0.30%
- Noctule (N. noc)– 0.21%
- Nathusius's pipistrelle (PipNat) – 0.19%
- Greater horseshoe (R.Fer) – 0.11%
- Serotine (Sero) – 0.10%
- Long-eared species (PleSpp) – 0.10%
- Nyctalus species (NycSpp) – 0.082%
- Brown Long-eared (Pleaur) – 0.048%
- Barbastelle (Barb) – 0.027%
- Pipistrelle species (PipSpp) – 0.014%

4.25 The automated detectors identified the presence of three Annex II species: **Barbastelle, greater horseshoe,** and **Lesser horseshoe**.

4.26 A total of 44 registrations of Lesser horseshoe, 16 greater horseshoe, and 4 registrations of Barbastelle were recorded across the automated surveys.

4.27 The linear features (hedgerows) delineating the site boundaries around the site provide the most suitable foraging and commuting habitat for bats. Overall, the species assemblage was dominated by common pipistrelle followed by soprano pipistrelle. Other common and widespread species such as noctule, long-eared species, serotine, and Nathusius' pipistrelle were recorded infrequently and in low numbers.

4.28 *Myotis sp.* was the third most recorded species group during the static monitoring period with 400 registrations.

Table 12: Static Detector Results Summary – April, May, and October 2025

Dates	Unit Ref.	Total Registrations	Species & Registration Count	Activity summary
2nd – 07th April 2025	30	280	C. pip – 251 S. pip – 53 Myo – 4 PipNat – 1 R. hip - 1	• A total of six species/ species groups were recorded across five detectors during five nights. • Common pipistrelle was the most frequently recorded species on all statics, ranging from 85 registrations on unit 31, to 3713 registrations on unit 32 and constituted 95.91% of all registrations. • One annex II species (lesser horseshoe) was recorded. • Lesser horseshoes were registered in four units (unit 30, 31, 32 and 36). These registrations constituted 0.15% of the assemblage. • *Myotis sp.* was registered in unit 30 and 36 accounting for 0.34% of the assemblage. • The remainder of the assemblage was composed of widespread species such as soprano pipistrelle, Nathusius' pipistrelle and noctule, all of which were recorded in low numbers. • Notably higher levels of activity were registered on Unit 32; which was deployed on a hedgerow on the northwest part of the site.
	31	128	C. pip – 85 S. pip – 39 R. hip – 2 PipNat – 1 N.noc – 1	
	32	3752	C. pip – 3713 S. pip – 35 R. hip – 4	
	35	1263	C. pip – 1224 S. pip – 30 PipNat – 5 PleSpp – 2 Myo – 2	
	36	441	C. pip – 351 S. pip – 60 Myo – 16 PleSpp – 5 PipNat – 4 N. noc – 3 R. hip – 2	
07th– 14th May 2025	1	2265	C. pip – 2211 R.hip - 20 S. pip – 18 Myo – 6 N.noc – 3 PipNat – 2 R. fer – 2 NycSpp – 1 Sero – 1 Pleaur - 1	• A total of eleven species/species groups were recorded across the three detectors across seven nights. • Common pipistrelle was again the most frequently recorded species on all statics, ranging from 412 registrations on unit 2 to 2211 registrations on Unit 1 and constituted 93.39% of all registrations. • Two annex II species were recorded, comprising greater horseshoe and lesser horseshoe. • Greater horseshoes were recorded on all the statics in consistently very low numbers (from two to five registrations per unit) and equated to 0.47% of total registrations. • Lesser horseshoes were also registered on all the statics in low numbers too and constituted less than 0.97% of the assemblage. • *Myotis sp.* was another species recorded on all the units, accounting for 0.73% of the total registrations. • The remainder of the assemblage was composed of widespread species such as soprano pipistrelle, Nathusius' pipistrelle and noctule, all of which were recorded in low numbers. • Notably higher levels of activity were registered on Unit 1; which was deployed on the same location as unit 32 on 02/04/2025.
	2	465	C. pip – 412 S. pip – 28 R. fer – 8 PipNat – 4 N.noc – 3 Sero – 3 Myo – 2 R.hip – 2 PipSpp - 1 NycSpp – 1 PleSpp - 1	
	3	705	C. pip – 585 S. pip – 38 N.noc – 18 Myo – 17 Sero – 11 NycSpp – 9 R.hip – 9 PipNat – 7 PleSpp – 5 R. fer – 5 PipSpp - 1	

Dates	Unit Ref.	Total Registrations	Species & Registration Count	Activity summary
29th May – 03rd June 2025	4	202	C. pip – 177 Myo – 9 S. pip – 8 Pleaur – 6 PleSpp – 1 R.fer – 1	• A total of six species/species groups were registered during the automated survey in May/June 2025. • Files from unit 5 were corrupted so the data could not be analysed. • Common pipistrelle dominated the assemblage, forming 87.62% of the total registrations. • There was only one registration of a lesser horseshoe (annex II species). • There were only 9 registrations of *Myotis sp.* • The remainder of the assemblage was composed of common and widespread species such as soprano pipistrelle, and long-eared, all of which were recorded in low numbers.
	5	Files corrupted	-	
23rd – 29th October 2025	1	4125	C. pip – 3042 S. pip – 742 Myo – 337 PipNat – 2 Barb – 1 R. hip – 1	• A total of nine species/species groups were registered during the seven nights of the first automated survey in October. • Common pipistrelle dominated the assemblage forming 69.65% of the total registrations (ranging between 19 recordings on unit 5 and 3042 on unit 1). • Two annex II species were recorded, comprising barbastelle, and lesser horseshoe. • Barbastelles were recorded on statics 1 and 2 in very low numbers across the six nights of the automated survey. Barbastelle registrations account for less than 0.1% of total registrations. • Lesser horseshoes were recorded on unit 1, 2 and unit 4. These recordings constituted less than 0.1% of the assemblage. • *Myotis sp.* was recorded in high to low numbers, accounting for 6.80% of total registrations. • The remainder of the assemblage was composed of common and widespread species, all of which were recorded in large to low numbers. Notably, soprano pipistrelle registrations constituted 23.27% of the assemblage. Nathusius' pipistrelle, noctule and long-eared species were other registered species.
	2	587	S. pip- 380 C. pip -202 Barb – 3 Myo – 2 PipNat – 1 R. hip - 1	
	3	245	C. pip -199 S. pip- 40 N. noc – 2 Myo – 2 NycSpp – 1 PleSpp - 1	
	4	59	C. pip -49 S. pip- 6 Myo – 2 R. hip - 2	
	5	25	C. pip -19 S. pip- 5 Myo – 1	

Advanced Licence Survey Techniques – Bat Trapping

4.29 The bats trapped during the survey are displayed below in *Table 13*.

Table 13: Trapping Survey Details – Bats Trapped

Date	Time	Species - English Name	Age	Sex	Trap Number
14.05.25	22:45	Whiskered bat	Adult	Male	1
14.05.25	22:45	Common pipistrelle	Adult	Male	1
14.05.25	23:45	Common pipistrelle	Adult	Female	1

14.05.25	23:45	Common pipistrelle	Adult	Male	2
14.05.25	00:45	Lesser horseshoe	Adult	Female	1
14.05.25	00:45	Common pipistrelle	Adult	Male	5
14.05.25	03:10	Whiskered bat	Adult	Female	6
16.10.25	21:15	Daubenton's bat	Juvenile	Male	3
16.10.25	22:30	Brown long-eared	Adult	Female	1
16.10.25	01:20	Whiskered bat	Juvenile	Male	3
29.10.25	17:45	Soprano pipistrelle	Adult	Male	2
29.10.25	19:50	Brown long-eared	Juvenile	Male	2
29.10.25	20:40	Whiskered bat	Adult	Male	4
29.10.25	20:40	Daubenton's bat	Adult	Male	1
29.10.25	21:00	Soprano pipistrelle	Adult	Female	2
29.10.25	21:00	Brown long-eared	Adult	Male	1

5.0 DISCUSSION AND RECOMMENDATIONS

Bat Roosts

Tree Assessment

5.1 Tree T3 was classified under previous guidance as of low bat potential, and under new guidance as supporting PRFs, limited to dense ivy cover and a vertical fissure. No further survey was considered necessary as it will be retained within the extensive open greenspace proposed for the northwest of the site; and is consequently, sufficiently buffered from direct impacts of construction, and will be unlit and undisturbed during the operational phase. Bat tree roosts are not considered a constraint to the proposed development.

Buildings Assessment

5.2 After the internal and external assessment of the buildings, it was concluded that they both present a low suitability for bat roosts. They both present more than one feature with potential roost sites that could be used by individual bats opportunistically. However, no evidence of roosting bats has been found to date, indicating the buildings do not form roost sites and are not statutory constraints to the development proposals.

5.3 Internal inspection of the roof voids indicated that bats had not accessed the interior attic spaces, with significant quantities of dust, cobwebs, and debris suggesting limited disturbance. The lack of evidence of bat presence suggests that neither building supports a notable roost with large numbers of bats, e.g. a maternity roost.

5.4 The limited number of external features offer potential for small numbers of bats on an occasional basis. While the October emergence survey confirms the buildings are not used as an autumn transitory roost, one further survey is needed in May 2026 to corroborate the initial findings and rule out other roost types. If bats are found, a natural England derogation licence would be required to legitimise the building's demolition.

Historic Baseline

Transect Surveys

5.5 Bat activity recorded during the preceding monthly manual transect surveys, undertaken during 2022, was generally moderate, with a peak of 54 contacts, recorded in July. Fewest contacts were recorded during the dawn survey in August (11 contacts). Activity was widely dispersed around the site boundaries, most often associated with the woodland edge on the western boundary, hedgerows on the north and west boundaries, and neighbouring residential gardens.

5.6 Most contacts of bats recorded between May and October 2022 were of common pipistrelles; predominantly commuting passes, with foraging behaviour recorded only infrequently, typically near the woodland edge and residential gardens on the eastern and western site boundaries.

5.7 Occasional contacts from commuting *Myotis sp.* and soprano pipistrelle were also recorded on most transects. Noctule, serotine, *Nyctalus sp.*, and *Plecotus sp.*, were recorded infrequently, occurring sporadically on only one or two surveys each, and limited to one or two passes from commuting individuals. Two greater horseshoe contacts were recorded in May, commuting along hedgerow H2 on the northwest boundary.

5.8 Earlier surveys, conducted between 2016 and 2019, recorded largely similar levels of activity and a comparable assemblage of species. Activity recorded during surveys in 2019 peaked at 43 contacts (from June). Pipistrelles, predominantly common, were again the most frequently recorded species across all the transect surveys undertaken during both 2016 and 2019.

5.9 Bats were recorded widely around the site peripheries, though similarly to 2022, were recorded more commonly in association with the woodland edge on the western boundary, hedgerows to the north and west, and residential gardens to the south and east.

Automated Detector Surveys

5.10 Automated detectors set out between May and October 2022 recorded between 7 (October) and 4470 (July) registrations from bats, averaging 1047 across all 29 automated detectors deployed (one failed). The levels of activity detected in 2022 were consistent with those recorded by statics deployed in 2019, which recorded between 88 (June) and 2713 (July) registrations, averaging 709 across all 21 automated detectors. The greater number of total registrations recorded during 2019 was not unexpected, as fewer static detectors were deployed each month (three) than were set out each month during 2022 (five) and are not directly comparable in this respect.

5.11 Static surveys in 2022 identified fourteen species/species groups occurring on-site, dominated by common pipistrelles, which comprised 84% of registrations. *Myotis spp.* and soprano pipistrelle formed the next most commonly recorded. The remaining species/species groups (*Plecotus sp.*, noctule, *Nyctalus sp.*, *Nyctalus/Eptesicus*, serotine, lesser horseshoe, greater horseshoe, *Pipistrellus sp.*, Leisler's bat, Nathusius' pipistrelle, and barbastelle) occurred far less frequently, forming a much smaller proportion of the bat assemblage occurring on-site (together comprising less than 3.5%).

5.12 The composition of the species assemblage has thus remained largely similar to that recorded previously, during which thirteen species/species groups were recorded, of which common pipistrelles were again the most frequently occurring species: comprising 66% of registrations, with soprano pipistrelles and *Myotis sp.* similarly the next most frequent. Unidentified large bats of the genus *Nyctalus* and *Eptesicus* were the only species group recorded in 2022, not recorded in 2019.

Annex II Species

5.13 Three Annex II listed species were recorded within, or adjacent to the site boundaries during surveys conducted between 2016 and 2022, including lesser horseshoe, greater horseshoe, and barbastelle. Lesser and greater horseshoes are of significance with regard to the local Bat SACs and are considered further to provide information for the HRA. The limited number of contacts from these species, recorded infrequently, during the manual transect surveys suggests that the bats were not spending much time on the application site and were most likely just moving through.

5.14 The results of the automated surveys corroborate this, with most nights recording low numbers of registrations and thus correspondingly low activity levels overall. Of 59 static detectors deployed during 2016, 2019 and 2022, 93.2% and 96.6% recorded ten or fewer total registrations from lesser and greater horseshoe bats (over the recording period), respectively, indicative of low numbers of very occasional roaming bats and not regular or consistent levels of activity/use of the site.

5.15 Rarely there were unusual spikes in activity, for example Unit 2, placed on the eastern edge of the woodland in May 2016 for 11 nights, recorded a total of 42 registrations of lesser horseshoe (with a peak of 27 registrations on the second night) and 37 total registrations of greater horseshoe (with a peak of 12 registrations on the 11th night). Unit 11, placed in the mid-section of H5 in October 2016, also spiked with 51 total lesser horseshoe registrations over 13 nights. These activity spikes were still too low to constitute significant activity, and the overall lack of any regular patterns of activity, either temporally or seasonally, suggests the site is not significant for either species.

Current Overview

5.16 The common and widespread bat species and moderate activity levels recorded on Site are considered to reflect the limited value of the arable agriculture, which dominated the site area, to foraging activity.

5.17 Thirteen species/species groups of bats were recorded in association with on-site, and adjacent, habitats, again consistent with the extensive historic dataset for the site. Soprano and common pipistrelle dominated the assemblage, accounting for >95% of registrations recorded. Other recurrent species recorded in moderate numbers were Myotis species, registered on the majority of statics deployed, accounting approximately 2.75% of the registrations.

5.18 The rest of the assemblage largely comprised similarly common and widespread bat species/species groups, such as noctule, serotine, Nathusius's pipistrelle, and bats from the genera *Nyctalus* and *Plecotus*, which were recorded at consistently low levels of activity, many of which were represented only by sporadic, occasional registrations, indicating infrequent use of the Site by these species.

5.19 As previously, three annex II species; lesser horseshoe, greater horseshoe and barbastelle, were recorded in low numbers from automated detector surveys. Barbastelle bats were one of the least frequently recorded species from the automated detector surveys, accounting for less than 0.1% of total registrations (4 total, occurring on two of fifteen statics deployed). Greater horseshoe and lesser horseshoe activity levels were higher but still relatively low, forming 0.11% and 0.30% respectively, of all registrations recorded across the 2025 survey period. Greater horseshoes were only recorded in May, with automated detectors set in April and October not recording any activity from the species. Lesser horseshoe occurred in April, May and October, but of the 11 statics on which they were detected, ten recorded 10 or fewer registrations.

5.20 Based on the available evidence from the extensive historical dataset acquired from three years of past monthly bat surveys on-site, and the update surveys conducted in 2025, the levels of activity from both horseshoe species are generally very low, with no consistent pattern of behaviour over a given night or seasonally. While it is likely that the bats recorded on site may be associated with the Bath & Bradford-upon-Avon Bat SAC, the typically low numbers recorded suggest that these constitute no more than occasional records of roaming individuals. The site is therefore not considered significant supporting habitat for the local horseshoe bat populations.

5.21 As with earlier surveys, the seasonal update surveys recorded comparable assemblages of species and similar levels of activity, particularly from annex II listed species. Given the consistent habitat structure and management of the site, which has remained largely unchanged since surveys began in 2016, the consistent use of the site by the local bat population is not unexpected.

5.22 The submitted scheme has been designed in-line with Trowbridge Bat Mitigation Strategy Guidance on Development v2.2. As such, the mitigation approach, specifically in relation to buffer areas and lighting, as detailed in the followed sections, has been designed with the guidance in mind, and following the review process and outcome of appeal, with the Ecology Officer's concerns taken on board. The process has led to revisions of the landscape framework to maximise the habitat provision on site.

5.23 Therefore, given the inherent avoidance measures within the Storridge Road scheme and the comprehensive mitigation proposed, the unforeseen absence of data between June and September 2025 and additional data this would have yielded, is not considered to result in information that would materially influence the design, ecological assessment or planning decision-making process. Given the above, it is our professional opinion that the significant cost and delay required to repeat such surveys prior to determination (bat surveys could not begin until April 2026) would be disproportionate and would provide no more certainty on the likely potential significant impacts of the scheme. This conclusion is wholly commensurate with BS42020 and CIEEM guidance both of which emphasise proportionality, application of professional judgement and meeting survey objectives rather than rigid adherence to prescriptive survey methods and timing.

Bat Trapping

5.24 To assess if the application site was likely to be used by Bechstein's bat, a further selection feature of the Bat SACs, a habitat suitability assessment was completed, with subsequent trapping surveys during 2016, which were updated in 2025. Bechstein's are bats predominantly of ancient woodlands. No suitable Bechstein's habitat was located on the application site. The off-site young deciduous plantation woodland to the north and west was assessed as being of low suitability for Bechstein's.

5.25 Across the three trapping surveys that took place most recently in May and October 2025, bat species caught included common pipistrelle *Pipistrellus pipistrellus*, soprano pipistrelle *Pipistrellus pygmaeus*, whiskered *Myotis mystacinus*, Daubenton's *Myotis daubentonii*, lesser horseshoe and brown long-eared *Plecotus auritus*. The aim of this additional work was to confirm the presence or absence of Bechstein's bats on Site; of which none were caught during the 2025 surveys, consistent with the 2016 surveys, which also did not result in Bechstein's bats being trapped.

5.26 Several other *Myotis* bat species were caught during the surveys including Daubenton's and whiskered bats. This confirms that both the lure calls and trapping station placements were effective at catching the correct genus but confirms the likely absence of Bechstein's bat from the site. This is further evidenced with the capture of a lesser horseshoe bat during the May survey (a species notoriously difficult to trap).

5.27 The numbers of bats caught were not unexpected and despite the final survey taking place in late autumn, the number of bats caught was comparable to that caught in the optimal period (14th May 2025). This is likely attributable to the particularly warm conditions in autumn 2025 which support the conclusion that both surveys undertaken in the sub-optimal period produced valid and meaningful results. Notably, two-thirds of all *Myotis* individuals caught on site were captured during these later surveys indicating that conditions remained suitable for the genus and that they were actively present. It can therefore be reasonably concluded that, had Bechstein's bats been present on site, they would likely have been trapped.

5.28 Based on the lack of Bechstein's caught and the lack of suitable habitat, it can be concluded there is a low likelihood that Bechstein's are present on the site. The generally low / typical levels of activity from *Myotis sp.* also suggests the site is not of significant value for this genus.

5.29 Therefore, there is no indication the Site forms a significant resource or holds important commuting routes for Bechstein's bat. It is not considered that the proposals will have a detrimental impact on the Favourable Conservation Status (FCS) of the species. No further recommendations to those already made are required at this stage.

Mitigation

5.30 Illumination, either from external lighting or light spill from the development, may impact on bats commuting and foraging along the retained site boundaries, and newly created habitats. The lighting and layout of the proposed development will be designed to minimise light-spill onto habitats both within and adjacent to it, that are used by the local bat population foraging or commuting.

5.31 This will be achieved by ensuring that the design of lighting is based upon guidelines presented in the Bat Conservation Trust and Institution of Lighting Professionals Guidance Note 08/18 'Bats and artificial lighting in the UK - Bats and Built Environment Series'[8], the Bat Conservation Trust 'Artificial Lighting and Wildlife Interim Guidance[9]' and the Bat Conservation Trust 'Statement on the impact and design of artificial light on bats[10]'. Therefore, the lighting scheme will include the following (also detailed on *Figure 19*):

- The strategic use of landscaping and planting to avoid light spill on sensitive habitats. New scrub planting will buffer the retained boundaries to the north and west, along the woodland edge and boundary hedgerows, to create dark corridors around the site,
- In accordance with the Trowbridge & Westbury Bat Mitigation Strategy, light levels will be maintained at no more than 1lux, decreasing to 0.5lux nearer to the edges of core bat habitat,
- The avoidance of direct lighting of existing trees, scrub, woodland, or proposed areas of habitat creation/landscape planting,
- Unnecessary light spill will be controlled through a combination of directional lighting, low lighting columns, hooded / shielded luminaires, or strategic planting,

[8] Bat Conservation Trust., Institution of Lighting Professionals., 2018. *Bats and Artificial Lighting in the UK Guidance Note 08/18.* [online] Bat Conservation Trust and Institution of Lighting Professionals. Available at: https://cdn.bats.org.uk/pdf/Resources/ilp-guidance-note-8-bats-and-artificial-lighting-compressed.pdf?mtime=20181113114229 [Accessed 27th May 2021].

[9] Bat Conservation Trust. *Artificial Lighting and Wildlife*. Bat Conservation Trust. Available at: https://cdn.bats.org.uk/pdf/BCT_Interim_Guidance_Artificial_Lighting_June_2014.pdf?mtime=20181101151319&focal=none [Accessed 27th May 2021].

[10] Bat Conservation Trust. Statement on the Impact and Design of Artificial Lighting on Bats. Bat Conservation Trust. Available at: https://www.molevalley.gov.uk/CausewayDocList/DocServlet?ref=MO/2012/0979&docid=425025 [Accessed 27th May 2021].

- All new column mounted car park luminaires shall be fitted with flat glass where appropriate to aid 0% upward light discharge; and
- Where appropriate, luminaires on the site boundary will be fitted with light baffles to prevent light spill.

5.32 All mature trees are to be retained as part of the proposals, meaning all potential roost features and will be retained and protected as part of the scheme.

5.33 Any boundary habitats that may be used for commuting or foraging, including hedgerows and adjacent broadleaved plantation woodland, will be retained and buffered. A minimum buffer of 15m will be adopted, with some areas extending to 30m or more along the northern and northwest site boundaries and afford by the extensive new greenspace provision to the northwest. Hedgerows will also be retained and enhanced, but with some very minor, small scale permanent losses incurred for pedestrian access points. To mitigate these hedgerows losses, it is recommended the implementation of hop-overs such as tall trees or vegetation on both sides of the gap, so bats can maintain their commuting routes.

Compensation

5.34 An area of 5.43 ha, including within the northwestern extent of the site, will be set aside for open greenspace, formed by other neutral (wildflower meadow) grassland, mixed native species scrub, sustainable drainage, and community (traditional) orchard planting. This will provide suitable habitat for a range of invertebrate species, offering further foraging opportunities for bats.

5.35 To compensate for the minor, small-scale permanent losses in hedgerow for access, new native species hedgerows will be planted alongside retained boundary features, where these can be accommodated. These will pass along the outer edge of the greenspace buffer zones to screen the greenspace and retained boundary habitat from the development, and create stronger, sheltered corridors for bats, maintaining their function as corridors of movement.

5.36 Extensive provision of new avenue street trees will also be included along the roadside through the core of the development, offering a new corridor through the site for less light sensitive, and adaptable species, such as pipistrelles and noctule. A small traditional orchard, planted with native species fruiting trees (apple, cherry, pear etc.) is also proposed for the wide swathe of greenspace to the northwest, attracting pollinators and other insects, bolstering the availability of prey for bats.

Enhancements

5.37 The proposals include enhancements to the existing grassland habitats by replacing them, or re-seeding them, with an appropriate local native species meadow grassland mix, with tussock-forming grasses. Species will include forbs of value to prey favoured by bats, particularly horseshoes, such as ribwort plantain *Plantago lanceolata*, clovers *Trifolium spp.*, buttercups *Ranunculus spp.*, wild carrot *Daucus carota*, cock's-foot *Dactylis glomerata*, campions *Silene spp.*, and foxglove *Digitalis purpurea*, increasing foraging opportunities for bats by improving the quality of habitats that support invertebrate prey species.

5.38 The development proposals include the retention of the majority of boundary features, with associated pre-existing standard trees, as well as the enhancement of some existing hedgerows with additional structural planting to diversify the species assemblage, fill gaps, and thicken structures. New planting will include native fruiting trees, such as rowan *Sorbus aucuparia*, hawthorn *Crataegus monogyna*, hazel *Corylus avellana*, and spindle *Euonymus europaea.*

5.39 The new attenuation basin, which will be unlit, will also provide areas of unmanaged grassland, with damp areas establishing with associated planting of species favouring wet environments, which will further increase ecological niches and available opportunities for invertebrates, and again, in turn increasing the available foraging resource for bats.

5.40 Additional roosting opportunities will be increased via the provision of a range of new bat boxes, installed across the site. These will include features such as 27 bat bricks that can be installed directly into the built fabric of new residential properties on the edge of the development, as well as nine Schwegler 2F, 2FN, or 3FN type boxes that can be affixed to retained mature trees within proposed GI areas.

ANNEX 1: AUTOMATED BAT SURVEY RESULTS - 2025

Species breakdown across all surveys			
ID Tag	Species	Count	Percentage
PIPPIP	Common Pipistrelle	12520	85.906%
PIPPYG	Soprano Pipistrelle	1482	10.169%
MYOSPP	Myotis Species	400	2.745%
RHIHIP	Lesser Horseshoe	44	0.302%
NYCNOC	Noctule	30	0.206%
PIPNAT	Nathusius' pipistrelle	27	0.185%
RHIFER	Greater Horseshoe	16	0.110%
EPTSER	Serotine	15	0.103%
PLESPP	Long Eared Species	15	0.103%
NYCSPP	Nyctalus Species	12	0.082%
PLEAUR	Brown Long-eared	7	0.048%
BARBAR	Barbastelle	4	0.027%
PIPSPP	Pipistrelle Species	2	0.014%
	Total	14574	

								Common Pipistrelle			Soprano Pipistrelle			Myotis Species		
Sheet ref.	Recording Period	Unit No.	Start Date	End Date	Survey Hours	Total Av. per hour	Total Registrations	Period Total	Peak Count	Av. Per Hour	Period Total	Peak Count	Av. Per Hour	Period Total	Peak Count	Av. Per Hour
Apr1	April	30	02/04/2025	07/04/2025	58:40:00	5.284	310	251	176	4.278	53	20	0.903	4	3	0.068
Apr2	April	31	02/04/2025	07/04/2025	58:40:00	2.182	128	85	30	1.449	39	14	0.665	0	0	0.000
Apr3	April	32	02/04/2025	07/04/2025	58:40:00	63.955	3752	3713	1730	63.290	35	15	0.597	0	0	0.000
Apr4	April	35	02/04/2025	07/04/2025	58:40:00	21.528	1263	1224	354	20.864	30	14	0.511	2	2	0.034
Apr5	April	36	02/04/2025	07/04/2025	58:40:00	7.517	441	351	159	5.983	60	38	1.023	16	7	0.273
May1	May	1	07/05/2025	14/05/2025	67:03:08	33.780	2265	2211	1021	32.974	18	6	0.268	6	3	0.089
May2	May	2	07/05/2025	14/05/2025	67:03:08	6.935	465	412	201	6.144	28	11	0.418	2	1	0.030
May3	May	3	07/05/2025	14/05/2025	67:03:08	10.514	705	585	123	8.725	38	14	0.567	17	5	0.254
Jun1	June		29/05/2025	03/06/2025	43:30:11	4.643	202	177	82	4.069	8	4	0.184	9	3	0.207
Oct1	October	1	23/10/2025	29/10/2025	90:11:44	45.734	4125	3042	1284	33.727	742	407	8.227	337	321	3.736
Oct2	October	2	23/10/2025	29/10/2025	90:11:44	6.530	589	202	106	2.240	380	275	4.213	2	2	0.022
Oct3	October	3	23/10/2025	29/10/2025	90:11:44	2.716	245	199	126	2.206	40	30	0.443	2	1	0.022
Oct4	October	4	23/10/2025	29/10/2025	90:11:44	0.654	59	49	22	0.543	6	3	0.067	2	1	0.022
Oct5	October	5	23/10/2025	29/10/2025	90:11:44	0.277	25	19	7	0.211	5	4	0.055	1	1	0.011
				Totals:	988:58:14	14.737	14574	12520	1730	12.660	1482	407	1.499	400	321	0.404

Lesser Horseshoe			Noctule			Nathusius' pipistrelle			Greater Horseshoe			Serotine		
Period Total	Peak Count	Av. Per Hour	Period Total	Peak Count	Av. Per Hour	Period Total	Peak Count	Av. Per Hour	Period Total	Peak Count	Av. Per Hour	Period Total	Peak Count	Av. Per Hour
1	1	0.017	0	0	0.000	1	1	0.017	0	0	0.000	0	0	0.000
2	2	0.034	1	1	0.017	1	1	0.017	0	0	0.000	0	0	0.000
4	2	0.068	0	0	0.000	0	0	0.000	0	0	0.000	0	0	0.000
0	0	0.000	0	0	0.000	5	3	0.085	0	0	0.000	0	0	0.000
2	1	0.034	3	1	0.051	4	3	0.068	0	0	0.000	0	0	0.000
20	11	0.298	3	2	0.045	2	1	0.030	2	2	0.030	1	1	0.015
2	1	0.030	3	2	0.045	4	2	0.060	8	4	0.119	3	1	0.045
9	4	0.134	18	12	0.268	7	2	0.104	5	2	0.075	11	8	0.164
0	0	0.000	0	0	0.000	0	0	0.000	1	1	0.023	0	0	0.000
1	1	0.011	0	0	0.000	2	2	0.022	0	0	0.000	0	0	0.000
1	1	0.011	0	0	0.000	1	1	0.011	0	0	0.000	0	0	0.000
0	0	0.000	2	2	0.022	0	0	0.000	0	0	0.000	0	0	0.000
2	1	0.022	0	0	0.000	0	0	0.000	0	0	0.000	0	0	0.000
0	0	0.000	0	0	0.000	0	0	0.000	0	0	0.000	0	0	0.000
44	11	0.044	30	12	0.030	27	3	0.027	16	4	0.016	15	8	0.015

Long Eared Species			Nyctalus Species			Brown Long-eared			Barbastelle			Pipistrelle Species		
Period Total	Peak Count	Av. Per Hour	Period Total	Peak Count	Av. Per Hour	Period Total	Peak Count	Av. Per Hour	Period Total	Peak Count	Av. Per Hour	Period Total	Peak Count	Av. Per Hour
0	0	0.000	0	0	0.000	0	0	0.000	0	0	0.000	0	0	0.000
0	0	0.000	0	0	0.000	0	0	0.000	0	0	0.000	0	0	0.000
0	0	0.000	0	0	0.000	0	0	0.000	0	0	0.000	0	0	0.000
2	2	0.034	0	0	0.000	0	0	0.000	0	0	0.000	0	0	0.000
5	2	0.085	0	0	0.000	0	0	0.000	0	0	0.000	0	0	0.000
0	0	0.000	1	1	0.015	1	1	0.015	0	0	0.000	0	0	0.000
1	1	0.015	1	1	0.015	0	0	0.000	0	0	0.000	1	1	0.015
5	2	0.075	9	7	0.134	0	0	0.000	0	0	0.000	1	1	0.015
1	1	0.023	0	0	0.000	6	4	0.138	0	0	0.000	0	0	0.000
0	0	0.000	0	0	0.000	0	0	0.000	1	1	0.011	0	0	0.000
0	0	0.000	0	0	0.000	0	0	0.000	3	3	0.033	0	0	0.000
1	1	0.011	1	1	0.011	0	0	0.000	0	0	0.000	0	0	0.000
0	0	0.000	0	0	0.000	0	0	0.000	0	0	0.000	0	0	0.000
0	0	0.000	0	0	0.000	0	0	0.000	0	0	0.000	0	0	0.000
15	2	0.015	12	7	0.012	7	4	0.007	4	3	0.004	2	1	0.002

ANNEX 2: HISTORICAL BAT SURVEY RESULTS

Bat activity survey

Manual Transects

Bat activity recorded during the manual transect surveys undertaken in 2022, was generally moderate, with a peak of 54 contacts, recorded in July. Fewest contacts were recorded during the dawn survey in August (11 contacts). Activity was widely dispersed around the site boundaries, most often associated with the woodland edge on the western boundary, hedgerows on the north and west boundaries, and neighbouring residential gardens.

Most contacts of bats recorded between May and October 2022 were of common pipistrelles; predominantly commuting passes, with foraging behaviour recorded only infrequently, typically near the woodland edge and residential gardens on the eastern and western site boundaries.

Occasional contacts from commuting *Myotis sp.* and soprano pipistrelle were also recorded on most transects. Noctule, serotine, *Nyctalus sp.*, and *Plecotus sp.*, were recorded infrequently, occurring sporadically on only one or two surveys each, and limited to one or two passes from commuting individuals. Two greater horseshoe contacts were recorded in May, commuting along hedgerow H2 on the northwest boundary.

Historical surveys, conducted between 2016 and 2019, recorded largely similar levels of activity and species. Activity recorded during surveys in 2019 peaked at 43 contacts (from June). Pipistrelles, predominantly common, were again the most frequently recorded species across all the transect surveys undertaken during both 2016 and 2019. Bats were recorded widely around the site peripheries, though similarly to 2022, were recorded more commonly in association with the woodland edge on the western boundary, hedgerows to the north and west, and residential gardens to the south and east.

Table 1.1 below provides the full field data records for manual transects (NBWs) conducted at the site between 2014 and 2022.

Table 1.1. Manual Transect Survey Results 2014 to 2022

Survey Occasion	Number of bat contacts (incl point counts)	Species recorded (in order of abundance)	Summary of activity
2016			
23.05.16	19	Common pipistrelle, noctule, *Plecotus sp.*, *Pipistrellus sp.*, *Myotis sp.*	Activity during this survey was low and spread across the site. Only very limited foraging activity was recorded from Pipistrellus sp. at PC5 along the woodland edge. A single Myotis sp. pass was recorded at PC15, adjacent to the residential gardens.

Survey Occasion	Number of bat contacts (incl point counts)	Species recorded (in order of abundance)	Summary of activity
23.06.16	12	Common pipistrelle, *Myotis sp.*	Low levels of activity were recorded during this survey. Activity was predominantly recorded in association with the woodland boundary and adjacent to neighbouring residential gardens. A single Myotis sp. registration was recorded at PC17. Limited foraging behaviour was recorded, largely along the woodland boundary, with most activity from bats consisting of commuting passes. A common pipistrelle was seen commuting along the south eastern boundary.
06.07.16	23	Common pipistrelle, noctule, *Myotis sp.*, *Pipistrellus sp.*	Common pipistrelle were the most frequently recorded species during this survey and were noted as foraging on site. Activity was spread across the transect, with higher levels recorded along the residential boundary. Myotis sp. were recorded at PC6 at PC23.
04.08.16	7	Common pipistrelle, *Myotis sp.*, soprano pipistrelle	Activity during this survey was very low and spread across the transect and largely comprised commuting passes. Very limited foraging activity was recorded from common pipistrelle at PC20. A Myotis sp. was recorded at PC17.
06.09.16	22	Common pipistrelle, noctule, *Myotis sp.*, brown long eared	Activity recorded during this survey was relatively low and spread across the transect. Foraging activity from common pipistrelles was recorded in association with the woodland edge at point counts PC4 and PC5.
07.09.16 (dawn)	7	Common pipistrelle, soprano pipistrelle	Activity during this dawn transect was low. Activity consisted of passing common pipistrelle and one pass of a soprano pipistrelle.
10.10.16	8	Common pipistrelle, noctule, *Myotis sp.*	Activity during this survey was very low. Limited foraging activity by common pipistrelle was recorded along the residential boundary. A single Myotis sp. registration occurred near PC22 adjacent to the residential gardens.
2019			
09.05.19	4	Common pipistrelle, noctule, *Plecotus sp.*, lesser horseshoe	Activity during this survey was very low. A lesser horseshoe pass was recorded at 23:41 along the southern boundary.
06.06.19	43	Common pipistrelle, soprano pipistrelle, *Myotis sp.*, *Plecotus sp.*, lesser horseshoe	Foraging activity from common pipistrelles were recorded during from PC9 and PC10 during this survey. A single pass from a lesser horseshoe was recorded at PC10, along the northern boundary, at 22:11.

Survey Occasion	Number of bat contacts (incl point counts)	Species recorded (in order of abundance)	Summary of activity
19.06.19	15	Common pipistrelle, soprano pipistrelle, *Plecotus sp.*, *Nyctalus sp.*, greater horseshoe	Activity recorded during this survey was relatively low; predominantly recorded along the woodland boundary and hedgerows to the north and west. Activity from bats was almost entirely limited to commuting passes, with only one foraging common pipistrelle recorded at PC22 in the southeast corner of the site. One pass from a commuting greater horseshoe was recorded at PC15, adjacent to the residential boundary.
07.08.19	18	Common pipistrelle, soprano pipistrelle, *Myotis sp.*, *Plecotus sp.*	Activity recorded during this survey was relatively low; predominantly recorded along the southern and western edges of the site, in association with adjacent residential gardens. Common and soprano pipistrelles dominated the assemblage. Contacts from bats were entirely comprised of commuting passes, no foraging behaviour was recorded.
29.08.19	32	Common pipistrelle, soprano pipistrelle, *Myotis sp.*, noctule, *Plecotus sp.*	Moderate levels of activity were recorded during this transect. Foraging common pipistrelles were recorded near the residential boundaries to the east and south, and the woodland edge. Common and soprano pipistrelles dominated the assemblage, with single passes from *Myotis sp.* recorded at PC2, PC18 and PC23.
30.08.19 (dawn)	9	Common pipistrelle, soprano pipistrelle, *Myotis sp.*	Activity during this dawn transect was low. Activity consisted of several passing common pipistrelles, three passes from commuting soprano pipistrelles, and one pass from a *Myotis sp*. These were primarily recorded to the south, along residential boundaries, and woodland edge.
11.09.19	29	Common pipistrelle, *Myotis sp.*, soprano pipistrelle, *Plecotus sp.*	Moderate levels of activity were recorded during this transect. Activity from bats were recorded widely across the site, along habitats associated with each of the site boundaries. Foraging common pipistrelles were recorded at PC7 and along hedgerows H1 and H2 that bordered the SI grassland of the northwest. Four commuting contacts from *Myotis sp.* were recorded along H3 on the northern boundary. Several social calls from common pipistrelles were also recorded.

Survey Occasion	Number of bat contacts (incl point counts)	Species recorded (in order of abundance)	Summary of activity
16.10.19	9	Common pipistrelle, soprano pipistrelle, *Myotis sp.*	Activity during this survey was very low, dominated by common pipistrelles. Activity from bats was entirely comprised of commuting passes. A single *Myotis sp.* registration occurred near PC2 adjacent to the woodland edge.
2022			
24.05.22	39	Common pipistrelle, soprano pipistrelle, greater horseshoe, *Plecotus sp.*	Moderate levels of activity were recorded during this transect. Foraging activity from common pipistrelles was recorded at PC5, PC6, PC7, and PC9 in association with the woodland edge and hedgerows H2, H3 and H4. Further foraging activity from common pipistrelles was also recorded at PC23 and PC24 from the residential boundary to the south. Single passes from two greater horseshoe bats were recorded at PC8 and PC9, along hedgerow H2 on the northwest boundary.
13.06.22	31	Common pipistrelle, soprano pipistrelle, noctule, *Myotis sp.*	Moderate levels of activity were recorded during this transect. Foraging activity from common pipistrelles was predominantly recorded along the woodland edge, around the southern corner of the site, and the southern side of the scrub that project into the field form the east boundary. Three contacts from commuting noctule were recorded along the edge of the woodland, with a single commuting pass from a *Myotis sp*.
12.07.22	54	Common pipistrelle, soprano pipistrelle, serotine, noctule, *Myotis sp.*	Moderate levels of activity were recorded during this transect. Activity was widely dispersed, and mainly commuting passes. Foraging activity from common pipistrelles was predominantly recorded along hedgerows to the north and west, and the residential gardens adjacent to the eastern boundary. Four contacts from commuting serotine, and two passes from noctules, were recorded along hedgerow H3 and H4 on the northern boundary. One registration from a Myotis sp. was recorded along the woodland edge.

Survey Occasion	Number of bat contacts (incl point counts)	Species recorded (in order of abundance)	Summary of activity
08.08.22	44	Common pipistrelle, soprano pipistrelle, *Myotis sp., Nyctalus sp., Plecotus sp.*	Moderate levels of activity were recorded during this transect. Activity was widely dispersed, and mainly commuting passes. Foraging activity from common and soprano pipistrelles was recorded mainly in association with residential gardens on the southeast boundary. Three contacts from commuting Myotis sp. were recorded along the eastern boundary, adjacent to neighbouring gardens, one Myotis contact was recorded along the woodland edge, and two Nyctalus were recorded at PC24 on the southern boundary
09.08.22 (Dawn)	11	Common pipistrelle, soprano pipistrelle.	Activity during this dawn transect was low. Activity mostly comprised of passing common and soprano pipistrelles. One foraging common pipistrelle was recorded on the eastern boundary, near the scrub projecting into the field.
21.09.22	22	Common pipistrelle, soprano pipistrelle, *Myotis sp., Nyctalus sp.,*	Activity recorded during this survey was relatively low; predominantly recorded around the southern and western edges of the site, in association with adjacent residential gardens. Common pipistrelles dominated the assemblage. Contacts from bats were almost entirely comprised of commuting passes, foraging behaviour was limited to two contacts from common pipistrelles recorded on the western boundary (PC16 and PC23), near residential gardens. Two of the three soprano pipistrelle contacts were recorded from PC1 and PC2 on the woodland edge. Two commuting contacts from Myotis species, and a single commuting contact from Nyctalus/Eptesicus species were recorded on the edge of the woodland on the eastern boundary, near PC1.

Survey Occasion	Number of bat contacts (incl point counts)	Species recorded (in order of abundance)	Summary of activity
17.10.22	16	Common pipistrelle, soprano pipistrelle.	Activity recorded during this survey was relatively low; predominantly recorded around the southern and western edges of the site, in association with adjacent residential gardens. Contacts were limited to common and soprano pipistrelle, with the former the more commonly recorded of the two. Most were one or two registrations. Most contacts were recorded along the western edge of the site, between PC13 and PC17, on the boundary with adjacent residential gardens, with scattered records of common pipistrelle on the southern edge, and along the northern boundary hedges.

Automatic Detector Surveys

Static detectors, five per survey, were also deployed each season to complement the bat activity transects. Thirty such units have been deployed during 2022 (see full table 1.6), between May and October (Figure 12: Static Location Plan 2022), 29 of which successfully recorded. Statics deployed during 2022 recorded 14 species/species groups. Common pipistrelle were the most frequently recorded bat species, accounting for 86.27% of registrations, followed by Myotis sp. (6.51%) and soprano pipistrelle (5.95%).

The remaining species/species groups, were recorded much less frequently, comprising far a smaller proportion of the total registrations; noctule (0.98%), Plecotus sp. (0.81%), Nyctalus/Eptesicus (0.73%), Nyctalus spp. (0.34%), lesser horseshoe (0.15%), greater horseshoe (0.10%), serotine (0.10%). Pipistrellus sp., barbastelle, Nathusius' pipistrelle, and Leisler's bat each comprised <0.1%, and. In total, 30349 registrations from bats were picked up by these detectors, with pipistrelles forming the dominant species in the assemblage.

Three annex II listed species were recorded. Lesser horseshoes were recorded in very low numbers, ranging between one and eight registrations, on seventeen of the thirty statics deployed during 2022. Greater horseshoes were recorded on nine statics, peaking at ten registrations in August. Barbastelle were recorded on five statics, all but one of which comprised single registrations, with three registrations recorded in September.

Given the geographic location of the site, and the habitat present within, and adjacent to the site boundaries, the species recorded are not unexpected, many of which are common, widespread, and typical of woodland edge, hedgerow, and suburban habitats.

During 2019 three static detectors were deployed per month between May and October inclusive. A total of 14899 registrations from bats were recorded across these 21 automated detectors, comprised of a comparable assemblage of species to those recorded in 2022, with Nathusius' pipistrelle the only other, additionally recorded species.

Fourteen species/species groups were recorded in 2019, of which common pipistrelle again accounted for the majority of registrations recorded (66.1%). Myotis sp. (15.1%) and soprano pipistrelle (12.8%) made up the next most frequently recorded species/species groups (see full Table 1.5).

The remaining species/species groups, Nyctalus spp. (2.1%), noctule (1.1%), Plecotus sp. (0.8%), serotine (0.5%), greater horseshoe (0.5%), lesser horseshoe (0.3%), Pipistrellus sp. (0.3%), barbastelle (0.2%), Nathusius' pipistrelle (<0.1%), Daubenton's bat (<0.1%), and Leisler's bat (<0.1%) were all recorded much less frequently.

Like 2022, three annex II listed species were recorded. Greater horseshoes were recorded on fourteen statics, typically in very low numbers (ranging between one and five registrations), with an unusual peak of 37 registrations recorded in August. Lesser horseshoes were recorded on twelve statics, peaking at 13 registrations in May. Barbastelle were recorded on nine statics, with a peak of 14 registrations recorded in September.

A nightly breakdown of activity levels from Annex II species and Myotis sp. from 2016, 2019 and 2022, has been provided here (Tables 1.2-1.4). Myotis sp. are included as the species cannot be acoustically identified to species level, and it is considered possible that some of these registrations may be from the Annex II species: Bechstein's bat.

Table 1.2. Myotis sp. Activity 2019 to 2022

Myotis sp	First 5 nights					Additional nights							
	1	2	3	4	5	6	7	8	9	10	11	12	13
2016													
Static 1 May	0	0	2	2	4	1	2	3	18	21	12		
Static 2 May	5	5	61	100	68	70	83	34	1	5	14		
Static 3 Jun	1	8	3	2	10	6							
Static 4 Jun	1	1	0	0	0	1							
Static 5 Jul	0	0	0	0	0	0							
Static 6 Jul	2	1	1	0	3	0							
Static 7 Aug	0	7	6	0	0	0							
Static 8 Aug	8	13	4	6									
Static 9 Sep	0	3	2	0	0	0	1						
Static 10 Sep	6	17	16	14	4	8							
Static 11 Oct	0	0	1	2	1	1	2	3	9	13	8	6	3
Static 12 Oct	0	2	3	1	2	2	8	7	6	7	9	6	5
2019													
Static 13 May	5	3	7	8	6								
Static 14 May	0	99	74	66	70								
Static 15 May	0	1	1	1	3								
Static Jun 16	1	7	5	2	0								
Static Jun 17	60	24	23	35	0								

Myotis sp	First 5 nights					Additional nights							
	1	2	3	4	5	6	7	8	9	10	11	12	13
Static Jun 18	0	2	0	1	0								
Static 19 Jul	2	11	11	16	0								
Static 20 Jul	5	7	5	9	4								
Static 21 Jul	37	0	9	5	17								
Static 22 Aug	11	8											
Static 23 Aug	14	12	8										
Static 24 Aug	8	12	3	4	1								
Static 25 Sep	14	11	13	20	18								
Static 26 Sep	11	13	13	55	6								
Static 27 Sep	63	50	45	26	91								
Static 28 Oct	68	2	12	12	48								
Static 29 Oct	230	62	99	55	99								
Static 30 Oct	45	10	90	15	94								
2022													
Static 31 May	4	1	6	3	0								
Static 32 May	9	5	6	6	5								
Static 33 May	4	7	5	10	8								
Static 34 May	69	37	9	28	52								
Static 35 May	0	0	0	3	0								
Static 36 Jun	5	11	7	6	12								
Static 37 Jun	6	21	3	2	4								
Static 38 Jun	2	1	1	0	1								
Static 39 Jun	2	5	3	5	4								
Static 40 Jun	3	3	2	4	4								
Static 41 Jul	1	1	0	3	1								
Static 42 Jul	12	7	14	21	25								
Static 43 Jul	11	29	53	16	25								
Static 44 Jul	4	9	5	5	3								
Static 45 Jul	5	9	5	4	12								
Static 46 Aug	1	0	0	0	1								
Static 47 Aug													
Static 48 Aug	3	4	5	0	8								
Static 49 Aug	3	4	6	0									
Static 50 Aug	0	5	7	7	3								

Myotis sp	First 5 nights					Additional nights							
	1	2	3	4	5	6	7	8	9	10	11	12	13
Static 51 Sep	4	4	7	20	4								
Static 52 Sep	13	11	14	19	1								
Static 53 Sep	63	8	62	31	44								
Static 54 Sep	102	25	76	50	9								
Static 55 Sep	156	128	146	39	3								
Static 56 Oct	12	9	15	7	9								
Static 57 Oct	16	7	21	17	13								
Static 58 Oct	0												
Static 59 Oct	33	6	20	7	2								
Static 60 Oct	7	2	1	2	0								

Table 1.3: Lesser Horseshoe Activity 2019-2022

Rhip	First 5 nights					Additional nights							
	1	2	3	4	5	6	7	8	9	10	11	12	13
2016													
Static 1 May	0	0	0	0	0	0	2	1	0	0	0		
Static 2 May	1	27	5	2	1	0	7	0	0	0	0		
Static 3 Jun	0	1	0	0	0	0							
Static 4 Jun	0	0	0	0	0	0							
Static 5 Jul	0	0	0	0	0	0							
Static 6 Jul	0	0	0	0	0	0							
Static 7 Aug	0	1	0	0	0	0							
Static 8 Aug	2	5	0	0									
Static 9 Sep	0	2	0	0	0	0	0						
Static 10 Sep	0	0	1	0	0	0							
Static 11 Oct	0	2	0	0	0	1	0	4	17	16	2	5	4
Static 12 Oct	0	10	3	1	0	2	0	3	1	1	0	3	1
2019													
Static 13 May	1	3	0	0	0								
Static 14 May	0	3	0	10	0								
Static 15 May	0	1	0	3	3								
Static 16 Jun	0	0	0	0	0								
Static 17 Jun	0	0	0	1	0								
Static 18 Jun	1	0	3	1	0								
Static 19 Jul	0	0	0	0	0								

Rhip	First 5 nights					Additional nights							
	1	2	3	4	5	6	7	8	9	10	11	12	13
Static 20 Jul	0	0	0	0	0								
Static 21 Jul	0	1	2	0	0								
Static 22 Aug	0	0											
Static 23 Aug	2	1	0										
Static 24 Aug	0	1	1	0	0								
Static 25 Sep	0	0	0	0	2								
Static 26 Sep	1	1	1	1	1								
Static 27 Sep	1	1	1	0	0								
Static 28 Oct	0	0	0	0	0								
Static 29 Oct	0	0	0	0	0								
Static 30 Oct	0	0	0	0	1								
2022													
Static 31 May	1	1	0	0	1								
Static 32 May	0	0	1	0	1								
Static 33 May	0	0	0	0	0								
Static 34 May	0	0	0	1	0								
Static 35 May	0	0	0	1	0								
Static 36 Jun	0	0	1	2	0								
Static 37 Jun	0	1	0	0	0								
Static 38 Jun	0	0	0	0	0								
Static 39 Jun	0	0	1	0	0								
Static 40 Jun	0	0	1	0	0								
Static 41 Jul	0	0	0	0	0								
Static 42 Jul	0	0	0	0	0								
Static 43 Jul	0	0	0	0	0								
Static 44 Jul	0	0	0	0	0								
Static 45 Jul	0	0	1	0	0								
Static 46 Aug	0	0	0	0	0								
Static 47 Aug													
Static 48 Aug	0	0	0	0	0								
Static 49 Aug	0	1	0	0									
Static 50 Aug	2	1	3	1	1								
Static 51 Sep	1	0	0	0	0								
Static 52 Sep	1	1	1	0	1								

Rhip	First 5 nights					Additional nights							
	1	2	3	4	5	6	7	8	9	10	11	12	13
Static 53 Sep	0	0	0	5	0								
Static 54 Sep	1	0	0	1	0								
Static 55 Sep	1	0	4	3	0								
Static 56 Oct	0	0	1	1	0								
Static 57 Oct	0	0	0	0	0								
Static 58 Oct	0												
Static 59 Oct	0	0	0	0	0								
Static 60 Oct	0	0	0	0	0								

Table 1.4. Greater Horseshoe Activity 2019- 2022

Rfer	First 5 nights					Additional nights							
	1	2	3	4	5	6	7	8	9	10	11	12	13
2016													
Static 1 May	0	1	0	1	0	1	2	1	1	1	0		
Static 2 May	0	2	1	4	2	1	7	8	0	0	12		
Static 3 Jun	0	1	1	0	0	1							
Static 4 Jun	0	1	0	0	1	0							
Static 5 Jul	0	0	0	0	0	0							
Static 6 Jul	0	0	1	0	0	0							
Static 7 Aug	0	0	0	0	0	2							
Static 8 Aug	0	0	0	0									
Static 9 Sep	0	0	1	0	0	0	0						
Static 10 Sep	0	1	0	0	0	1							
Static 11 Oct	0	0	0	0	0	0	0	0	0	0	0	0	0
Static 12 Oct	0	0	0	0	0	0	0	0	0	0	0	0	0
2019													
Static 13 May	0	1	1	1	1								
Static 14 May	0	0	0	0	0								
Static 15 May	0	0	0	1	0								
Static Jun 16	0	0	0	0	0								
Static Jun 17	0	0	1	0	0								
Static Jun 18	2	0	0	0	0								
Static 19 Jul	0	0	1	0	0								
Static 20 Jul	0	0	0	0	0								

Rfer	First 5 nights					Additional nights							
	1	2	3	4	5	6	7	8	9	10	11	12	13
Static 21 Jul	0	0	3	0	0								
Static 22 Aug	22	15											
Static 23 Aug	5	1	0										
Static 24 Aug	2	2	0	0	0								
Static 25 Sep	3	0	1	0	1								
Static 26 Sep	0	0	1	0	0								
Static 27 Sep	0	0	0	0	0								
Static 28 Oct	0	0	0	0	0								
Static 29 Oct	0	0	0	0	0								
Static 30 Oct	0	0	0	0	0								
2022													
Static 31 May	3	3	0	0	1								
Static 32 May	0	0	0	0	0								
Static 33 May	0	0	0	0	0								
Static 34 May	0	0	0	0	0								
Static 35 May	0	0	0	0	0								
Static 36 Jun	0	0	0	0	0								
Static 37 Jun	0	0	0	0	0								
Static 38 Jun	0	0	1	0	0								
Static 39 Jun	1	0	0	0	0								
Static 40 Jun	0	0	0	0	0								
Static 41 Jul	1	0	0	1	0								
Static 42 Jul	0	0	0	0	0								
Static 43 Jul	0	0	0	1	0								
Static 44 Jul	0	1	0	0	0								
Static 45 Jul	0	0	0	0	0								
Static 46 Aug	6	1	1	1	1								
Static 47 Aug													
Static 48 Aug	0	0	0	0	0								
Static 49 Aug	0	0	0	0									
Static 50 Aug	0	1	4	0	0								
Static 51 Sep	0	0	0	0	0								
Static 52 Sep	0	0	0	0	0								
Static 53 Sep	0	0	1	0	0								

Rfer	First 5 nights					Additional nights							
	1	2	3	4	5	6	7	8	9	10	11	12	13
Static 54 Sep	0	0	0	0	0								
Static 55 Sep	0	0	0	0	0								
Static 56 Oct	0	0	0	0	0								
Static 57 Oct	0	0	0	0	0								
Static 58 Oct	0												
Static 59 Oct	0	0	0	0	0								
Static 60 Oct	0	0	0	0	0								

Table 1.5. 2019 Static Results Summary

							Common Pipistrelle			Myotis Species			Soprano Pipistrelle			Nyctalus Species		
Recording Period	Unit No.	Start Date	End Date	Survey Hours	Total Av. per hour	Total Registrations	Period Total	Peak Count	Av. Per Hour	Period Total	Peak Count	Av. Per Hour	Period Total	Peak Count	Av. Per Hour	Period Total	Peak Count	Av. Per Hour
May	1 (1)	09/05/2019	14/05/2019	47:46:42	29.448	1407	1022	327	21.390	309	99	6.467	47	17	0.984	0	0	0.000
May	1 (2)	21/05/2019	26/05/2019	45:00:41	12.708	572	418	99	9.287	29	8	0.644	78	19	1.733	10	6	0.222
May	12 (3)	09/05/2019	14/05/2019	47:46:35	7.284	348	269	86	5.630	6	3	0.126	53	22	1.109	0	0	0.000
June	7 (1)	06/06/2019	11/06/2019	42:35:49	8.921	380	214	154	5.024	142	60	3.334	19	7	0.446	0	0	0.000
June	8 (3)	06/06/2019	11/06/2019	42:35:39	20.918	891	838	309	19.674	9	6	0.211	27	13	0.634	5	4	0.117
June	11 (2)	06/06/2019	11/06/2019	42:35:39	7.513	320	285	162	6.691	15	7	0.352	16	6	0.376	0	0	0.000
June	8 (1)	19/06/2019	24/06/2019	42:02:49	10.560	444	300	95	7.135	96	26	2.283	27	8	0.642	9	8	0.214
June	17 (2)	19/06/2019	21/06/2019	16:48:47	5.234	88	63	32	3.747	7	6	0.416	15	10	0.892	0	0	0.000
June	18 (3)	19/06/2019	24/06/2019	42:02:39	23.618	993	754	288	17.934	24	12	0.571	125	49	2.973	54	54	1.284
July	8 (1)	25/07/2019	30/07/2019	47:09:06	7.847	370	225	61	4.772	40	16	0.848	43	19	0.912	5	2	0.106
July	11 (2)	25/07/2019	30/07/2019	47:09:07	12.322	581	410	90	8.695	31	9	0.657	69	19	1.463	17	4	0.361
July	12 (3)	25/07/2019	30/07/2019	47:08:59	46.087	2173	1668	830	35.377	68	37	1.442	360	126	7.635	19	6	0.403
August	1 (1)	29/08/2019	31/08/2019	22:43:01	8.188	186	93	59	4.094	19	11	0.836	27	18	1.189	4	3	0.176
August	2 (3)	29/08/2019	01/09/2019	34:10:10	20.545	702	488	222	14.282	34	14	0.995	160	80	4.683	1	1	0.029
August	3 (2)	29/08/2019	03/09/2019	57:15:55	11.613	665	493	147	8.609	28	12	0.489	94	33	1.641	14	8	0.244
September	11 (1)	11/09/2019	16/09/2019	61:24:45	6.302	387	176	48	2.866	76	20	1.238	75	24	1.221	34	12	0.554
September	12 (2)	11/09/2019	16/09/2019	61:24:45	9.216	566	270	103	4.396	98	55	1.596	85	23	1.384	70	26	1.140
September	14 (3)	11/09/2019	16/09/2019	61:24:44	29.343	1802	1142	334	18.596	275	91	4.478	252	90	4.103	64	30	1.042
October	8 (2)	16/10/2019	21/10/2019	72:40:04	9.413	684	458	225	6.303	142	68	1.954	67	47	0.922	8	4	0.110
October	11 (1)	16/10/2019	21/10/2019	72:40:04	9.908	720	101	81	1.390	545	230	7.500	65	24	0.894	5	5	0.069
October	12 (3)	16/10/2019	21/10/2019	72:40:08	8.532	620	159	49	2.188	254	94	3.495	202	93	2.780	1	1	0.014

Please see next page for remaining species.

Noctule			Long Eared Species			Serotine			Greater Horseshoe			Lesser Horseshoe			Pipistrelle Species			Barbastelle			Nathusius' pipistrelle			Daubenton's			Leisler's		
Period Total	Peak Count	Av. Per Hour	Period Total	Peak Count	Av. Per Hour	Period Total	Peak Count	Av. Per Hour	Period Total	Peak Count	Av. Per Hour	Period Total	Peak Count	Av. Per Hour	Period Total	Peak Count	Av. Per Hour	Period Total	Peak Count	Av. Per Hour	Period Total	Peak Count	Av. Per Hour	Period Total	Peak Count	Av. Per Hour	Period Total	Peak Count	Av. Per Hour
2	1	0.042	3	2	0.063	6	4	0.126	0	0	0.000	13	10	0.272	3	2	0.063	1	1	0.021	1	1	0.021	0	0	0.000	0	0	0.000
1	1	0.022	1	1	0.022	24	10	0.533	4	1	0.089	4	3	0.089	3	1	0.067	0	0	0.000	0	0	0.000	0	0	0.000	0	0	0.000
1	1	0.021	3	2	0.063	8	3	0.167	1	1	0.021	7	3	0.147	0	0	0.000	0	0	0.000	0	0	0.000	0	0	0.000	0	0	0.000
2	1	0.047	0	0	0.000	0	0	0.000	1	1	0.023	1	1	0.023	1	1	0.023	0	0	0.000	0	0	0.000	0	0	0.000	0	0	0.000
3	2	0.070	0	0	0.000	2	1	0.047	2	2	0.047	5	3	0.117	0	0	0.000	0	0	0.000	0	0	0.000	0	0	0.000	0	0	0.000
2	1	0.047	2	2	0.047	0	0	0.000	0	0	0.000	0	0	0.000	0	0	0.000	0	0	0.000	0	0	0.000	0	0	0.000	0	0	0.000
5	4	0.119	0	0	0.000	1	1	0.024	2	1	0.048	0	0	0.000	4	3	0.095	0	0	0.000	0	0	0.000	0	0	0.000	0	0	0.000
1	1	0.059	0	0	0.000	0	0	0.000	1	1	0.059	0	0	0.000	1	1	0.059	0	0	0.000	0	0	0.000	0	0	0.000	0	0	0.000
24	21	0.571	6	3	0.143	2	1	0.048	4	3	0.095	0	0	0.000	0	0	0.000	0	0	0.000	0	0	0.000	0	0	0.000	0	0	0.000
44	16	0.933	9	4	0.191	3	2	0.064	1	1	0.021	0	0	0.000	0	0	0.000	0	0	0.000	0	0	0.000	0	0	0.000	0	0	0.000
27	10	0.573	11	4	0.233	3	3	0.064	0	0	0.000	0	0	0.000	13	5	0.276	0	0	0.000	0	0	0.000	0	0	0.000	0	0	0.000
26	11	0.551	2	2	0.042	7	4	0.148	3	3	0.064	3	2	0.064	16	10	0.339	1	1	0.021	0	0	0.000	0	0	0.000	0	0	0.000
2	2	0.088	2	1	0.088	0	0	0.000	37	22	1.629	0	0	0.000	1	1	0.044	1	1	0.044	0	0	0.000	0	0	0.000	0	0	0.000
0	0	0.000	3	3	0.088	3	3	0.088	6	5	0.176	3	2	0.088	1	1	0.029	3	2	0.088	0	0	0.000	0	0	0.000	0	0	0.000
7	6	0.122	19	6	0.332	1	1	0.017	4	2	0.070	2	1	0.035	3	1	0.052	0	0	0.000	0	0	0.000	0	0	0.000	0	0	0.000
0	0	0.000	13	5	0.212	1	1	0.016	5	3	0.081	2	2	0.033	0	0	0.000	4	2	0.065	0	0	0.000	0	0	0.000	1	1	0.016
9	3	0.147	22	10	0.358	3	1	0.049	1	1	0.016	5	1	0.081	0	0	0.000	3	3	0.049	0	0	0.000	0	0	0.000	0	0	0.000
6	5	0.098	29	19	0.472	7	4	0.114	0	0	0.000	3	1	0.049	0	0	0.000	14	9	0.228	7	6	0.114	3	1	0.049	0	0	0.000
0	0	0.000	0	0	0.000	8	2	0.110	0	0	0.000	0	0	0.000	0	0	0.000	0	0	0.000	0	0	0.000	1	1	0.014	0	0	0.000
0	0	0.000	2	2	0.028	0	0	0.000	0	0	0.000	0	0	0.000	0	0	0.000	1	1	0.014	0	0	0.000	1	1	0.014	0	0	0.000
0	0	0.000	0	0	0.000	1	1	0.014	0	0	0.000	1	1	0.014	0	0	0.000	1	1	0.014	1	1	0.014	0	0	0.000	0	0	0.000

Please see next page for 2022 Static Results

Table 1.6. 2022 Static Results Summary

							Common Pipistrelle			Myotis Species			Soprano Pipistrelle			Noctule		
Recording Period	Unit No.	Start Date	End Date	Survey Hours	Total Av. per hour	Total Registrations	Period Total	Peak Count	Av. Per Hour	Period Total	Peak Count	Av. Per Hour	Period Total	Peak Count	Av. Per Hour	Period Total	Peak Count	Av. Per Hour
May	17	24/05/2022	29/05/2022	44:22:40	13.250	588	533	149	12.011	14	6	0.315	23	13	0.518	5	2	0.113
May	34	24/05/2022	29/05/2022	44:22:48	10.252	455	374	98	8.427	31	9	0.699	35	11	0.789	6	3	0.135
May	35	24/05/2022	29/05/2022	44:22:52	35.623	1581	1484	402	33.438	34	10	0.766	56	24	1.262	4	2	0.090
May	36	24/05/2022	29/05/2022	44:22:48	14.128	627	376	98	8.472	195	69	4.394	47	16	1.059	5	3	0.113
May	38	24/05/2022	29/05/2022	44:22:42	4.484	199	167	64	3.763	3	3	0.068	13	5	0.293	5	2	0.113
June	A36	13/06/2022	18/06/2022	42:07:00	16.193	682	542	189	12.869	41	12	0.973	36	12	0.855	21	8	0.499
June	31	13/06/2022	18/06/2022	42:07:03	64.700	2725	2414	585	57.316	36	21	0.855	167	47	3.965	14	11	0.332
June	33	13/06/2022	18/06/2022	42:06:53	3.989	168	109	37	2.588	5	2	0.119	21	6	0.499	2	1	0.047
June	38	13/06/2022	18/06/2022	42:06:57	42.383	1785	1666	463	39.558	19	5	0.451	45	25	1.068	24	9	0.570
June	H006	13/06/2022	18/06/2022	42:06:51	3.823	161	98	26	2.327	16	4	0.380	16	5	0.380	20	8	0.475
July	13	12/07/2022	17/07/2022	44:24:26	12.836	570	507	152	11.417	6	3	0.135	26	10	0.585	8	3	0.180
July	14	12/07/2022	17/07/2022	44:24:35	87.323	3878	3599	1197	81.041	79	25	1.779	171	45	3.851	6	2	0.135
July	15	12/07/2022	17/07/2022	44:24:31	100.656	4470	4032	1278	90.793	134	53	3.017	251	75	5.652	10	6	0.225
July	16	12/07/2022	17/07/2022	44:24:24	14.615	649	562	234	12.656	26	9	0.585	39	11	0.878	11	7	0.248
July	17	12/07/2022	17/07/2022	44:24:32	22.338	992	847	211	19.073	35	12	0.788	41	13	0.923	21	10	0.473
August	3	08/08/2022	13/08/2022	50:58:23	28.368	1446	1317	600	25.837	2	1	0.039	85	30	1.668	13	6	0.255
August																		
August	33	08/08/2022	13/08/2022	50:58:20	37.883	1931	1729	470	33.920	20	8	0.392	108	27	2.021	37	14	0.726
August	H006	08/08/2022	12/08/2022	40:39:48	13.058	531	391	150	9.616	13	6	0.320	57	22	1.402	33	12	0.812
August	H009	08/08/2022	13/08/2022	50:58:19	10.084	514	349	87	6.847	22	7	0.432	73	20	1.432	24	7	0.471
September	H006	21/09/2022	26/09/2022	64:43:53	3.615	234	130	58	2.008	39	20	0.602	46	17	0.711	9	5	0.139
September	H009	21/09/2022	26/09/2022	64:43:53	6.581	426	295	78	4.557	58	19	0.896	53	21	0.819	7	3	0.108
September	18	21/09/2022	26/09/2022	64:43:53	16.329	1057	713	272	11.015	208	63	3.213	120	57	1.854	1	1	0.015
September	31	21/09/2022	26/09/2022	64:43:53	9.285	601	229	68	3.538	262	102	4.047	72	50	1.112	1	1	0.015
September	32	21/09/2022	26/09/2022	64:43:53	31.376	2031	1439	443	22.230	477	156	7.292	54	36	0.834	7	2	0.108
October	14	11/10/2022	16/10/2022	71:10:26	1.363	97	31	8	0.436	52	15	0.731	12	7	0.169	0	0	0.000
October	15	11/10/2022	16/10/2022	71:10:24	23.337	1661	1549	648	21.764	74	21	1.040	34	11	0.478	0	0	0.000
October	17	11/10/2022	12/10/2022	14:06:26	0.496	7	7	7	0.496	0	0	0.000	0	0	0.000	0	0	0.000
October	18	11/10/2022	16/10/2022	71:10:24	2.627	187	32	11	0.450	68	33	0.955	84	37	1.180	0	0	0.000
October	34	11/10/2022	16/10/2022	71:10:26	1.349	96	55	21	0.773	12	7	0.169	25	8	0.351	2	2	0.028
			Totals:	1470:33:20	20.638	30349	25576	1278	17.392	1976	156	1.344	1805	75	1.227	296	14	0.201

Please see next page for remaining species.

Long Eared Species			*Nyctalus / Eptesicus*			*Nyctalus* Species			Lesser Horseshoe			Greater Horseshoe			Serotine			Pipistrelle Species			Barbastelle			Nathusius' Pipistrelle			Leisler's		
Period Total	Peak Count	Av. Per Hour	Period Total	Peak Count	Av. Per Hour	Period Total	Peak Count	Av. Per Hour	Period Total	Peak Count	Av. Per Hour	Period Total	Peak Count	Av. Per Hour	Period Total	Peak Count	Av. Per Hour	Period Total	Peak Count	Av. Per Hour	Period Total	Peak Count	Av. Per Hour	Period Total	Peak Count	Av. Per Hour	Period Total	Peak Count	Av. Per Hour
5	2	0.113	1	1	0.023	0	0	0.000	0	0	0.000	3	1	0.068	7	3	0.158	0	0	0.000	0	0	0.000	0	0	0.000	0	0	0.000
6	3	0.135	0	0	0.000	1	1	0.023	1	1	0.023	2	1	0.045	0	0	0.000	1	1	0.023	0	0	0.000	0	0	0.000	0	0	0.000
4	2	0.090	0	0	0.000	0	0	0.000	1	1	0.023	0	0	0.000	0	0	0.000	1	1	0.023	0	0	0.000	0	0	0.000	0	0	0.000
5	3	0.113	0	0	0.000	0	0	0.000	0	0	0.000	1	1	0.023	0	0	0.000	0	0	0.000	0	0	0.000	0	0	0.000	0	0	0.000
5	2	0.113	0	0	0.000	4	3	0.090	0	0	0.000	1	1	0.023	0	0	0.000	0	0	0.000	0	0	0.000	0	0	0.000	0	0	0.000
21	8	0.499	0	0	0.000	8	7	0.190	7	5	0.166	3	2	0.071	0	0	0.000	0	0	0.000	0	0	0.000	0	0	0.000	0	0	0.000
14	11	0.332	30	17	0.712	0	0	0.000	2	2	0.047	1	1	0.024	0	0	0.000	0	0	0.000	0	0	0.000	0	0	0.000	0	0	0.000
2	1	0.047	26	9	0.617	0	0	0.000	2	1	0.047	0	0	0.000	1	1	0.024	0	0	0.000	0	0	0.000	0	0	0.000	1	1	0.024
24	9	0.570	16	7	0.380	3	2	0.071	0	0	0.000	1	1	0.024	1	1	0.024	0	0	0.000	1	1	0.024	0	0	0.000	0	0	0.000
20	8	0.475	4	2	0.095	2	2	0.047	0	0	0.000	1	1	0.024	0	0	0.000	0	0	0.000	0	0	0.000	0	0	0.000	0	0	0.000
2	1	0.045	16	11	0.360	16	0	0	0	0	0.000	2	1	0.045	0	0	0.000	3	2	0.068	0	0	0.000	0	0	0.000	0	0	0.000
2	2	0.045	19	8	0.428	19	0	0	0	0	0.000	0	0	0.000	2	2	0.045	0	0	0.000	0	0	0.000	0	0	0.000	0	0	0.000
18	5	0.405	21	7	0.473	21	1	1	0	0	0.000	1	1	0.023	1	1	0.023	0	0	0.000	0	0	0.000	1	1	0.023	0	0	0.000
1	1	0.023	8	2	0.180	8	0	0	0	0	0.000	1	1	0.023	1	1	0.023	0	0	0.000	0	0	0.000	0	0	0.000	0	0	0.000
7	3	0.158	38	19	0.856	38	0	0	1	1	0.023	0	0	0.000	2	1	0.045	0	0	0.000	0	0	0.000	0	0	0.000	0	0	0.000
3	2	0.059	13	8	0.255	13	1	1	0	0	0.000	10	6	0.196	2	1	0.039	0	0	0.000	0	0	0.000	0	0	0.000	0	0	0.000
5	2	0.098	23	9	0.451	23	10	4	0	0	0.000	0	0	0.000	3	2	0.059	0	0	0.000	1	1	0.020	0	0	0.000	0	0	0.000
6	3	0.148	28	14	0.689	28	0	0	1	1	0.025	0	0	0.000	2	2	0.049	0	0	0.000	0	0	0.000	0	0	0.000	0	0	0.000
6	3	0.118	25	7	0.490	25	0	0	8	3	0.157	5	4	0.098	2	1	0.039	0	0	0.000	0	0	0.000	0	0	0.000	0	0	0.000
4	2	0.062	0	0	0.000	0	0	0	1	1	0.015	0	0	0.000	0	0	0.000	2	1	0.031	3	2	0.046	0	0	0.000	0	0	0.000
6	3	0.093	0	0	0.000	0	1	1	4	1	0.062	0	0	0.000	0	0	0.000	1	1	0.015	0	0	0.000	1	1	0.015	0	0	0.000
1	1	0.015	5	3	0.077	5	0	0	5	5	0.077	1	1	0.015	0	0	0.000	0	0	0.000	0	0	0.000	3	2	0.046	0	0	0.000
29	9	0.448	5	4	0.077	5	0	0	2	1	0.031	0	0	0.000	0	0	0.000	0	0	0.000	1	1	0.015	0	0	0.000	0	0	0.000
35	26	0.541	1	1	0.015	1	14	7	8	4	0.124	0	0	0.000	0	0	0.000	1	1	0.015	0	0	0.000	0	0	0.000	0	0	0.000
0	0	0.000	0	0	0.000	0	0	0	2	1	0.028	0	0	0.000	0	0	0.000	0	0	0.000	0	0	0.000	0	0	0.000	0	0	0.000
3	2	0.042	0	0	0.000	0	0	0	0	0	0.000	0	0	0.000	0	0	0.000	0	0	0.000	1	1	0.014	0	0	0.000	0	0	0.000
0	0	0.000	0	0	0.000	0	0	0	0	0	0.000	0	0	0.000	0	0	0.000	0	0	0.000	0	0	0.000	0	0	0.000	0	0	0.000
3	1	0.042	0	0	0.000	0	0	0	0	0	0.000	0	0	0.000	0	0	0.000	0	0	0.000	0	0	0.000	0	0	0.000	0	0	0.000
1	1	0.014	0	0	0.000	0	0	0	0	0	0.000	0	0	0.000	0	0	0.000	0	0	0.000	0	0	0.000	1	1	0.014	0	0	0.000
247	**26**	**0.168**	**220**	**19**	**0.150**	**104**	**17**	**0.071**	**45**	**5**	**0.031**	**29**	**6**	**0.020**	**28**	**5**	**0.019**	**9**	**2**	**0.006**	**7**	**2**	**0.005**	**6**	**2**	**0.004**	**1**	**1**	**0.001**

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N

0 50 100 m

Site Boundary

Point Count Locations

Point Count	Summary
PC 1	Bats contacts were sparse during vantage point surveys with only 2 Common Pipistrelles being heard not seen, commuting.
PC 2	PC 2 Bat was corrupted on inspection, this has been noted and accounted for in the limitations section of EiCa.

date: 27/11/25

drwn/chkd: LS / PJP

client: **Gladman Developments**

project: **Storridge Road, Westbury**
Hawkeridge Road, BA13 4HJ

title: **7829-E-01a FLIGHTLINES PLAN 02.04.25**

scale: 1:2,000 @ A3

number: **FIGURE 1a**

rev: **A**

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J:\7200\7289\QGIS 2.14\Plans\Bat Figures\2025\1) 7289-E-01a Bat NBW Flightlines 02.04.25.qgz

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N

0 75 150 m

Site Boundary
Transect Route
Start
Finish

Bat Contacts
Common Pipistrelle

Label Number	Common Name	TIME
1	Common Pipistrelle	21:00:39
2	Common Pipistrelle	21:14:34
3	Common Pipistrelle	21:19:02
4	Common Pipistrelle	21:51:43
5	Common Pipistrelle	21:55:42
6	Common Pipistrelle	21:57:18
7	Common Pipistrelle	22:00:42
8	Common Pipistrelle	22:25:38
9	Common Pipistrelle	22:29:31
10	Common Pipistrelle	22:34:12

date
26/11/25

drwn/chkd
LS / PJP

client
Gladman Developments

project
Storridge Road, Westbury
Hawkeride Park BA13 4HJ

title
7289-E-01B FLIGHTLINES PLAN 02.04.25

scale
1:2,500 @ A3

number
FIGURE 1b

rev
A

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Label Number	Species	TIME
1	Common Pipistrelle	20:52
2	Common Pipistrelle	20:57
3	Common Pipistrelle	21:17

Label Number	Species	TIME
1	Common Pipistrelle	21:20
2	Common Pipistrelle	21:26
3	Common Pipistrelle	21:36

Point Count	Summary
1	13 Bat contacts were registed overall with 3 Common Pipistrelles being observed, commuting. Furthermore 6 Common Pipistrelles were heard not seen commuting and foraging, with 4 Soprano Pipistrelles being heard not seen, 1 foraging and 3 commuting. Notably 1 Lesser Horseshoe was heard not seen, commuting, during the flightlines survey.
2	Overall 4 Bat contacts were registed with 3 Common Pipistrelles being observed commuting and 1 Commuting Pipistrelle being heard not seen.

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N

0 50 100 m

Site Boundary

Point Count Locations

Flightline Arrow

Bat Contacts

Common Pipistrelle

date 27/11/25

drwn/chkd LS / PJP

client
Gladman Developments

project
Storridge Road, Westbury
Hawkeridge Road, Ba13 4HJ

title
7289-E-02a FLIGHTLINES PLAN 07.05.25

scale 1:2,500 @ A3

number
FIGURE 2a

rev **A**

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N

0 75 150 m

Site Boundary
Transect Route
Finish
Start

Bat Contacts
Common Pipistrelle
Soprano Pipistrelle
Brown Long Ear

Label Number	Common Name	TIME
1	Soprano Pipistrelle	21:44:49
2	Common Pipistrelle	21:44:49
3	Soprano Pipistrelle	21:47:44
4	Soprano Pipistrelle	21:56:09
5	Common Pipistrelle	21:57:32
6	Common Pipistrelle	22:01:50
7	Common Pipistrelle	22:02:27
8	Common Pipistrelle	22:05:31
9	Brown Long Ear	22:07:17
10	Soprano Pipistrelle	22:10:19
11	Brown Long Ear	22:12:32
12	Common Pipistrelle	22:18:27
13	Common Pipistrelle	22:28:11
14	Common Pipistrelle	22:32:34
15	Common Pipistrelle	22:35:14
16	Common Pipistrelle	22:43:36
17	Common Pipistrelle	22:49:15
18	Common Pipistrelle	22:59:20
19	Common Pipistrelle	23:16:36
20	Common Pipistrelle	23:17:02
21	Common Pipistrelle	23:19:19
22	Common Pipistrelle	23:22:12
23	Common Pipistrelle	23:23:47
24	Common Pipistrelle	23:25:08
25	Common Pipistrelle	23:25:23
26	Soprano Pipistrelle	23:25:59

date
26/11/25

drwn/chkd
LS / PJP

client
Gladman Developments

project
Storridge Road, Westbury
Hawkeridge Park, BA13 4HJ

title
7289-E-02B TRANSECT PLAN 07.05.25

scale
1:2,500 @ A3

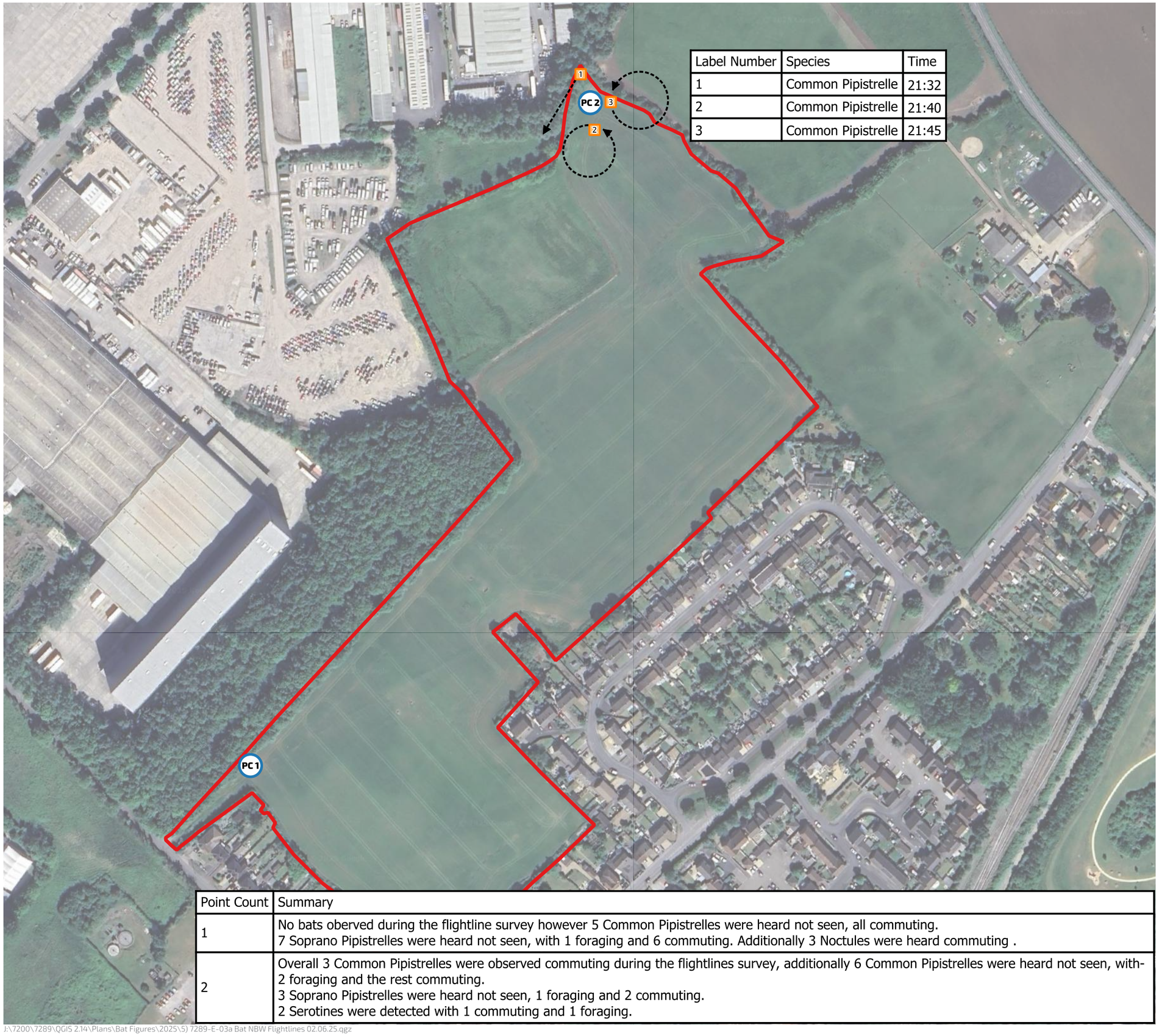
number
FIGURE 2b

rev
A

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Label Number	Species	Time
1	Common Pipistrelle	21:32
2	Common Pipistrelle	21:40
3	Common Pipistrelle	21:45

Point Count	Summary
1	No bats oberved during the flightline survey however 5 Common Pipistrelles were heard not seen, all commuting. 7 Soprano Pipistrelles were heard not seen, with 1 foraging and 6 commuting. Additionally 3 Noctules were heard commuting .
2	Overall 3 Common Pipistrelles were observed commuting during the flightlines survey, additionally 6 Common Pipistrelles were heard not seen, with-2 foraging and the rest commuting. 3 Soprano Pipistrelles were heard not seen, 1 foraging and 2 commuting. 2 Serotines were detected with 1 commuting and 1 foraging.

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N

0 75 150 m

Site Boundary

Point Count Locations

Flightlines Arrows

Bat Contacts

Common Pipistrelle

date 27/11/25

drwn/chkd LS/ PJP

client
Gladman Developments

project
Storridge Road, Westbury
Hawkerridge Road, BA13 4HJ

title
7289-E-03a FLIGHTLINES PLAN 2.06.25

scale
1:2,500 @ A3

number
FIGURE 3a

rev
A

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N

0 75 150 m

Site Boundary
Transect Route
Start
Finish

Bat Transects
Common Pipistrelle
Soprano Pipistrelle

label Number	Common Name	TIME
1	Soprano Pipistrelle	22:26:09
2	Soprano Pipistrelle	22:32:53
3	Common Pipistrelle	22:36:30
4	Soprano Pipistrelle	22:42:26
5	Soprano Pipistrelle	22:42:35
6	Common Pipistrelle	22:43:23
7	Soprano Pipistrelle	22:46:17
8	Soprano Pipistrelle	22:50:42
9	Soprano Pipistrelle	22:50:51
10	Soprano Pipistrelle	22:56:39

date
27/11/25

drwn/chkd
LS / PJP

client
Gladman Developments

project
Storridge Road,Westbury
Hawkridge Park, BA13 4HJ

title
7289-E-03b TRANSECT PLAN
02.06.25

scale
1:2,500 @ A3

number
FIGURE 3b

rev
-

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Label Number	Common Name	TIME
1	Soprano Pipistrelle	17:14:56
2	Soprano Pipistrelle	17:15:23
3	Soprano Pipistrelle	17:19:53

Label Number	Common Name	TIME
1	Soprano Pipistrelle	17:17:17
2	Soprano Pipistrelle	17:20:49

Point Count	Summary
1	Two Myotis were heard not seen, two soprano pipistrelle were seen foraging and commuting along the hedge.
2	Three common pipistrelle were recorded not seen.

N

0 50 100 m

Site Boundary

Flightlines Point Count Locations

Flightline Arrows

drawn date: 27/11/25

drwn/chkd: PAE / PJP

client: **Gladman Developments**

project: **Storridge Road, Westbury**
Hawkeridge Road, BA13 4HJ

title: **7289-E-04a-Flightlines Plan 27.10.25**

scale: 1:1 @ A3

number: **FIGURE 4a**

rev: **A**

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Label Number	Time	Common Name
1	17:30:27	Soprano Pipistrelle
3	17:35:02	Myotis Species
4	17:39:29	Soprano Pipistrelle
5	17:40:09	Common Pipistrelle
6	17:54:05	Common Pipistrelle
7	18:02:02	Soprano Pipistrelle
8	18:05:24	Soprano Pipistrelle
9	18:10:57	Common Pipistrelle
10	18:16:03	Common Pipistrelle
11	18:30:30	Common Pipistrelle
12	18:40:07	Common Pipistrelle
13	18:55:39	Common Pipistrelle
14	19:04:49	Soprano Pipistrelle
15	19:09:34	Common Pipistrelle
16	19:12:04	Common Pipistrelle
17	19:18:03	Common Pipistrelle

N

0 75 150 m

Site Boundary

Transect Route

Finish

Start

Bat Contacts

Common Pipistrelle

Myotis Species

Soprano Pipistrelle

drawn date
27/11/25

drwn/chkd
PAE / PJP

client
Gladman Developments

project
Storridge Road, Westbury
Hawkeridge Park, BA13 4HJ

title
7289-E-04B TRANSECT PLAN
27.10.25

scale
1:1 @ A3

number
FIGURE 4b

rev
A

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N

0 50 100 m

Key

Site Boundary

Static Locations 2022 and 2025

Static References

Location 1:
- May 2022 Unit 17
- Jun 2022 Unit H006
- Jul 2022 Unit 16
- Aug 2022 Unit H009
- Sep 2022 Unit H006
- Oct 2022 Unit 14
- Apr 2025 Unit 32
- May start 2025 1
- May end 2025 17
- Oct 2025 4

Location 2:
- May 2022 Unit 38
- Jun 2022 Unit 33
- Jul 2022 Unit 13
- Aug 2022 Unit 33
- Sep 2022 Unit H009
- Oct 2022 Unit 34
- Apr 2025 Unit 35
- May start 2025 Unit 2
- Oct 2025 Unit 5

Location 3:
- May 2022 Unit 34
- Jul 2022 Unit 17
- Aug 2022 Unit H006
- Oct 2022 Unit 15

Location 4:
- May 2022 Unit 36
- Jul 2022 Unit 15
- Aug 2022 Unit 03

Location 4 continued:
- Sep 2022 Unit 31
- Oct 2022 Unit 18
- Apr 2025 Unit 31
- May end 2025 Unit 5
- Oct 2025 Unit 2

Location 5:
- May 2022 Unit 35

Location 6:
- Jun 2022 Unit 35

Location 7:
- Jun 2022 Unit 36
- Sep 2022 Unit 32
- Apr 2025 Unit 36
- May start 2025 Unit 3
- Oct 2025 Unit 3

Location 8:
- Jun 2022 Unit 31

Location 9:
- Jul 2022 Unit 14
- Aug 2022 Unit 04
- Sep 2022 Unit 18
- Oct 2022 Unit 17

Location 10:
- Apr 2025 unit 30
- May end 2025 Unit 4
- Oct 2025 Unit 1

date: 02/12/25

drwn/chkd: CB / PJP

client: **Gladman Developments Ltd.**

project: **Land at Storridge Road, Westbury**

title: **AUTOMATED DETECTOR LOCATION PLAN 2022 and 2025**

scale: 1:1 @ A3

number: **FIGURE 5**

rev:

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N

0 80 160 m

Legend

Site Boundary

Trees with Bat Potential

drawn date: 02/12/25

drwn/chkd: BR/PJP

client: **Gladman Developments Ltd**

project: **Land at Storridge Road, Westbury**

title: **Trees with Bat Potential Plan**

scale: 1:2,400 @ A3

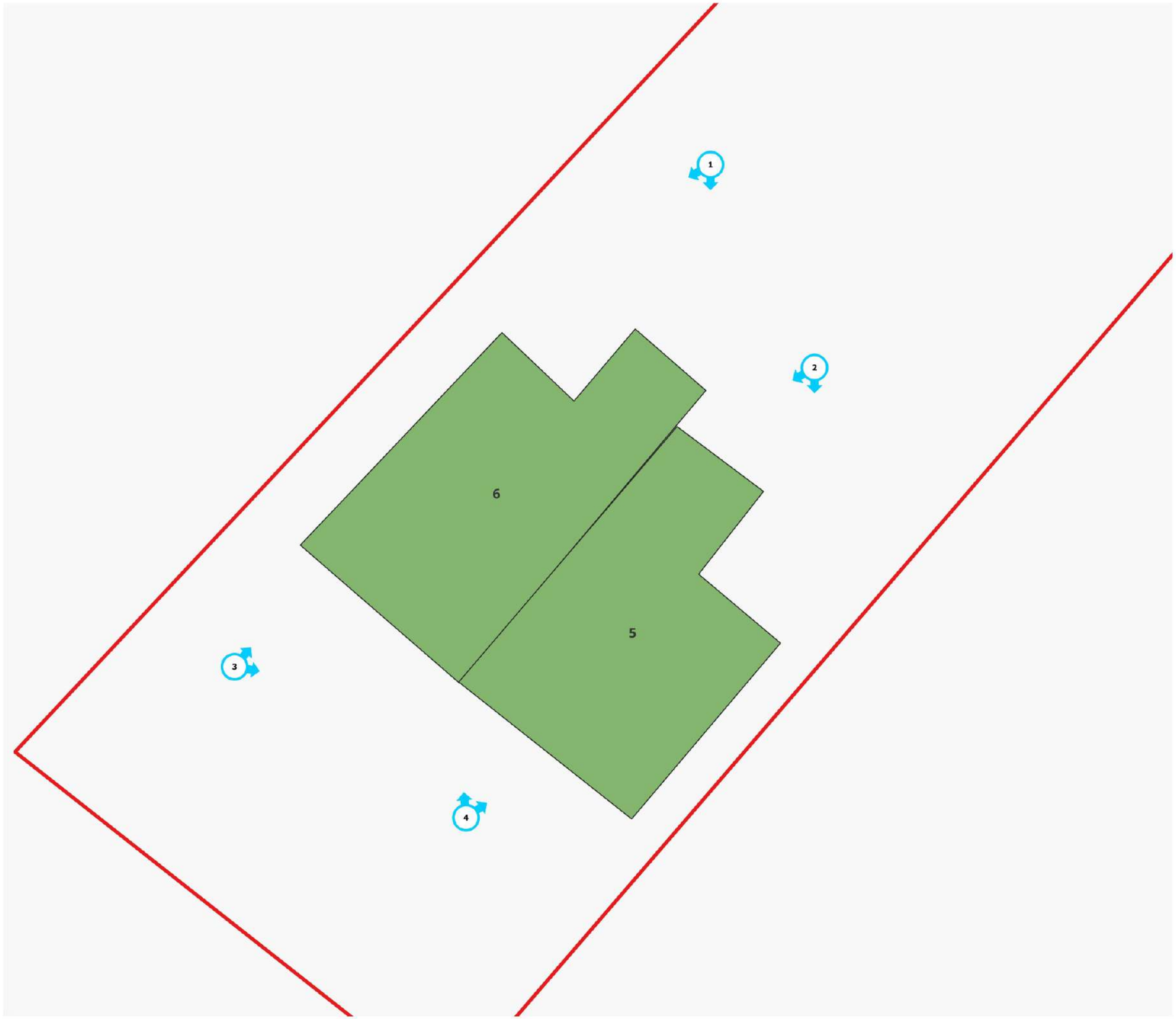
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t: 01509 672772 e: mail@fpcr.co.uk w: www.fpcr.co.uk



N

0 2.5 5 m

Site boundary

Buildings

Surveyor Locations

drawn date
02/12/25

drwn/chkd
PAE / PJP

client
Gladman Developments

project
Storridge Road, Westbury
Hawkeridge Road, BA13 4HJ

title
7289-E-07 SURVEYOR LOCATIONS DURING EMERGENCE SURVEY 29.10.25

scale
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FIGURE 07

rev
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Appendix E: Breeding Bird Survey Report

Client

Gladman Developments Ltd.

Project

Land at Storridge Road,

Westbury

Date

December 2025

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Rev	Issue Status	Prepared/Date	Approved/Date
-	Final	PJP / 24.11.2025	MEL / 03.12.25

1.0 NON-TECHNICAL SUMMARY

Report Scope and Methodology
Scoping Breeding Bird Surveys were conducted on behalf of Gladman Developments Ltd., on land at Storridge Road, Westbury (Central OS grid reference: ST 861525). The Site comprises a large arable field, with small extent of neutral grassland, bordered by native species hedgerows and woodland. Breeding bird surveys were conducted broadly following the bird survey guidelines, with an initial scoping survey undertaken in June 2016, followed by update surveys each year in 2019, 2022, and 2025. Surveys covered the Site and all the habitats within and bordering.
Ecological Baseline
One designated site, Salisbury Plain SAC/SPA, is located 3.45km from the Site and is recognised for national importance for breeding and wintering birds. A total of 37 bird species were recorded during the breeding surveys within the Site, of which ten were considered 'notable' species. The species assemblage is typical of the habitats onsite, with generalists being the main species recorded.
Assessment of Impacts
The Site proposals include the loss of all arable habitat within the Site boundary to facilitate the creation of residential units, roads and associated infrastructure, and areas of greenspace. The Site offers limited opportunities for qualifying species of the Salisbury Plain designated site. Furthermore, the proposals are sufficiently distant from this site that no effects are anticipated on its designated status. The inclusion of extensive green infrastructure in the scheme design, in addition to the provision of gardens, will provide additional habitats for the range of common and widespread generalist and woodland edge species recorded, particularly as these habitats mature. The proposals include a residential development that will likely lead to an increase in the population of domestic cats in the locality, leading to an increased risk of cat predation. The partial loss of hedgerow H4 will temporarily reduce connectivity across the Site; however, it constitutes a very small loss of breeding habitat, the impact of which is likely to be negligible, particularly as new scrub habitat and structural planting matures.
Recommended Mitigation, Compensation and Enhancement
Species rich grasslands in proposed in the northwest of the Site can be seeded with a range of native seed-bearing species. This habitat, alongside mixed scrub planting, will provide additional opportunities for some farmland bird species, including linnet and yellowhammer, which have been recorded locally. The planting of mixed scrub and hedgerows can include a range of thorny species to provide dense thickets to offer sheltering opportunities for birds from cat predation. The provision of additional tree lines will compensate for the partial loss of hedgerow H4, and enhancement measures undertaken on hedges H6, H8, and H9, which will reduce fragmentation of habitats. SuDS features will be designed with a varied bed profile to provide suitable condition for a range of wetland plants to establish. They will also be designed to hold a degree of water throughout the winter, providing opportunities for wetland birds to colonise the Site.

2.0 INTRODUCTION

2.1 The following Reptile Report has been prepared by FPCR Environment and Design Ltd. on behalf of Gladman Developments Ltd., to support an outline planning application for the redevelopment of land at Storridge Road, Westbury (Central OS Grid Ref: ST 861525) herein referred to as 'the Site'.

2.2 FPCR have historically been involved with ecological survey on the Site between 2016 and present. Past survey information is drawn upon for baseline assessment of Site value to breeding birds.

2.3 This Breeding Bird Survey Report supports an Ecological Impact Assessment (EcIA) prepared for the outline planning application. The EcIA contains broader ecological information and assessment for the Site, the Site context and proposals, and therefore, this report should be read in conjunction with it.

Site Context

2.4 The 9.92ha site comprises a single arable field. Residential back gardens and scattered scrub form the southern and eastern boundaries. The western boundary is formed by native hedgerow and deciduous plantation woodland that provide a screen between the application Site and West Wilts Trading Estate. The northern boundary is formed by a native species hedgerow, with further farmland to the north, for which a planning application for 145 dwellings (ref: PL/2021/03749) is pending.

Site Proposals

2.5 An outline planning application for the demolition of number 5 and 6 Storridge Road and the erection of up to 165 dwellings with public open space, landscaping, sustainable drainage system and vehicular access point from Storridge Road. All matters reserved except for means of access.

Report Aims & Objectives

2.6 This report has been prepared to achieve the following objectives:

- Describe the survey methodologies employed to inform this assessment,
- Identify the presence, species and distribution of breeding birds within or in the vicinity of the Site,
- Evaluate the conservation importance of habitats within the Site to local bird populations and identify any areas of ornithological interest,
- Identify and describe potentially significant ecological effects associated with the proposals on breeding birds; and,
- Make recommendations to minimize the potential impact of the development, and to consider opportunities for additional mitigation, compensation, and enhancement, where relevant.

3.0 LEGISLATION & STATUS

Legislation

3.1 The Wildlife and Countryside Act 1981 (as amended) (WCA) is the principal legislation affording protection to UK wild birds. Under this legislation all birds, their nests and eggs are protected by law, and it is an offence, with certain exceptions, to recklessly or intentionally:

- Kill, injure or take any wild bird.
- Take, damage, or destroy the nest of any wild bird while in use or being built; or
- Take or destroy the egg of any wild bird.

3.2 Additional protection is afforded to species listed on Schedule 1 of the WCA, whereby intentional disturbance whilst building or occupying a nest or disturbance of dependent young is also considered an offence.

3.3 Certain species have also been identified as Species of Principal Importance (SPI) under Section 41 (S41) of the Natural Environment and Rural Communities (NERC) Act 2006. The Section 41 list is used to guide decision-makers, such as public bodies, including local and regional authorities, in implementing their duty under Section 40 of the NERC Act 2006, to have regard to the conservation of biodiversity in England, when carrying out their normal functions.

3.4 The local biodiversity action plan (LBAP) for Wiltshire includes action plans for certain species within the county. Species-specific plans include, but are not limited to, barn owl *Tyto alba*, short-eared owl *Asio flammeus*, long-eared owl *A. otus*, spotted flycatcher *Muscicapa striata*, linnet *Carduelis cannabina*, yellowhammer *Emberiza citrinella*, reed bunting *E. schoeniclus*, bullfinch *Pyrrhula pyrrhula,* swift *Apus apus*, swallow *Hirundo rustica*, and house martin *Delichon urbicum*.

Status

3.5 In addition to statutory protection, some bird species are classified according to their conservation status, such as their inclusion on the Red and Amber lists of Birds of Conservation Concern[1] (BoCC) in the UK:

3.6 Red list (high conservation concern) species meet at least one of the following criteria:

- They are globally threatened according to IUCN criteria;
- Their population has declined rapidly (50% or more) in recent years;
- They that have declined historically and not shown a substantial recent recovery; and/or

3.7 Amber list (medium conservation concern) species are those that meet at least one of the following criteria:

- They have an unfavourable conservation status in Europe;
- Their population or range has declined moderately (between 25% and 49%) in recent years;
- Their population has declined historically but made a substantial recent recovery;
- They are rare breeders; and/or
- They have internationally important or localised populations.

3.8 Green list (low conservation concern) species fulfil none of the above criteria.

[1] Stanbury, A.J., Eaton, M., Aebischer, N., Balmer, D., Brown, A., Douse, A., Lindley, P., McCulloch, N., Noble, D., and Win I. (2021) The status of our bird populations: the fifth Birds of Conservation Concern in the United Kingdom, Channel Islands and Isle of Man and second IUCN Red List assessment of extinction risk for Great Britain. British Birds 114: 747.

4.0 METHODOLOGY

Desktop Study

4.1 To compile existing baseline ornithological information, statutory and non-statutory organisations were consulted for data regarding designated sites for which birds are a designating feature and protected/notable bird records. These included Wiltshire & Swindon Biological Records Centre (WSBRC). Full details on the methodology for the desk study are provided in the accompanying EcIA report.

Field Survey

4.2 The survey methodology employed was in accordance with the protocol specified within current best practice guidelines[2]. All birds encountered (seen or heard) were recorded on a field survey plan using standard BTO species codes and symbols for bird activities and to denote activity, sex, and age where appropriate.

4.3 Breeding status was inferred for each species based on the sixteen categories implemented by the European Ornithological Atlas Committee (EOAC)[3] and their corresponding definitions, in addition to four additional codes to classify non-breeding species (as birds recorded away from suitable breeding habitat, summering non-breeders, passage migrants, or flyovers). Birds were considered to be holding a territory and therefore likely to be utilising the Site for breeding activities if they were displaying breeding behaviours, such as: singing, nest building, food carrying or territorial defence. If birds did not display such behaviours, e.g. they were only recorded flying over the Site, they were considered non-breeders. These criteria and associated definitions are outlined in *Annex 1*.

4.4 Best practice guidelines consider six survey visits to be sufficiently robust to identify, estimate populations of, and understand the distributions of the majority of bird species using complex habitats (e.g. lowland deciduous woodland or wetland) supporting a wide range of bird species and that require heavy reliance on vocal encounters. Habitats within the Site are significantly less complex, which permits greater emphasis to be afforded to visual encounters, and lack any seasonally constrained features that may require additional consideration. Thus, a reduced survey effort, comprising a scoping survey and subsequent update surveys, was considered proportionate due to the law of diminishing returns, where species detection is more efficacious.

4.5 A route was mapped out prior to the surveys being undertaken, paying particular attention to any linear features, such as hedgerows and watercourses, and other features, such as ponds and scrub.

4.6 A total of four surveys were undertaken, one each year surveyed, during the core season in which most breeding activity occurs for typical species, and no species with vastly differing breeding cycles are reasonably expected to occur at the Site, following the consultation results and assessment of the habitats present. To provide a proportionate level of accuracy in the determination of the population status of breeding birds in the survey area, dawn survey visits were undertaken in May or June, each year.

[2] Bird Survey & Assessment Steering Group 2023. *Bird Survey Guidelines for Assessing Ecological impacts* v.1.1.1. Available at: https://birdsurveyguidelines.org [Accessed: 10.12.24]
[3] Sharrock, J.T.R (1973) Ornithological Atlases. Auspicium 5:13-15.

4.7 Bird surveys were not undertaken in unfavourable conditions, such as heavy rain or persistent strong wind (conditions which can negatively affect the results). *Table 1* provides details of the survey dates and weather conditions.

Table 1: Survey Dates & Conditions

Survey	Date	Cloud Cover (%)	Rain	Wind (Beaufort)	Visibility
BBS Scoping 1	17th June 2016	90-100	None	0-1	Good
BBS Scoping 2	06th June 2019	50-60	None	0-1	Good
BBS Scoping 3	21st May 2022	20-30	None	1-2	Very Good
BBS Scoping 4	13th June 2025	10-20	None	1-2	Very Good

Limitations

4.8 It is considered that there were no specific limitations to the breeding bird surveys and subsequent assessment.

5.0 RESULTS

Desk Study

5.1 The locations of designated sites and notable bird species records identified through the desktop study search area has been presented in *Figure 1*.

Designated Sites

5.2 One designated site, cited for its ornithological interest, was identified within the desk study: comprising one internationally important statutory site. A summary of the bird species and assemblages included within the designated site citation is provided in *Table 3* below. A full description of all designated sites, both statutory and non-statutory, within the search area is provided within the full EcIA report.

Table 3: Desktop Study Results – Designated Sites Cited for Ornithological Interest

Site Name	Distance from Site at Closest Point	Description
Salisbury Plain SAC/SPA	3.45km southeast	Designated to protect nesting birds, specifically the stone curlew *Burhinus oedicnemus* which breeds within this designated area, and the hen harrier *Circus cyaneus*, which overwinters on the plain

Protected / Notable Species

5.3 A summary of records is provided below, a full description of the bird records within the search area is provided in *Table 4* below.

5.4 A large volume of low-resolution records, dating between 2006 and 2019, were returned from WSBRC. These comprised various notable species of conservation concern from within the local area and included black tern *Chlidonias niger*, great northern diver *Gavia immer*, cuckoo *Cuculus canorus*, reed bunting, corn bunting *Emberiza calandra*, linnet, nightingale *Luscinia megarhynchos*, marsh tit *Poecile palustris*, spotted flycatcher, starling *Sternus vulgaris*, redwing *Turdus iliacus*, and song thrush *T.philomelos*

5.5 No records of notable species were returned from within the Site boundary.

5.6 Several records of nine species were returned within 2km of the Site boundary.

Table 4: Desktop Study Results – Notable Bird Species Within 2km of Site Boundary

Species	Relevant Legislation	Dates	Distance (m) and Bearing of nearest record(s)
Pochard *Aythya ferina*	BoCC Red	1997 – 2006	Multiple records, nearest located 283m S. (dated 2006)
Herring Gull *Larus argentatus*	BoCC Red	2006 – 2017	Multiple records, nearest located 283m S. (dated 2006)
Kingfisher *Alcedo atthis*	WCA1	2005 – 2017	Multiple records, nearest located 283m S. (dated 2005)
Red Kite *Milvus milvus*	WCA1	2006	Single record, located 634m W.
Skylark *Alauda arvensis*	NERC S41, BoCC Red	2004 – 2007	Two records, nearest located 330m NE. (dated 2004)
Yellowhammer *Emberiza citrinella*	NERC S41, BoCC Red	2004 – 2007	Two records, nearest located 520m NE. (dated 2004)

Species	Relevant Legislation	Dates	Distance (m) and Bearing of nearest record(s)
Grey Wagtail *Motacilla cinerea*	BoCC Amber	2017 – 2019	Multiple records, nearest located 283m S. (dated 2017)
Lesser-spotted Woodpecker *Dryobates minor*	BoCC Red	2010	Single record, located 469m SE.
Barn Owl *Tyto alba*	WCA1	2002	Two records, nearest located 283m S. (dated 2002)

5.7 Several of the notable species for which records were returned are considered unlikely to breed at the Site, as there is little to no suitable habitat, including herring gull *Larus argentatus*, kingfisher *Alcedo atthis*, and pochard *Aythya ferina*; or species which are solely winter migrants to the region e.g. redwing *Turdus iliacus*.

Field Survey

5.8 Habitats onsite were considered suitable to support a range of common and widespread species, with hedgerows and scrub providing suitable breeding and foraging for generalist species, including the robin *Erithacus rubecula,* blackbird *Turdus merula*, dunnock *Prunella modularis* and common and widespread tit/finch species. Scoping surveys were undertaken in 2016, 2019 and 2022 to ascertain the potential for the site to support breeding birds of conservation importance.

5.9 Surveys in 2016, 2019, 2022, and 2025 identified very similar assemblages of common and widespread species, typical of the urban-edge farmland, woodland, and scrub habitats present within, and immediately neighbouring, the Site boundaries. Numbers of species recorded onsite each year ranged between 18 and 27, with a comparable species composition recorded year to year.

5.10 A total of **37** bird species were recorded within the survey area during the four survey occasions between 2016 and 2025 (for complete list see *Annex 2*). Of these, **ten** appear on one or more of the following and are hereafter referred to as 'notable species':

- Schedule 1 of WCA;
- BoCC Red or Amber lists;
- Section 41 of the NERC Act 2006; and/or
- Local Biodiversity Action Plan

5.11 Of these, three species (peregrine, herring gull, and lesser black-backed gull) were recorded solely overflying the Site and were therefore considered to be non-breeders on-Site. As such, these are not considered likely to be impacted by the proposed development as they do not interact with the habitats present.

5.12 The notable species recorded during surveys are summarised in *Table 5* with their respective distributions illustrated in *Figures 1-4*.

Table 5: Notable Breeding Species Recorded

Species	Legal / Conservation Status	Peak Count / No. of Survey Visits	EOAC Breeding Status[1]
Dunnock *Prunella modularis*	BoCC Amber	6 / 3	Possible

Species	Legal / Conservation Status	Peak Count / No. of Survey Visits	EOAC Breeding Status[1]
Greenfinch *Chloris chloris*	BoCC Red	4 (+ 1x family) / 3	Confirmed
House martin *Delichon urbicon*	BoCC Red	4 / 3	Non-breeding
House sparrow *Passer domesticus*	BoCC Red, NERC S41	5 (3x colonies) / 4	Confirmed
Song thrush *Turdus philomelos*	BoCC Amber, NERC S41	2 / 4	Possible
Starling *Sternus vulgaris*	BoCC Red, NERC S41	25 / 3	Confirmed
Stock dove *Columba oenas*	BoCC Amber	1 / 1	Possible
Whitethroat *Corruca communis*	BoCC Amber	2 / 2	Possible
Woodpigeon *Columba palumbus*	BoCC Amber	14 / 4	Possible
Wren *Troglodytes troglodytes*	BoCC Amber	8 / 4	Possible

[1] Breeding status based on observations of singing, habitat use, observed nest building/incubation/attendance and/or fledgling birds, in view of scoping surveys, which are over separate years and not within the same breeding season

Breeding Bird Assemblage Description

5.13 The majority of bird species recorded on site are typical of the habitats present in a regional context, being heavily influenced by the intensive arable agricultural cultivation of the land. The actively cropped arable field interiors support a fairly limited assemblage of breeding birds. Small numbers of other notable species including stock dove, woodpigeon, and starling can utilise these areas for foraging. Both house martin (Red List) and swallow (Green List) were recorded hawking insects over these fields in summer.

5.14 The boundary hedgerows and adjacent plantation woodland block provided suitable breeding and foraging habitat for the range of common and widespread generalist and woodland edge species recorded including robin, blackbird, great spotted woodpecker and a range of common tit, finch, and warbler species (such as chiffchaff *Phylloscopus colybita* and blackcap *Sylvia atricapila).* This assemblage included a range of notable, but also common and widespread species that are typical of the habitats present, including wren *Troglodytes troglodytes*, song thrush *Turdus philomelos*, and dunnock *Prunella modularis*. The cropland habitats that dominated the site offered some foraging habitat for these species; however, evidence of use was limited, and included observations of song thrush and dunnock foraging in cropland field margins. The southern and eastern hedgerows offered more limited suitability for this assemblage due to their more intensively managed and sparser structure and fewer birds were recorded using these features, when compared with more outgrown boundary hedgerows to the north and west.

5.15 An urban bird assemblage was also recorded in the east of the Site where the cropland field bordered residential environs. This included small groups of house sparrow *Passer domesticus* and starling *Sternus vulgaris*, which were likely breeding offsite in association with neighbouring residential housing/gardens, and using the onsite cropland habitats as occasional foraging resources.

6.0 DISCUSSION

6.1 The site offered foraging and nesting habitat for a range of common and widespread generalist species. Few of these were species of conservation concern, limited to swift, house martin, song thrush, whitethroat, wren, woodpigeon, dunnock, starling, house sparrow, and greenfinch, all of which are considered likely to be breeding in habitats on, or bordering, the Site; and all of which were encountered in relatively small numbers.

6.2 The proposals will result in the total loss of arable environs, including cultivated cropland and arable margins, from the Site; however, the boundary hedgerows and adjacent plantation woodland, which form the primary habitat of value to breeding birds, will largely be retained and buffered. A section of the northwest of the Site, comprising tussock-forming neutral grassland, will also be lost. The woodland that borders the Site to the west will be retained.

6.3 The Site will include a range of habitat creation measures as part of the proposed green infrastructure (GI), which include a wide swathe of open greenspace, comprising grassland, mixed scrub planting, trees, and wetland across the northwest extent of the Site. Wide buffers of grassland and mixed scrub planting will be incorporated along the northern, northeastern, and western boundaries of the Site. The drainage proposals for the Site will include the creation of SuDS features within the GI on the northwestern extent of the Site.

6.4 The following section provides an assessment of the potential impacts of the proposals upon breeding bird assemblages within and in the vicinity of the Site. The evaluation has been informed by the most recent indicative layout.

Impact Assessment

6.5 The following potential impacts to the recorded bird populations and assemblage may result from the proposals:

- Direct loss/change of habitat, including habitat fragmentation
- Disturbance during construction and/or operation

Habitat Loss

6.6 New grassland and mixed scrub habitats within areas of proposed GI will be created with species-rich grassland seed mixes, and subject to appropriate management and maintenance prescriptions to ensure these habitats form a more beneficial structure to aid ground nesting species and to provide structurally and botanically diverse habitat to increase invertebrate prey items. The majority of hedgerow and woodland habitats are to be retained, with only some minor losses required to hedgerow H4 for access. This will result in minor losses of breeding habitat for the generalist assemblage recorded; however, these will not be significant due to the small-scale losses proposed.

6.7 The green infrastructure includes additional mixed scrub, tree and shrub planting with attenuation features, which will provide good habitat for the assemblage of common and widespread generalist, woodland edge and urban species recorded on the Site. Many of these species will also utilise garden habitats as they mature, which will provide further opportunities in the long-term.

6.8 The decrease in grassland habitat will have a negligible impact on the bird population utilising the Site, as it is largely of limited suitability as breeding habitat for the species recorded, being quite waterlogged in places and limited in extent, and does not provide significant foraging opportunities owing to its lack of mosaic and limited extent, and thus prey items. The creation of a wide swathe of new neutral, species rich grassland, with the addition of scattered mixed scrub and trees, and new community orchard, will benefit a range of generalist bird species recorded onsite and in the surrounding area, including starling *Sternus vulgaris*, stock dove *Columba oenas*, and jackdaw *Corvus monedula*.

Disturbance

6.9 Construction operations have the potential to disturb birds using the development area for breeding, roosting, and foraging. Operations likely to disturb breeding birds include noise and displacement during vegetation clearance, initial ground works and some construction activities. During the breeding season disturbance may lead to nest desertion or the avoidance of the area and reduce the suitability of retained nesting areas, such as the retained hedgerows or woodland edge.

Mitigation

Habitat Loss

6.10 To mitigate for the fragmentation of hedgerow H4 resulting from the proposed pedestrian access route, tree planting will be provided on either side of the gap to be created at the southern end of hedgerow H4. These trees will be allowed to grow into maturity to provide better arboreal connectivity above the proposed gaps, reducing the effects of fragmentation to be caused in the long-term.

Disturbance

6.11 To avoid disturbance to breeding birds, ground clearance works and vegetation will be undertaken prior to the bird-breeding season (March to August, inclusive). If this is not possible, the area will be checked prior to removal of vegetation or ground works by an experienced ecologist. If active nests are found, vegetation will be left untouched and suitably buffered from works until all birds have fledged. Specific advice will be provided prior to undertaking the clearance. This would be a statutory requirement due to the protection of all nesting birds and their nests under the Wildlife and Countryside Act, 1981. A suitably qualified ecologist would supervise this.

Compensation

Habitat Loss

6.12 To compensate for the fragmentation caused by the partial loss of hedgerow H4, new native species trees and structural planting will be incorporated around the northern edge of the Site to maintain connectivity. Further tree lines will be planted through the core of the Site, which will provide additional northeast to southwest connectivity across the Site. The location of the hedgerow along the northern edge of the Site provides an excellent opportunity to enhance connectivity, which will more than sufficiently mitigate for the minor fragmentation of H4 proposed.

Enhancements

6.13 Additional planting will be incorporated into the Site-wide GI, which would provide additional foraging and breeding habitat for a range of bird species. Priority will be given to the provision of native, fruit bearing species of local origin to provide an optimal foraging resource for a range of bird species including the thrush species recorded.

6.14 Attenuation features will be designed where possible to encourage a varied bed profile to allow marginal vegetation to establish where this does not affect the drainage capacity of the features, species mix includes common reed *Phragmites australis*. This will provide improved nesting opportunities for reed bunting and further encourage onsite breeding by this species.

6.15 Additional enhancements that could be integrated with the on-going management of the site include the erection of a mixture of nest box types. The following provides details of other suitable nest box types to be erected at suitable locations:

- A mixture of small hole (26mm and 32mm) boxes placed along the retained habitat around the proposed development area will provide nesting opportunities for blue tit *Cyanistes caeruleus* and great tit *Parus major*. These boxes generally have a high uptake rate;
- Small open fronted nest boxes again should be placed throughout the Site, especially on trees which support a climber such as ivy, which provides a degree of concealment for the nest. These boxes typically attract species such as robin *Erithacus rubecula* and blackbird *Turdus merula*
- Universal swift bricks for installation into built fabric of new dwellings, at a ratio of 1:1 (at least one per dwelling). These not only benefit swift *Apus apus* but may also be utilised by other urban birds such as starling and house sparrow. Site under eaves, facing open greenspace, at a height of at least 4-5m

6.16 Consideration should subsequently be given to the provision of nest boxes for other urban birds, including swallow and house martin.

7.0 CONCLUSION

7.1 The suite of breeding bird surveys identified a range of bird assemblages within and in the vicinity of the Site. The impacts on these were assessed against the proposals for the development.

7.2 Survey has demonstrated that the Site supports a range of common and widespread bird species typical of the habitats present onsite, including an assemblage of generalist and woodland edge species.

7.3 The proposals will result in the loss of cropland habitats, which has the potential to negatively impact part of the bird assemblage recorded, specifically those that feed on seeds. This habitat was rarely use by the remaining assemblage recorded and therefore the proposed loss of these habitats will have a negligible effect on these species.

7.4 The proposed partial loss of hedgerow H4 will lead to a minor reduction in the available of suitable habitat for the generalist/woodland edge assemblage recorded; however, this will be compensated through additional scrub and tree planting within proposed GI areas, and enhancement of existing hedgerows.

7.5 The proposed green infrastructure, including a mosaic of species-rich grassland and mixed native scrub planting will provide optimal habitats for the generalist and woodland edge assemblage recorded, resulting in positive effects on these species. These habitats will also provide suitable habitat for some farmland birds including linnet and potentially yellowhammer, where these habitats will border offsite farmland or open greenspace with mixed scrub and hedgerow.

7.6 Proposals have from been landscape and ecology led from an early stage in the process, ensuring that the scheme can be designed to mitigate for negative effects associated with the construction proposals and anticipated habitat losses.

7.7 Through this combination of intrinsic mitigation, targeted mitigation, compensation and enhancement detailed within this appendix report and EcIA, has demonstrated that the proposals will lead to at most short-term negative effects on breeding birds. However mid-to long-term, negligible to not significant effects are anticipated for breeding birds.

Annex 1: European Ornithological Atlas Committee (EOAC) Breeding Criteria

The criteria used in the assessment of breeding birds has been adapted from the standard criteria proposed by the European Ornithological Atlas Committee (EOAC 1979)[4] and are grouped into four categories:

Confirmed breeder

DD – distraction display or injury feigning

UN – used nest or eggshells found from this season

FL – recently fledged young or downy young

ON – adults entering or leaving nest-site in circumstances indicating occupied nest

FF – adult carrying faecal sac or food for young

NE – nest containing eggs

NY – nest with young seen or heard

Probable breeder

Evidence accumulated during the survey indicates that the bird species is breeding on site.

P – pair in suitable nesting habitat

T – permanent territory (defended over at least 2 survey occasions)

D – courtship and display

N – visiting probable nest site

A – agitated behaviour

I – brood patch of incubating bird (from bird in hand)

B – nest building or excavating nest-hole

Possible breeder

Evidence accumulated during the survey indicates that the bird species could be breeding on site, but the evidence is less conclusive than that obtained for probable breeders.

H – observed in suitable nesting habitat

S – singing male

Non-breeder

F – flying over

M – migrant

U – summering non-breeder

UH – observed in unsuitable nesting habitat

[4] EOAC (1979) *Categories of Breeding Bird Evidence*. European Ornithological Atlas Committee.

Annex 2: Breeding Bird Survey Results Summary

Table 1: Survey dates and conditions

Date	Cloud Cover (%)	Rain	Wind	Visibility
17.06.16	100	None	Light breeze	Good
06.06.19	60	None	Light breeze	Good
27.05.22	25	None	Light breeze	Very Good
13.06.25	10-20	None	Light breeze	Very Good

Table 2: Breeding Bird survey results

Species	Scientific Name	Survey 1 17.06.16	Survey 2 06.06.19	Survey 3 27.05.22	Survey 4 13.06.25	Conservation Status
Blackbird	*Turdus merula*	10	10	9	13	Green list
Blackcap	*Sylvia atricapilla*	2	4	10	3	Green List
Blue tit	*Parus caeruleus*	2 + 1 family	1	6	3	Green list
Buzzard	*Buteo buteo*	-	1	-	-	Green list
Carrion crow	*Corvus corone*	6	2	4	2	Green list
Chaffinch	*Fringilla coelebs*	6	1	4	-	Green list
Chiffchaff	*Phylloscopus sibilatrix*	3	3	7	5	Green list
Coal tit	*Periparus ater*	-	1	-	-	Green list
Collard Dove	*Streptopelia decaocto*	3	-	3	-	Green list
Dunnock	*Prunella modularis*	6	3	5	-	Amber list NERC S41
Feral pigeon	*Columba livia domestica*	-	5	-	-	Green list
Goldcrest	*Regulus*	-	-	-	1	Green list
Goldfinch	*Carduelis carduelis*	10	3	20	4	Green list
Great tit	*Parus major*	1	1	3	-	Green list
Great-spotted woodpecker	*Dendrocopos major*	-	-	3	1	Green list
Greenfinch	*Carduelis chloris*	4	-	2	4 + 1 family	Red list
Herring gull	*Larus argentatus*	4	-	(flyovers)	(flyovers)	Red list NERC S41
House martin	*Delichon urbicum*	4	3	4	-	Red list

Species	Scientific Name	Survey 1 17.06.16	Survey 2 06.06.19	Survey 3 27.05.22	Survey 4 13.06.25	Conservation Status
House sparrow	*Passer domesticus*	4 colonies	2 colonies	5 + 3 colonies	6	Red list NERC S41
Jackdaw	*Corvus monedula*	4	10	3	-	Green list
Jay	*Garrulus glandarius*	-	1	-	-	Green list
Lesser black-backed gull	*Larus fuscus*	5	-	(flyovers)	(flyovers)	Amber list
Lesser whitethroat	*Sylvia curruca*	-	1	-	-	Green list
Long-tailed tit	*Aegithalos caudatus*	-	-	2	-	Green list
Magpie	*Pica pica*	1	1	1	2	Green list
Peregrine	*Falco peregrinus*	-	2	-	-	Green list
Raven	*Corvus corax*	-	1	-	-	Green list
Robin	*Erithacus rubecula*	4 + 1 family	3	3	6	Green list
Song thrush	*Turdus philomelos*	2	2	1	1	Amber list NERC S41
Starling	*Sturnus vulgaris*	18	-	25	-	Red list NERC S41
Stock dove	*Columba oenas*	-	-	1	-	Amber list
Swallow	*Hirundo rustica*	-	1	2	-	Green list
Swift	*Apus apus*	1	-	-	-	Red list
Treecreeper	*Certhia familiaris*	-	-	1	-	Green list
Whitethroat	*Sylvia communis*	2	-	-	1	Amber list
Woodpigeon	*Columba palumbus*	14	8	8	8	Amber list
Wren	*Troglodytes troglodytes*	5	6	8	10	Amber list
Total Species		24	25	27	18	

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N

0 50 100 m

Confirmed Breeder
Possible Breeder
Probable Breeder
Non-breeder

Site Boundary

Fly Over Line

NERC Species of Principal Importance

Schedule 1 Species

BoCC Red List Species

- HG Herring Gull
- HS House Sparrow
- SG Starling
- GR Greenfinch
- HM House Martin
- SI Swift

BoCC Amber List Species

- D Dunnock
- LB Lesser Black-backed Gull
- ST Song Thrush
- WP Woodpigeon
- WR Wren

drawn date: 27/11/25

drwn/chkd: SG/PP

client: **Gladman Development**

project: **Storridge Road, Westbury**

title: **BREEDING BIRD SURVEY RESULTS PLAN 2016 - DISTRIBUTION OF NOTABLE SPECIES**

scale: 1:2,380 @ A3

number: **FIGURE 1**

rev: -

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N

0 50 100 m

Site Boundary 2025

BoCC Red List Species

HG Herring Gull

HS House Sparrow

SG Starling

BoCC Amber List Species

D Dunnock

LB Lesser Black-backed Gull

ST Song Thrush

NERC Species of Principal Importance

Fly over only

drawn date: 20/11/25

drwn/chkd: SG/PP

client: **Gladman Developments**

project: **Storridge Road, Westbury**

title: **BREEDING BIRD SURVEY RESULTS PLAN 2019 - DISTRIBUTION OF NOTABLE SPECIES**

scale: 1:2,352 @ A3

number: **FIGURE 2**

rev: -

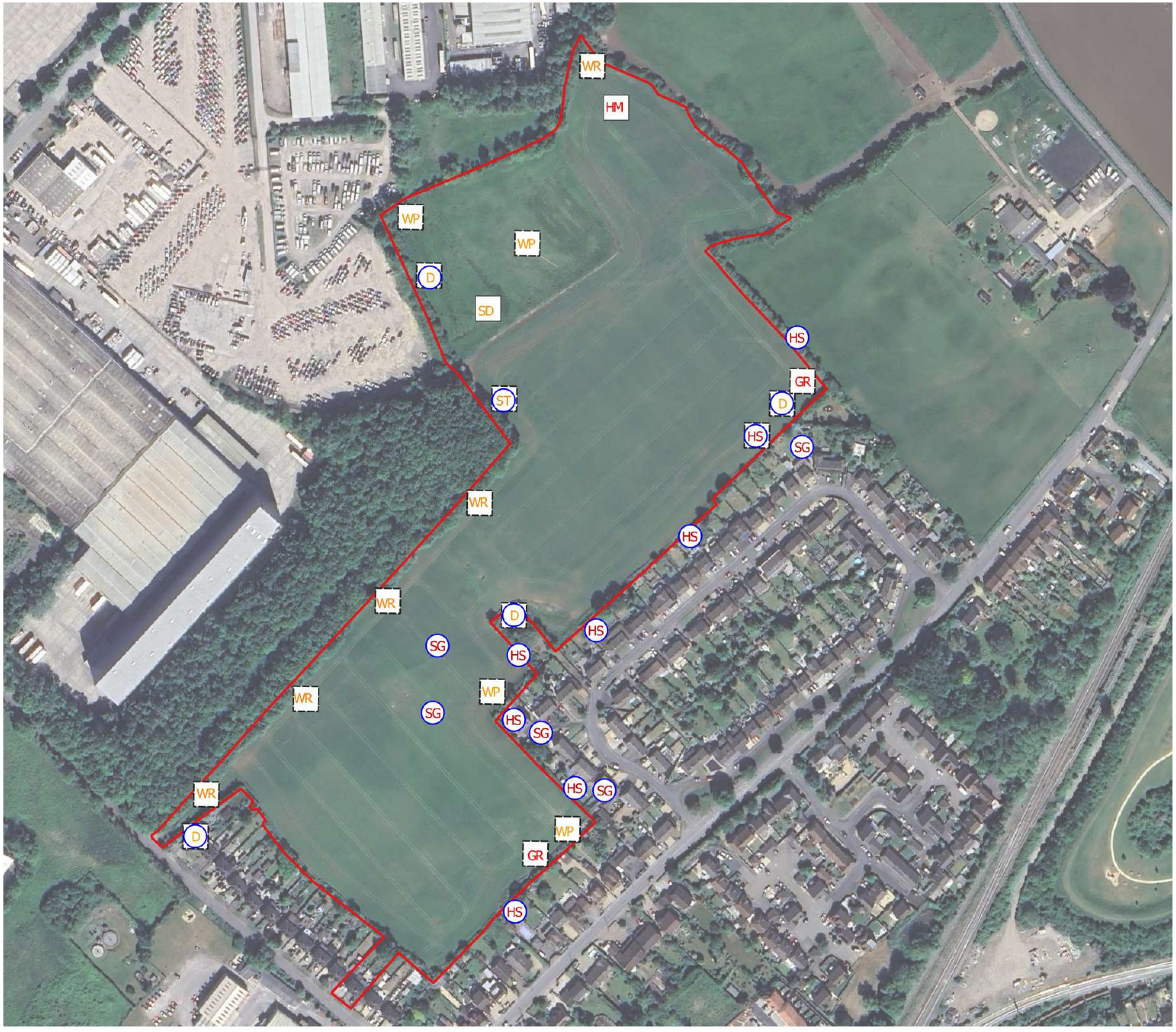
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N

0 75 150 m

Confirmed Breeder

Possible Breeder

Probable Breeder

Non-breeder

Site Boundary

NERC Species of Principal Importance

BoCC Red List Species

HS House Sparrow

SG Starling

GR Greenfinch

HM House Martin

BoCC Amber List Species

D Dunnock

SD Stock Dove

ST Song Thrush

WP Woodpigeon

WR Wren

drawn date: 27/11/25

drwn/chkd: SG/PP

client: **Gladman Developments**

project: **Storridge Road, Westbury**

title: **BREEDING BIRD SURVEY RESULTS PLAN 2022 - DISTRIBUTION OF NOTABLE SPECIES**

scale: 1:2,448 @ A3

number: **FIGURE 3**

rev: -

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N

0 75 150 m

Confirmed Breeder
Possible Breeder
Probable Breeder
Non-breeder
Site Boundary
Fly Over Line
NERC Species of Principal Importance

BoCC Red List Species

HG Herring Gull
HS House Sparrow
GR Greenfinch

BoCC Amber List Species

LB Lesser Black-backed Gull
WH Whitethroat
ST Song Thrush
WP Woodpigeon
WR Wren

drawn date: 27/11/25
drwn/chkd: SG/PP

client: **Gladman Development**

project: **Storridge Road, Westbury**

title: **BREEDING BIRD SURVEY RESULTS PLAN 2025 - DISTRIBUTION OF NOTABLE SPECIES**

scale: 1:2,506 @ A3

number: **FIGURE 4**

rev: -

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Appendix F: Reptile Survey Report

Client

Gladman Developments Ltd.

Project

Land at Storridge Road, Westbury

Date

December 2025

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7.0 CONCLUSION 10

FIGURES

Figure 1: Reptile Survey Plan 2016

Figure 2: Reptile Survey Plan 2022

Rev	Issue Status	Prepared/Date	Approved/Date
-	Final	PJP/ 25.11.2025	MEL / 03.12.25

1.0 INTRODUCTION

1.1 The following Reptile Report has been prepared by FPCR Environment and Design Ltd. on behalf of Gladman Developments Ltd., to support an outline planning application for the redevelopment of land at Storridge Road, Westbury (Central OS Grid Ref: ST 861525) herein referred to as 'the Site'.

1.2 FPCR have historically been involved with ecological survey on the Site between 2016 and present. Past survey information is drawn upon for baseline assessment of Site value to reptiles.

1.3 This Reptile Report supports an Ecological Impact Assessment (EcIA) prepared for the outline planning application. The EcIA contains broader ecological information and assessment for the Site, the Site context and proposals, and therefore, this report should be read in conjunction with it.

Site Context

1.4 The 9.92ha site comprises a single arable field. Residential back gardens and scattered scrub form the southern and eastern boundaries. The western boundary is formed by native hedgerow and deciduous plantation woodland that provide a screen between the application Site and West Wilts Trading Estate. The northern boundary is formed by a native species hedgerow, with further farmland to the north, for which a planning application for 145 dwellings (ref: PL/2021/03749 is pending.

Site Proposals

1.5 An outline planning application for the demolition of number 5 and 6 Storridge Road and the erection of up to 165 dwellings with public open space, landscaping, sustainable drainage system and vehicular access point from Storridge Road. All matters reserved except for means of access.

Report Aims and Objectives

1.6 The report has been prepared to achieve the following objectives:

- Summarise the survey and assessment methodologies employed to assess the importance of the Site for reptile species,
- Provide the desk study records of reptiles within a 1km radius of the Site,
- Provide the results of reptile surveys undertaken,
- Assess the likelihood of reptiles being present onsite and/or a population size estimate; and,
- Provide recommendations for avoidance, mitigation, compensation and/or enhancement to mitigate impacts of the proposals on reptiles

2.0 LEGISLATION

2.1 All widespread reptile species, including slow-worm *Anguis fragilis*, adder *Vipera berus*, common lizard *Zootoca vivipara* and grass snake *Natrix helvetica* are partially protected under Sections 9(1) and 9(5) of Schedule 5 of the Wildlife and Countryside Act 1981 (as amended). This legislation protects these animals from:

- Intentional killing and injury;
- selling, offering for sale, possessing, or transporting for the purpose of sale or publishing advertisements to buy or sell a protected species.

2.2 The impact that this legislation has on the Planning system is outlined in ODPM 06/2005 Government Circular: Biodiversity and Geological Conservation – Statutory Obligations and their Impact within the Planning System, this states:

'The presence of a protected species is a material consideration when a planning authority is considering a development proposal that, if carried out, would be likely to result in harm to the species or its habitat. Local authorities should consult English Nature [now Natural England] before granting planning permission. They should consider attaching appropriate planning conditions or entering into planning obligations under which the developer would take steps to secure the long-term protection of the species. They should also advise developers that they must comply with any statutory species' protection provisions affecting the site concerned.'

2.3 This partial protection does not directly protect the habitat of these reptile species. Where these animals are present on land that is to be affected by development, the implications of legislation are that providing that killing can reasonably be avoided then an operation is legal. Guidance provided by Natural England and the Amphibian and Reptile Groups of the UK recommends that this should be achieved by ensuring that:

- the animals are protected from injury or killing;
- mitigation is provided to maintain the conservation status of the species; and
- population monitoring is carried out subsequent to operations.

2.4 Reptiles native to the UK are also classified as a species of principal importance under the Natural Environment and Rural Communities Act 2006 (NERC).

3.0 METHODOLOGY

Desk Study

3.1 To compile existing baseline information, relevant ecological information was requested from both statutory and non-statutory nature conservation organisations including:

- Wiltshire & Swindon Biological Records Centre (WSBRC)
- Multi Agency Geographic Information for the Countryside (MAGIC - https://magic.defra.gov.uk/MagicMap.html)

3.2 Further inspection of colour 1:25,000 OS base maps (www.ordnancesurvey.co.uk) and aerial photographs from Google Earth (www.maps.google.co.uk) was also undertaken in order to provide additional context and identify any features of potential importance for nature conservation in the wider countryside.

Reptile Presence/Likely Absence Surveys

3.3 Artificial refugia (0.5m^2 sections of roofing felt) were placed throughout the survey area at a density of 10 refugia per hectare of suitable reptile habitat in both 2016 and 2022. These habitats included the wet, neutral grassland, hedgerow bases, and arable field margins. Refugia locations are shown in *Figures 1 and 2*.

3.4 Refugia were left to bed in for a minimum of 1-2 weeks. Then seven survey visits were undertaken by experienced FPCR ecologists between July and August 2016, and September and October 2022, following current guidelines[1,2] and in suitable weather conditions for reptile activity (Table 1). These include air temperatures between 9-19°C in the absence of strong winds and heavy rain.

3.5 Each survey visit included the following:

- Checking all refugia within the survey area at least once.
- Approaching refugia carefully from downwind and without casting a shadow so as not to disturb basking animals.
- Lifting and replacing refugia with care to check for the presence of reptiles underneath.
- Checking other suitable basking areas and resting places within the survey area, such as log piles.

Table 1: Reptile Survey Dates and Weather Conditions

Date	Time	Weather Conditions
2016		
07th Jul '16	09:45	Overcast, light breeze, 17ºC
27th Jul '16	09:30	Partial cloud cover, light breeze, rain earlier in day 17ºC
29th Jul '16	09:20	Overcast, light breeze, 17 ºC
05th Aug '16	07:30	Sunny and clear, 14ºC

[1] Gent, T. & Gibson, S. (eds.) (2003) *Herpetofauna Workers' Manual*. JNCC, Peterborough.

[2] Froglife (2016) *Surveying for reptiles: Tips, techniques and skills to help you survey for reptiles.* Froglife, Peterborough.

Date	Time	Weather Conditions
09th Aug '16	07:15	Sunny and clear, 14°C
22nd Aug '16	08:30	Sunny, partial cloud, light breeze, 17°C
24th Aug '16	07:00	Sunny and clear, 16°C
2022		
06th Sept '22	14:15	Sunny, partial cloud (30-40%), light breeze, rain earlier in day, 19°C
14th Sept '22	10:50	Overcast, light breeze, rain earlier in day, 15°C
16th Sept '22	09:50	Sunny, bright, & clear, no cloud (0-10%), no wind or rain, 12°C
21st Sept '22	18:00	Sunny, bright, & clear, moderate cloud (50-60%), gentle breeze, no rain, 18°C
26th Sept '22	13:05	Bright and sunny, overcast (80-90%), light breeze, rain earlier in day, 14°C
30th Sept '22	12:00	Bright, overcast (60-70%), light breeze, no rain, 13°C
03rd Oct '22	14:30	Overcast, (90-100%), gentle breeze, no rain, 17°C

Population Assessment

3.6 The reptile population was assessed in accordance with the Key Reptile Site Register criteria[3]. This system classifies populations of individual reptile species into three population categories according to importance (*Table 2*). These categories are based on the peak number of adults observed during individual surveys.

Table 2: Key Reptile Site Survey Assessment Categories (HGBI 1998)

Species	Low Population – Score 1 (No. of individuals)	Good Population – Score 2 (No. of individuals)	Exceptional Population – Score 3 (No. of individuals)
Adder	<5	5 - 10	>10
Common lizard	<5	5 - 20	>20
Grass snake	<5	5 - 10	>10
Slow worm	<5	5 - 20	>20

3.7 To qualify for the Key Reptile Site Register, the site in question must meet at least one of the following criteria:

- Supports three or more species
- Supports two snake species
- Supports an exceptional population of one species (see *Table 2*)
- Supports an assemblage of species scoring at least 4 (see *Table 2*)
- Does not satisfy the above four points but is of particular regional importance due to local rarity (for example e.g. adders are very rare in the East Midlands of England, therefore even 'low' populations should be designated as Key Sites).

[3] Froglife (1999) *Reptile survey: an introduction to planning, conducting and interpreting surveys for snake and lizard conservation*. Advice Sheet 10. Froglife, Peterborough.

Limitations

3.8 The pervasive high temperatures during the summer of 2022 precluded reptile surveys being conducted during the summer season, requiring that all presence/likely absence surveys be undertaken during September and early October.

3.9 Archaeological survey and traditional field management in September 2022 caused damage and/or loss of reptile refugia, due to ground excavation and mowing of field margins. An additional site visit was conducted in mid-September to replace the lost refugia and surveys were resumed.

4.0 RESULTS

Desktop Study

4.1 Consultation with WSBRC identified several reptile records within 1km of the Site. This included recent records of slow worm and common lizard, and a historic record of grass snake, from the immediate surrounding area (within 200m).

4.2 Desk study records of reptiles are summarised in *Table 3*, with details of other desk study records provided in the accompanying EcIA report.

Table 3: Summary of Desktop Study Reptile Records.

Species	Relevant Legislation	Date	Description
Common Lizard *Zootoca vivipara*	WCA5, NERC S41	2009 – 2010	Multiple records, nearest located 191m E. (dated 2010)
Slow Worm *Anguis fragilis*	WCA5, NERC S41	1998 – 2010	Multiple records, nearest located 191m E. (dated 2010)
Adder *Vipera berus*	WCA5, NERC S41	2010	Single record, located 469m SE.
Grass Snake *Natrix helvetica*	WCA5, NERC S41	1999 – 2010	Multiple records, nearest located 191m E. (dated 1999)

Habitat Suitability Assessment

4.3 The small extent of grassland in the northwest of the Site supported a tussocky sward, which provides optimal suitability for reptile species. The intensively managed arable habitats, which dominated the remainder of the Site offer very limited suitability for reptiles, though the associated field margins, that comprised narrow strips of rough, tall ruderal dominated grassland adjacent to hedgerows and woodland edge do, however, offer a degree of suitability as commuting habitat for reptile species.

Field Surveys

4.4 Locations of reptile refugia are provided in *Figures 1 and 2*, while the results of reptile surveys are summarised in *Table 4*.

4.5 Reptile presence/absence surveys undertaken at the Site have identified the presence of one species of UK native reptile, comprising a low population of grass snake. A single juvenile individual was recorded in July 2016. None were recorded during subsequent update surveys undertaken during autumn 2022.

4.6 In accordance with *Table 2* and associated Key Reptile Sites criteria, the surveys have concluded that this Site does not qualify as a Key Reptile Site.

4.7 *Figures 1 and 2* show that the sole reptile sighting, from 2016, occurred within the arable field margin along the northern boundary. No reptiles were recorded within the neutral grassland compartment, nor within hedgerow bases or arable margins bordering the eastern, southern, or western edges of the Site.

4.8 Habitat composition and management on Site have remained consistent between years surveyed and remains comparable in 2025. The use of the Site by low numbers of reptiles is anticipated to have also remained consistent on this basis and no further surveys were considered necessary in 2025.

Table 4: Summary of Reptile Survey Results

Date	Survey Results	Peak Count (Adults)	Other Species Recorded
2016			
07th Jul	Juvenile grass snake	Grass snake: 0	None
27th Jul	No reptiles found	N/A	None
29th Jul	No reptiles found	N/A	None
05th Aug	No reptiles found	N/A	None
09th Aug	No reptiles found	N/A	None
22nd Aug	No reptiles found	N/A	None
24th Aug	No reptiles found	N/A	None
2022			
06th Sept	No reptiles found	N/A	None
14th Sept	No reptiles found	N/A	None
16th Sept	No reptiles found	N/A	None
21st Sept	No reptiles found	N/A	None
26th Sept	No reptiles found	N/A	None
30th Sept	No reptiles found	N/A	None
03rd Oct	No reptiles found	N/A	None

5.0 DISCUSSION

5.1 The proposals will result in the total loss of arable environs from the Site; however, hedgerows will largely be retained, aside from short sections for pedestrian access. The northwestern neutral grassland field compartment will also be lost but will accommodate a new, extensive area of greenspace.

5.2 The Site will include a range of habitat creation measures as part of the proposed green infrastructure, which include a wide swathe of open greenspace, comprising grassland, mixed scrub planting, trees, and wetland. Wide buffers of grassland and mixed scrub planting will be incorporated along the northern, northeastern, and western boundaries of the Site. The drainage proposals for the Site will include the creation of SuDS features along the northwestern boundary of the Site.

5.3 The following section provides an assessment of the potential impacts of the proposals upon reptiles.

Impact Assessment

5.4 Surveys have identified that the Site supports a a low population of grass snake. When assessed against the criteria in *Table 2*, the populations identified onsite fall short of the threshold for a Key Reptile Site.

5.5 Site proposals will result in the loss a portion of the tussock some tussock forming wet, neutral grassland in the northwest of the Site along with the arable field margins, including those along the northern boundary, where a single grass snake was recorded. Habitat composition and management have remained comparable onsite since the most recent surveys in 2022. It is reasonable that the reptile population onsite has also remained consistent and further update surveys were scoped out on this basis.

5.6 In the absence of mitigation, Site clearance works have the potential to result in the killing or injury of reptiles which, because of the protection afforded to them, will need to be avoided. The loss of the arable field interiors, however, are considered extremely unlikely to impact reptile populations, given the limited suitability of cultivated, intensively managed land, that offers little value to this species group.

5.7 To ensure the development is completed in accordance with the requirements of the Wildlife & Countryside Act 1981 (as amended) and the requirements of the NERC Act (2006), appropriate mitigation measures will be adopted as outlined in the following section.

Mitigation

Passive Displacement

5.8 As the proposals will for the most part result in habitats that are unsuitable for reptiles (arable field interiors), with only small losses of neutral grassland and arable field margins, a passive displacement exercise is considered appropriate and proportionate mitigation. The areas of grassland to be lost will be replaced with new species rich grassland, mixed native species scrub, and a SuDS feature that will be designed in part for their biodiversity value. This will provide optimal habitat for grass snake and therefore further compensatory habitat is not required.

5.9 Furthermore, the proposals also include the creation of additional areas of grassland along the western, northern and northeastern boundaries, which will buffer the existing linear habitat from the development footprint.

5.10 Following completion of the proposals, and establishment of the new habitat that comprises the proposed green infrastructure (GI), the favourable conservation status of grass snake will be maintained.

5.11 While the proposed habitats establish there may be a short-term negative effect, however this is not considered to be significant as the SuDS features will be delivered immediately onsite and will quickly establish to provide good quality habitat for reptiles.

5.12 In order to avoid breaching legislation protecting reptile species, a passive displacement exercise will be undertaken during the clearance of areas of grassland and arable field margins. These habitats are well connected to the grassland fields immediately to the north, which will be retained and protected to allow reptiles to find refuge during construction.

5.13 The passive displacement exercise will include the following measures to minimise the risk of harm to any undetected reptiles:

- Clearance should be carried out in two stages: initially cutting vegetation to approximately 15 cm height, followed by a 24–48 hour pause before completing clearance to ground level. This allows any reptiles present to move away voluntarily.
- Works should be scheduled during the reptile active season, ideally in mid-summer (July–August), when reptiles are most mobile and able to relocate safely.
- Vegetation should be cleared directionally, moving towards retained or enhanced habitat areas to encourage natural dispersal.
- An ecologist will be available on-call during clearance to provide guidance if reptiles are encountered.

Enhancements

5.14 The proposals include significant areas of habitat creation and enhancement that will improve the Site for this species group, where they seek to colonise the Site.

5.15 New grassland across the northern and western part of the Site will comprise a species-rich meadow, created through the sowing of a native species-rich grassland seed mix, or appropriate green hay, and will be subjected to a sympathetic management regime. The seed mix will comprise several tussock-forming grass species that will provide extensive areas of optimal foraging habitats for invertebrates, providing a good source of food for reptiles, especially slow-worms and common lizards, and for small mammals, providing a food source for grass snakes.

5.16 Log piles will be generated as part of hedgerow management and will be installed around grassland habitats to provide hibernation habitat for reptiles.

6.0 CONCLUSION

6.1 The survey has demonstrated that the Site supports a low grass snake population.

6.2 The proposals will result in the loss of grassland and arable margin habitats, which has the potential to negatively impact reptile populations and to breach legislation protecting this species group.

6.3 Precautionary working measures will be adopted to avoid harm to reptiles and will comprise a passive displacement exercise; whereby removal of suitable habitat for reptiles will be completed during the active season, in two stages, and directionally, to allow reptiles to move clear of their own volition into retained habitat.

6.4 Site-wide green infrastructure proposals include generous habitat creation and enhancement measures, comprising species-rich grasslands, community orchard, wetland features and mixed scrub habitat. This mosaic of habitats proposed will provide optimal breeding, foraging and shelter habitat for reptiles.

6.5 The proposals will therefore in a positive impact on local reptile populations.

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0 50 100 m

Site Boundary

Reptile Survey Data 2016

Reptile Sighting
- Grass snake

Tin Location

date
27/11/25

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PJP / MEL

client
Gladman Developments Ltd.

project
Land at Storridge Road, Westbury

title
REPTILE SURVEY PLAN - 2016

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FIGURE 1

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Site Boundary

Reptile Survey Data 2022

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client
Gladman Developments Ltd.

project
Land at Storridge Road, Westbury

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Appendix G – Biodiversity Net Gain Report

Client

Gladman Developments Ltd.

Project

Land at Storridge Road, Westbury

Date

May 2026

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Rev	Issue Status	Prepared/Date	Approved/Date
-	Draft	JGW /20.11.25	
	Issue (draft)	PE / 03.12.25	JGW / 04.12.25
A	Issue	PJP / 27.04.26	MEL / 19.05.26

1.0 NON-TECHNICAL SUMMARY

Report Scope and Methodology
FPCR were commissioned by Gladman Developments Ltd. to undertake a Biodiversity Net Gain (BNG) assessment at Storridge Road, Westbury to provide a baseline biodiversity score for the Site and compare this to proposals. Site proposals comprise the erection of up to 165 dwellings with public open space, landscaping, sustainable drainage system and vehicular access point from Storridge Road. This assessment has been informed by a survey of the habitats present onsite, including condition assessments, undertaken on 14th May 2025.
Baseline
The Site is dominated by cropland but also includes several areas of rough grassland in poor condition. The largest area of grassland contains several species indicative of marshy neutral grassland. Hedgerows form the site boundary to the northeast of the site. In the southwest the boundary hedgerows become patchier and to the northwest the site is bounded by an area of broadleaved woodland.
Proposals
The proposals for the Site include up to 165 new dwellings with associated access and gardens. Green infrastructure proposals include new areas of other neutral (wildflower) grassland meadow, mixed native species scrub and structural planting, sustainable drainage and accompanying wetland, and new native species urban tree planting scattered throughout. Two hedgerows to be considered lost by the proposals as they will be within residential curtilages, and compensatory planting will be provided by the provision of a new species-rich native hedgerow targeting moderate condition, as well as enhancement of existing hedgerow condition.
Conclusion
The proposals will result in a 16.95% gain in habitat units and a 11.95% gain in hedgerow units. This assessment has therefore demonstrated that the proposals can deliver an onsite gain that is compliant with national policy requirements.

2.0 INTRODUCTION

2.1 The following Biodiversity Net Gain (BNG) Report has been prepared by FPCR Environment and Design Ltd., on behalf of Gladman Developments Ltd. to support an outline planning application for the development of Land at Storridge Road, Westbury (Central OS Grid Ref ST 861525) herein referred to as 'the Site'.

2.2 This report accompanies an Ecological Impact Assessment (EcIA) for the Site which has been undertaken to inform the development proposals and to provide recommendations for mitigation and enhancement. This report should therefore be read in conjunction with this accompanying EcIA report (FPCR, November 2025).

Site Context

2.3 The 9.89ha site comprises a single arable field. Residential back gardens and scattered scrub form the southern and eastern boundaries. The western boundary is formed by native hedgerow and deciduous plantation woodland that provide a screen between the application Site and West Wilts Trading Estate. The northern boundary is formed by a native species hedgerow, with further farmland to the north, for which a planning application for 145 dwellings (approved planning ref: PL/2021/03749).

Site Proposals

2.4 An outline planning application for the demolition of number 5 and 6 Storridge Road and the erection of up to 165 dwellings with public open space, landscaping, sustainable drainage system and vehicular access point from Storridge Road. All matters reserved except for means of access.

Report Scope and Objectives

2.5 This Biodiversity Net Gain Report is based on the Chartered Institute of Ecology and Environmental Management (CIEEM) guidance. The scope and objectives of this report are to:

- Summarise the results of the baseline UKHab Survey undertaken on the Site and to present the results of habitat condition assessment surveys following the Defra Statutory Biodiversity Metric Technical Guidance.
- Provide an overview of the proposed habitats following completion of the scheme.
- Present the results of the Statutory Biodiversity Metric assessment completed for the proposals.
- Demonstrate the capacity for the proposals to demonstrate a net gain in biodiversity through the Statutory biodiversity Metric.
- Provide recommendations for the proposals to maximise their biodiversity potential.

3.0 LEGISLATION AND POLICY

The Environment Act 2021

3.1 In England, biodiversity net gain is required under statutory frameworks introduced by Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021). Under this framework, the majority of planning permission grants will be deemed to have been granted subject to a general biodiversity gain condition. This will require an objective for developments to deliver at least a 10% increase in biodiversity value relative to the pre-development biodiversity value of all on-site habitats.

3.2 This is a pre-commencement condition requiring the provision of a Biodiversity Gain Plan to be submitted and approved before works can be commenced, but after planning permission has been granted.

3.3 In principle, the grant of planning permission is not within the scope of BNG, however it is important to consider as part of the consenting body's decision-making process how a scheme will be able to demonstrate BNG after permission is granted. Therefore, this biodiversity net gain report presents the results of a Biodiversity Net Gain assessment that has been completed in order to demonstrate how the proposals can be compliant with the requirements of the Environment Act.

Biodiversity Net Gain Hierarchy

3.4 The statutory framework allows for the 10% biodiversity gain to be delivered through on-site biodiversity gains, registered off-site biodiversity gains or statutory biodiversity credits. However, as set out in Articles 37A and 37D of the Town and Country Planning (Development Management Procedure) (England) Order 2015, development must consider the biodiversity net gain hierarchy when designing scheme proposals. This sets out hierarchy of actions as follows:

a) First, for all medium, high and very high distinctiveness habitats, the avoidance of any adverse effects.

b) Where these can't be avoided, mitigating any adverse effects on medium, high and very high distinctiveness habitats.

c) Then, for all on-site habitats (including low distinctiveness), adverse effects should be compensated by in accordance with the following hierarchy:

- Prioritising the enhancement of existing habitats; then
- Creation of on-site habitats;
- Allocation of registered off-site unit gains; then
- Purchase of biodiversity credits

3.5 Proposals must demonstrate how the biodiversity hierarchy has been applied to or provide the reasons for any deviation. This biodiversity net gain hierarchy is distinct from the mitigation hierarchy set out by CIEEM, which is addressed in the accompanying Ecological Impact Assessment (FPCR, November 2025) where relevant.

National Planning Policy Framework

3.6 The National Planning Policy Framework (NPPF) 2024 seeks to ensure that the planning system contributes to and enhances the natural and local environment, protect and enhance biodiversity and geodiversity by:

"187. d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures and incorporating features which support priority or threatened species such as swifts, bats and hedgehogs;

193. when determining planning applications, local planning authorities should apply the following principles: …

193. d) development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate."

Mandatory Biodiversity Net Gain Minimum Reporting Requirements

3.7 The Government's BNG Planning Practice Guidance (PPG)[1] sets out the minimum requirements of any planning application subject to mandatory BNG to present as part of any submission in order to validate the application. For ease of reference, the minimum information required has been set out in Table 1 below.

3.8 Additional detail and information appropriate to the application is provided within this report in order to assist Wiltshire Council in their decision-making process and to provide confidence that the scheme will be able to demonstrate a mandatory BNG through the provision of a Biodiversity Gain Plan following receipt of planning permission, in accordance with the PPG.

Table 1: Checklist of Minimum BNG Reporting Requirements for Planning Application Validation

Minimum Requirements in BNG PPG	Statement of Relevance to Site
Confirmation that the Site is believed to be subject to the mandatory BNG condition.	The Site does not meet any of the exemption criteria and so it is understood that the site will be subject to the mandatory BNG condition.
The pre-development biodiversity value of the Site, either on the data of application or an earlier proposed date (as appropriate).	The accompanying Statutory Metric completed for the scheme provides the pre-development biodiversity value of the Site. The values are also presented within this report.

[1] Gov.uk (2024), Biodiversity Net Gain. Available at: Biodiversity net gain - GOV.UK

Where an earlier date is proposed, provide the reasons for proposing that date.	The 'relevant date' is proposed to be the latest date that a Site survey was completed during which observations were made to check if any significant changes in habitats had occurred. For the Site, this will be 14th May 2025. This is considered to be an appropriate date as it is within the date that ecological data is considered valid (two years, as recommended by CIEEM).
The completed metric calculation showing the calculations of the pre-development biodiversity value of the on-site habitat on the data of application (or proposed earlier date) including the publication date of the biodiversity metric used.	The Statutory Biodiversity Metric, published in July 2025 (v. 1.0.4), was used to calculate the pre-development value of the Site. The completed metric has been provided alongside this BNG report.
A statement whether activities have been carried out prior to the date of application (or proposed date), that result in loss of on-site biodiversity value (degradation).	This statement confirms that FPCR and Gladman Developments Ltd. not aware of any habitat degradation on-site.
A description of any irreplaceable habitat (as set out in column 1 of the Schedule to the Biodiversity gain Requirements (Irreplaceable Habitat) Regulations 2024) on the Site, that exists on the date of application (or an earlier proposed date)	This statement confirms that no irreplaceable habitat has been identified on-site.
Plan(s), drawn to an identified scale and showing the direction of North, showing on-site habitat existing on the date of application (or earlier proposed date) including any irreplaceable habitat (if applicable).	Figure 1 shows the baseline habitats present on-site on the proposed relevant date (14th May 2025). This includes the minimum requirement to show an identified scale and north arrow.

4.0 METHODOLOGY

Baseline Habitat Assessment

4.1 A baseline habitat survey was completed following the UK Habitat Classification System and the Statutory Biodiversity Metric Condition Assessment Criteria. This involved a systematic walkover of the Site to map all habitats present for the purposes of completing the Statutory Biodiversity metric Calculation Tool and their current condition.

4.2 A habitat survey was conducted on 14th May 2025. Survey methods broadly followed the UK Habitat Classification System[2] (UKHab) to map habitats present onsite. This involved a systematic walk over of the Site to classify the broad habitat types which were mapped in the field.

4.3 Habitat condition assessment surveys were completed on 14th May 2025 in accordance with the Statutory Biodiversity Metric Habitat Condition Assessments. The summary results of the habitat condition assessment survey results are presented in this report.

Biodiversity Net Gain Calculation

4.4 Defra's Statutory Biodiversity Metric calculation tool was used to inform this BNG Report. It is an MS Excel spreadsheet that is used to quantify the predicted net-change in biodiversity value ("biodiversity units") of a proposed development site before and after development. It treats the area-based habitats and linear features such as hedgerows and lines of trees separately, and is based on pre-determined values, along with published written guidance set by a Natural England-led team of experts.

4.5 The development Site was surveyed and mapped, as described above. The survey results were digitised using QGIS, with the existing habitats identified and areas automatically generated.

4.6 On-Site post-development habitats were determined from the latest Development Framework Plan by CSA Environmental (drawing ref: CSA/2974/119, rev B December 2025), with proposed habitats mapped and digitised using QGIS to generate areas for each of the habitats proposed for enhancement.

4.7 These pre- and post-enhancement habitat areas were then inputted into the Statutory Biodiversity Metric Calculation tool. The metric automatically assigns habitat distinctiveness score for each of the baseline and proposed habitats.

4.8 The metric then assigns a range of pre-assigned factors to each of the proposed habitats. These have been advised by subject knowledge experts and are universal multipliers generated by the metric itself for the following variables relevant to habitat creation, enhancement or restoration proposals:

- difficultly of creating or restoring/enhancing a habitat: This pre-assigned score is based on how difficult a particular habitat type is to create or restore/enhance
- temporal risk: this is the 'time to target condition' for any particular habitat and determines how long a particular habitat type is likely to take to reach the condition score that the desired condition score assigned to it.

[2] Butcher, B., Edmonds, B., Norton, L., & Treweek, J. (n.d.). The UK Habitats Classification System V2. UKHab. Available at: https://ukhab.org/

- spatial risk: this score is based on the distance between the site of habitat loss and any habitats creation or enhancement proposals at any off-site offsetting solutions.

4.9 The strategic significance multiplier within the metric has been informed by a desk study review. Full details of the desktop study undertaken are provide in the accompanying Ecological Impact Assessment.

4.10 Full details of the calculation methodology are provided in The Statutory Biodiversity Metric User Guide.

Limitations

4.11 There were no limitations that impact the biodiversity net gain assessment.

5.0 RESULTS

Strategic Significance

5.1 A Local Nature Recovery Strategy has been produced for Wiltshire. The site is not identified for any policies therefore the site has been assigned a low strategic significance.

Biodiversity Units

Habitats

5.2 A summary description and baseline conditions of the baseline habitats is provided in Table 2 below and an illustration is provided in *Figure 3*.

5.3 Full survey results, baseline condition assessment scores and baseline unit scores are provided in *Annex 1*.

Table 2: Baseline Habitats Summary

Ref	Habitat	Condition	Distinctiveness	Description
F1	Modified grassland	Poor	Low	An access track with variable habitat types, best described as modified grassland. Species poor.
F2	Other neutral grassland	Poor	Medium	A small area of seldom managed neutral grassland, largely made up of false oat grass. A range of sward heights and patches of bare ground but species poor with areas of species indicative of sub-optimal condition.
F3	Other neutral grassland	Poor	Medium	A larger area of marshy grassland. The habitat somewhat resembles g3c8 but with low coverage of rushes. Average species count approaching but below 10 per square metre at time of survey. The sward largely long but with some areas of bare ground.
F4	Cereal crops	Condition Assessment N/A	Low	A large field of cereal crops.
G1	Vegetated Gardens	Condition Assessment N/A	Low	Vegetated gardens around two houses.
U1	Developed land; sealed surface	N/A - Other	V. Low	Two houses along Storridge Road.

Hedgerows

5.4 A total of ten hedgerows are present onsite. All hedgerows are native hedgerows without trees except for one species-rich native hedgerow (H2), and one native hedgerow with trees (H3). There is also one non-native ornamental hedgerow (H6). Altogether, hedgerows deliver 7.42 hedgerow units.

5.5 All native and species-rich native hedgerows support >80% of native species and qualify as priority habitat, but none of them meet the definition of an important hedgerow: native hedgerows are frequently gappy and hedgerows H2 and H3 support only an average of <6 species per m^2. Furthermore, hedgerow H6 comprises less than 80% native species, and it is consequently not a priority habitat. Table 3 provides a summary description of each hedgerow and an assessment of their importance and priority habitat status.

Table 3: Baseline Hedgerow Summary

Ref	Hedgerow Type	Condition	Distinctiveness	Description
H1	Native hedgerow	Good	Low	Hedgerow contains elder, blackthorn, spindle, hazel and undesirable perennial vegetation.
H2	Species-rich native hedgerow with trees	Good	High	Hedgerow contains blackthorn, dog rose, field maple, elder, elm, hawthorn, dogwood, bramble, aspen, and cherry. Most trees are healthy however this hedgerow lacks more than one tree age-class and a verge.
H3	Native hedgerow with trees	Moderate	Medium	Hedgerow contains ash, elm, hawthorn, field maple, elder, and blackthorn, shows a large hedge base gap, a ditch, and undesirable perennial vegetation. Elm tree does not appear healthy.
H4	Native hedgerow	Moderate	Low	Hedgerow contains elm, elder, and hawthorn, is below 1.5m in height and width, is gappy, and contains undesirable perennial vegetation. Elm devastated in centre of hedge.
H5	Native hedgerow	Moderate	Low	Hedgerow contains hawthorn, dog rose, field maple, blackthorn, dogwood, and elm, shows a large hedge base gap, lacks a verge, and contains undesirable perennial vegetation.
H6	Non-native and ornamental hedgerow	Poor	Very Low	Ornamental hedge containing Leyland cypress and Snowberry.
H7	Native hedgerow	Good	Low	Hedgerow contains Hawthorn and elder and contains undesirable perennial vegetation.
H7a	Native hedgerow	Moderate	Low	Hedgerow dominated by bramble, with garden privet, hawthorn, dog rose, and one small ash tree also present. Hedgerow is below 1.5m in width, is gappy, and contains undesirable perennial vegetation.
H8	Native hedgerow	Moderate	Low	Hedgerow contains hawthorn and elder, is gappy, and a neophyte species is present – snowberry. Hedgerow also appears shorter than when previously assessed.
H10	Native hedgerow	Good	Low	Hedgerow contains elder, hawthorn, and dog rose, shows a large hedge base gap, and contains undesirable perennial vegetation.

6.0 PROPOSALS

6.1 Proposed habitats are shown on *Figure 5*, while proposed habitat retention, enhancement and creation is shown on *Figure 4*. The proposals are summarised below, with broad creation, enhancement and management methods outlined in Tables 4-5, as subject to detailed design.

6.2 At this outline design stage, planting plans and detailed habitat creation and ongoing management measures have not yet been fixed. Therefore, several assumptions regarding proposed habitat types and condition have been made during this assessment. Individual habitat type and condition targets are outlined within this section and have been informed by Development Framework Plan, CSA Environmental (drawing ref: CSA/2974/119, rev B December 2025), and ecological professional judgement.

Habitats

Habitat Retention and Enhancement

6.3 No area habitats are due to be retained or enhanced; however, there is scope to use the seedbank from the existing marshy grassland within the proposed SUDS basin to be created in northwest extent of the site currently occupied by wet grassland.

Habitat Creation

6.4 Proposed habitat creation includes:

- Significant area of mixed scrub patches to the north and west.
- A SUDS basin in the northwest
- A traditional orchard to the south of the SUDS basin
- Areas of other neutral grassland present along the northern and eastern edges
- A total of 50 individual trees

Table 4: Outline Habitat Creation, Enhancement and Management Proposals

Ref	Habitat	Description	Condition	Distinctiveness
	Mixed Scrub	A large area of mixed scrub to be created in the north east. This will be made up of a range of native woody species and be managed to contain glades and rides, as well as transitioning smoothly into the adjacent grassland.	Moderate	Medium
	Traditional Orchard	A small area of traditional orchard to be created. Tree species to be native or naturalized fruit and nut trees. The underlying grassland to be made up of a shade tolerant mixture of grasses and wildflowers. This will be left long to encourage people to avoid damaging the trees.	Moderate	High
	SUDS	A SUDS basin will be created at the lowest portion of the site. This area already contains a marshy grassland with many of the species that will contribute to a SUDS basin in good condition. Where possible the seed bank will be saved to maximise local distinctiveness. A range of structural habitat types will be present including grassland and scrub/trees.	Moderate	Low
	Individual trees	A total of 50 individual trees are currently proposed. These will be small and in poor condition, in view of their proximity to urbanization.	Poor	Medium
	Other neutral grassland	Areas of wildflower meadows will be created across the site. This will be seeded with a suitable seed mix and managed to ensure that sufficient seeds are dropped to continue the habitat, as well as maintain a varied sward height, with areas of bare ground to meet target condition criteria.	Moderate	Medium

	Modified Grassland	These areas will be created using a flowering lawn seed mix and will be managed on an informal basis to encourage a more diverse sward throughout. Where any excessive areas of bare ground establish or signs of damage are observed, reseeding will be undertaken.	Poor	Low

Hedgerows

Hedgerow Retention

6.5 Hedgerows to be retained include:

- H2 species-rich native hedgerow with trees
- H3 native hedgerow with trees
- H6 non-native ornamental hedgerow
- H7 and H10 native hedgerow
- 22 metres north of H7a native hedgerow

Hedgerow Enhancement

6.6 Proposed hedgerow enhancement includes:

- H3 native hedgerow with trees
- H4 and H5 native hedgerows

Hedgerow Creation

6.7 Proposed hedgerow creation includes:

- Species-rich native hedgerows across the site

Table 5: Outline Hedgerow Creation, Enhancement and Management Proposals

Ref	Habitat	Description	Condition	Distinctiveness
H3	Native hedgerow with trees	No fertiliser will be used onsite to prevent eutrophication of the soil. Where hedgerows support an abundance of common nettle in places, a programme of control of this pernicious species through spot-spraying will reduce its cover.	Good	Medium
H4	Native hedgerow	Where gaps occur within the canopy of the hedge greater than 2m wide, they will be gapped up with native hedgerow species as whips the next available planting season (November - March). Enhanced hedgerows will be managed to encourage tall, wide and bushy features with only one side of hedgerows cut each year. No fertiliser will be used onsite to prevent eutrophication of the soil. Where hedgerows support an abundance of common nettle in places, a programme of control of this pernicious species through spot-spraying will reduce its cover.	Good	Low

Ref	Habitat	Description	Condition	Distinctiveness
H5	Native hedgerow	Hedgerows will be bordered by neutral grassland and scrub. No fertiliser will be used onsite to prevent eutrophication of the soil. Where hedgerows support an abundance of common nettle in places a programme of control of this pernicious species through spot-spraying will reduce its cover.	Good	Low
-	Species-rich native hedgerows	Proposed for inclusion within the site boundaries, with at least 25m of species rich hedgerow required to achieve >10% gain. The scheme has scope to accommodate 100-130m of hedgerow along the western edge of the site. These hedges will be planted with a minimum of 5 native species and managed in the long-term through rotational cutting to encourage the establishment of bushy hedgerows.	Moderate	Medium

7.0 CONCLUSION

7.1 The habitat retention, enhancement and creation proposals highlighted within this report have all been inputted into the Statutory Biodiversity Metric. *Table 6* provides a summary of the headline results of the assessment completed for the proposals so the site can achieve a biodiversity net gain in excess of the minimum mandatory 10% requirement, in accordance with the Environment Act.

Table 6: Statutory Biodiversity Metric Headline Results (10% gain)

Baseline	Habitat Units	22.31
	Hedgerow Units	7.42
	Watercourse Units	0.00
Post-Intervention	Habitat Units	26.09
	Hedgerow Units	8.31
	Watercourse Units	0.00
Total Net Unit Change	Habitat Units	**3.78**
	Hedgerow Units	**0.89**
	Watercourse Units	**0.00**
Total Net Percentage Change	Habitat Units	**16.95 %**
	Hedgerow Units	**11.95 %**
	Watercourse Units	**0.00 %**

7.2 The Statutory Metric has demonstrated that the scheme will result in an increase of 3.78 habitat units (+16.95%) from the baseline, leading to a total of 26.09 habitat units to be achieved on the site post-intervention. It is worth noting that these results are based on proposed habitats described on *Table 4* where the proposed mixed scrub in moderate condition would deliver 1.32 habitat units.

7.3 Furthermore, there will be 3.30 hedgerow units in total, post-intervention, provided by the enhancement of hedgerows H3, H4 and H5. A minimum of 25m of new species-rich native hedgerow planting around the site peripheries, is necessary to achieve a 10% gain. The hedgerow enhancements and inclusion of additional hedgerow planting represent an uplift of 0.89 hedgerow units (+11.95%) from the baseline.

Habitat Trading Rules

7.4 The proposals will result in an overall net gain, and the habitat loss comes predominantly from low-distinctiveness habitats, such as cereal crops, which have limited ecological value. Additionally, the minimal loss of smaller extents of medium distinctiveness habitats, such as other neutral grassland, will be amply offset by the creation of replacement medium distinctiveness habitats (new other neutral grassland and mixed scrub), along with the enhancement of other habitats. Therefore, the proposals will satisfy the trading rules of the metric.

Biodiversity Net Gain Hierarchy

7.5 The Biodiversity Net Gain hierarchy is provided within the Government's PPG and sets out guidance on how to prioritise habitat avoidance, retention and compensation for more valuable habitats. The BNG Hierarchy has influenced the Site design through the following measures:

- Habitat loss has for the most part been restricted to low or very low distinctiveness habitats, such as cereal crops, which have very limited ecological value.
- Two hedgerows will be lost by the proposals as they will be within residential curtilages. Compensatory planting will be provided by the provision of a new species-rich native hedgerows targeting moderate condition, as well as enhancement of existing hedgerow condition on the northern boundary of the site.
- Given that the dominant habitat on site corresponds to cereal crops, which are habitats of low distinctiveness, or modified grassland in poor condition, there is opportunity for further habitat creation. Other neutral grassland is a moderately diverse habitat and is typified by commoner species than other more species-rich grassland types. It is the most targeted type to create, being less sensitive to soil nutrient status and of medium distinctiveness under the biodiversity metric. The creation of other neutral grassland in moderate condition will deliver 13.28 habitat units.
- Other enhancements include the creation of a SUDS basin, mixed scrub, and traditional orchards. A description of these habitats and the potential uplift they can contribute is summarised below:

  - Wetlands are very important wildlife habitats and can support large numbers of birds, fish, dragonflies, amphibians and wildflowers. SUDS basins are a habitat of low distinctiveness and will deliver 0.70 habitat units in moderate condition.

- Mixed scrub with scrub edge to grassland ecotones, appropriately located and managed, can be a rich habitat for biodiversity. Scrub planted at a range of densities will provide shelter, food and breeding habitat for mammals, small birds and invertebrates, and if well-placed can enhance grassland by providing shelter from wind for invertebrates. Mixed scrub is a habitat of medium distinctiveness that score well. Here, this habitat will deliver 3.38 habitat units in 'moderate' condition (0.51ha), and 1.32 in 'good' condition (0.16ha).

- Traditional orchards support a wide range of habitats and wildlife. The species they support will depend on the characteristics of the habitat, including the species composition of trees (mainly encompassing members of the Rosaceae family), spacing of trees, the orchard floor habitats, fallen dead wood and associated features, such as ponds and streams. This is a habitat of high distinctiveness. Here, the creation of traditional orchard in moderate condition will deliver 1.02 habitat units. This condition is the highest that can be achieved for this type of habitat in this context, as a traditional orchard in 'good' condition would need to include mature trees.

- No off-site habitat creation is needed because the proposals will result in an overall net gain and all habitat loss will be compensated with habitat creation and enhancement onsite.

Securing BNG

7.6 This BNG report outlines the approach and measures proposed to achieve a measurable net gain in biodiversity as part of the development. It demonstrates how the current design and habitat proposals are expected to achieve the required BNG target in accordance with the Environment Act 2021 and associated national and local planning policy. However, the assessment and calculations are based on the information available at this stage and may be subject to change as the project design, landscaping, and management details are refined through the planning process, or as further ecological information becomes available.

7.7 Any updates will be reflected in the Biodiversity Gain Plan to ensure continued compliance with statutory requirements.

7.8 Further details on habitat creation, enhancement and management can be provided at the detailed design stage of the proposals, where ecologists will input directly into landscape planting. A Habitat Management and Monitoring Plan will also be provided as part of a Biodiversity Gain Plan which, in accordance with the requirements of the Environment Act, will be provided following receipt of full planning permission. This HMMP will provide detail on how creation, retained and enhanced habitats across the Site that are significantly contributing to the Site's BNG will be managed for a minimum of 30 years.

7.9 Biodiversity Net Gain has been used to inform the habitat creation and enhancement proposals for the scheme and the resulting habitats will provide a betterment for local wildlife.

ANNEX 1: BNG HABITAT CONDITION ASSESSMENT SHEETS

F52 and F3 – Other Neutral Grassland (g3c)

Medium, high & very high distinctiveness grassland	**F52**	**F53**
Criteria	Pass/Fail	Pass/Fail
A: The parcel represents a good example of its habitat type, with a consistently high proportion of characteristic indicator species present relevant to the specific habitat type (and relative to Footnote 3 suboptimal species which may be listed in the UKHab description) **Note - this criterion is essential for achieving MODERATE or GOOD condition for non-acid grassland types only.**	FAIL Not bad in places but main body of habitat is as in quadrat, which fails this criterion.	FAIL
B: Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20 per cent is more than 7 cm) creating microclimates which provide opportunities for insects, birds and small mammals to live and breed.	PASS Varied sward height	FAIL Some short but care
C: Cover of bare ground between 1% and 5%, including localised areas, for example, rabbit warrens.	FAIL Too high	PASS Areas of bare ground outside quadrats.
D: Cover of bracken less than 20% and cover of scrub (including bramble) less than 5%.	PASS Scrub coverage 3%	PASS
E: Combined cover of species indicative of sub-optimal condition* and physical damage accounts for less than 5% of total area. If any invasive non-native plant species (as listed on Schedule 9 of WCA4) are present, this criterion is automatically failed.	FAIL Sub-estimated species largely limited to edges. Physical damage over 5%.	FAIL
F: NON-ACID TYPES ONLY: There are 10 or more species per metre squared. (species referenced below* do not count) NB - This criterion is essential for achieving GOOD condition (NON-ACID grassland types only).	FAIL Average species per m^2 <10.	FAIL Average species per m^2 <10.
CONDITION:	POOR (Fails criterion 1)	POOR (Fails criterion 1)

F51 – Modified Grassland (g4)

Low distinctiveness grassland	**F51**
Criteria	Pass/Fail
A: There are 6-8 vascular plant species per m^2 present, including at least 2 forbs (these may include those listed in footnote 1). **Note – this criterion is essential for achieving MODERATE or GOOD condition.** Where vascular plant species present are characteristic of medium, hight, or very high distinctiveness grassland, or there are 9 or more of these characteristic species per m^2 (excluding those listed in Footnote 1), please review the UKHab description to assess whether the grassland should instead be classified as a higher distinctiveness grassland, Where a grassland is classed as medium, high, or very high distinctiveness, please use the relevant condition sheet.	FAIL Accurate across most of the parcel. Some areas higher than this but they are in the minority.
B: Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20 per cent is more than 7 cm) creating microclimates which provide opportunities for insects, birds and small mammals to live and breed.	PASS Varied sward height
C: Any scrub present accounts for less than 20% of the total grassland area. (some scattered scrub such as bramble *Rubus Fruticosus agg.* May be present). Note – patches of scrub with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.	PASS Scrub below 20%,
D: Physical damage is evident in less than 5% of total grassland area. Examples of physical damage include excessive poaching, damage from machinery use or storage, erosion caused by high levels of access, or any other damaging management activities.	FAIL
E: Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens).	PASS Localised
F: Cover of bracken *Pteridium aquilinum* is less than 20%.	PASS Bracken less than 20%.
G: There is an absence of invasive non-native plant species (as listed on Schedule 9 of WCA).	PASS No invasive non-native plant species
CONDITION:	POOR (Fails criterion 1)

Native Species-rich Hedgerows with trees (h2a)

Criteria	Pass/Fail
	H2
A1 Height: >1.5m average height along length.	PASS >1.5m height
A2: Width: >1.5m average width along length.	PASS >1.5m width
B1 Gap - hedge base: gap between ground and base of canopy <0.5m for >90% of length	PASS Connectivity to hedge base <0.5m
B2 Gap - hedge canopy continuity: gaps make up <10% of total length for >90% of length	PASS Canopy cover continuous
C1 Undisturbed ground/perennial vegetation: >1m width of undisturbed ground with perennial herbaceous vegetation for >90% of hedge length.	FAIL <1m width of grassland and forbs at hedge base, merged with wider surrounding grassland
C2 Nutrient enriched perennial vegetation: plant species indicative of nutrient enrichment of soils dominates <20% of undisturbed ground cover	PASS >80% grasses continuous with adjacent field
D1 Invasive and neophyte species: >90% of hedgerow and undisturbed ground free of non-native invasive or neophyte plant species (Sch. 9 listed)	PASS No invasive/neophyte species
D2 Current damage: > 90% of the hedgerow and undisturbed ground is free of damage caused by human activities.	PASS Limited management
E1 Tree class: more than one age class (or morphology) of tree present (for example young, mature, veteran and/or ancient) and at one mature tree present per 20-50m of hedgerow	FAIL No age variation in standard tree
E2 Tree health: at least 95% of hedgerow trees are in healthy condition (excl. veteran features valuable for wildlife). Little or no evidence of adverse impact on tree health by damage from livestock or wild animals, pests, or diseases, or human activity	PASS Trees healthy, no evidence of adverse impacts
CONDITION:	GOOD

Native Hedgerows with trees (h2a)

Criteria	Pass/Fail
	H3
A1 Height: >1.5m average height along length.	PASS >1.5m height
A2: Width: >1.5m average width along length.	PASS >1.5m width
B1 Gap - hedge base: gap between ground and base of canopy <0.5m for >90% of length	FAIL Connectivity to hedge base >0.5m
B2 Gap - hedge canopy continuity: gaps make up <10% of total length for >90% of length	PASS Canopy cover continuous
C1 Undisturbed ground/perennial vegetation: >1m width of undisturbed ground with perennial herbaceous vegetation for >90% of hedge length.	PASS >1m width of grassland and forbs at hedge base, merged with wider surrounding grassland
C2 Nutrient enriched perennial vegetation: plant species indicative of nutrient enrichment of soils dominates <20% of undisturbed ground cover	FAIL >80% grasses continuous with adjacent field
D1 Invasive and neophyte species: >90% of hedgerow and undisturbed ground free of non-native invasive or neophyte plant species (Sch. 9 listed)	PASS No invasive/neophyte species
D2 Current damage: > 90% of the hedgerow and undisturbed ground is free of damage caused by human activities.	PASS Limited management
E1 Tree class: more than one age class (or morphology) of tree present (for example young, mature, veteran and/or ancient) and at one mature tree present per 20-50m of hedgerow	PASS Age variation in standard tree
E2 Tree health: at least 95% of hedgerow trees are in healthy condition (excl. veteran features valuable for wildlife). Little or no evidence of adverse impact on tree health by damage from livestock or wild animals, pests, or diseases, or human activity	FAIL Evidence of adverse impacts
CONDITION:	MODERATE

Native Hedgerows (h2a)

Criteria	Pass/Fail						
	H1	H4	H5	H7	H7a	H8	H10
A1 Height: >1.5m average height along length.	PASS >1.5m height	FAIL <1.5m height	PASS >1.5m height	PASS >1.5m height	PASS >1.5m height	PASS >1.5m height	PASS >1.5m height
A2: Width: >1.5m average width along length.	PASS >1.5m width	FAIL <1.5m width	PASS >1.5m width	PASS >1.5m width	FAIL <1.5m width	PASS >1.5m width	PASS >1.5m width
B1 Gap - hedge base: gap between ground and base of canopy <0.5m for >90% of length	PASS Connectivity to hedge base <0.5m	PASS Connectivity to hedge base <0.5m	FAIL Connectivity to hedge base >0.5m	PASS Connectivity to hedge base <0.5m	PASS Connectivity to hedge base <0.5m	PASS Connectivity to hedge base <0.5m	FAIL Connectivity to hedge base >0.5m
B2 Gap - hedge canopy continuity: gaps make up <10% of total length for >90% of length	PASS Canopy cover continuous	FAIL Canopy cover not continuous	PASS Canopy cover continuous	PASS Canopy cover continuous	FAIL Canopy cover not continuous	FAIL Canopy cover not continuous	PASS Canopy cover continuous

Criteria	Pass/Fail						
	H1	**H4**	**H5**	**H7**	**H7a**	**H8**	**H10**
C1 Undisturbed ground/perennial vegetation: >1m width of undisturbed ground with perennial herbaceous vegetation for >90% of hedge length.	PASS >1m width of grassland and forbs at hedge base, merged with wider surrounding grassland	PASS >1m width of grassland and forbs at hedge base, merged with wider surrounding grassland	FAIL <1m width of grassland and forbs at hedge base, merged with wider surrounding grassland	PASS >1m width of grassland and forbs at hedge base, merged with wider surrounding grassland	PASS >1m width of grassland and forbs at hedge base, merged with wider surrounding grassland	PASS >1m width of grassland and forbs at hedge base, merged with wider surrounding grassland	PASS >1m width of grassland and forbs at hedge base, merged with wider surrounding grassland
C2 Nutrient enriched perennial vegetation: plant species indicative of nutrient enrichment of soils dominates <20% of undisturbed ground cover	FAIL >20% nettle and dock cover	FAIL >20% nettle and dock cover	FAIL >20% nettle and dock cover	FAIL >20% nettle and dock cover	FAIL >20% nettle and dock cover	FAIL >20% nettle and dock cover	FAIL >20% nettle and dock cover
D1 Invasive and neophyte species: >90% of hedgerow and undisturbed ground free of non-native invasive or neophyte plant species (Sch. 9 listed)	PASS No invasive/ neophyte species	PASS No invasive/ neophyte species	PASS No invasive/ neophyte species	PASS No invasive/ neophyte species	PASS No invasive/ neophyte species	FAIL Presence of snowberry	PASS No invasive/ neophyte species

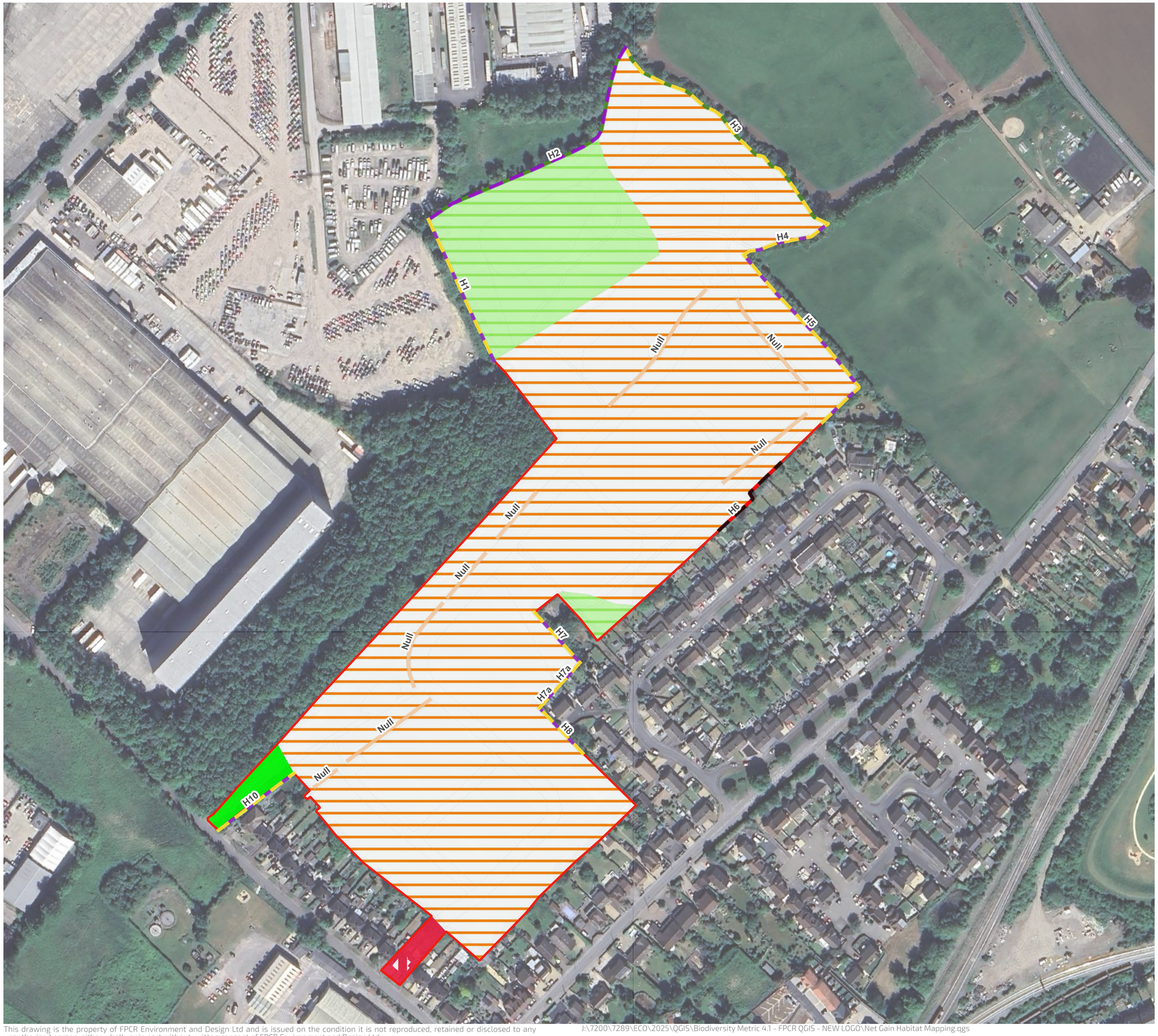
Criteria	Pass/Fail						
	H1	H4	H5	H7	H7a	H8	H10
D2 Current damage: > 90% of the hedgerow and undisturbed ground is free of damage caused by human activities.	PASS Limited management	PASS Limited management	PASS Limited management	PASS Limited management	PASS Limited management	PASS Limited management	PASS Limited management
CONDITION:	GOOD	MODERATE	MODERATE	GOOD	MODERATE	MODERATE	GOOD

Non-native and ornamental Hedgerows (h2a)

Criteria	Pass/Fail
	H6
A1 Height: >1.5m average height along length.	FAIL <1.5m height
A2: Width: >1.5m average width along length.	FAIL <1.5m width
B1 Gap - hedge base: gap between ground and base of canopy <0.5m for >90% of length	FAIL Connectivity to hedge base >0.5m
B2 Gap - hedge canopy continuity: gaps make up <10% of total length for >90% of length	FAIL Canopy cover not continuous
C1 Undisturbed ground/perennial vegetation: >1m width of undisturbed ground with perennial herbaceous vegetation for >90% of hedge length.	PASS >1m width of grassland and forbs at hedge base, merged with wider surrounding grassland
C2 Nutrient enriched perennial vegetation: plant species indicative of nutrient enrichment of soils dominates <20% of undisturbed ground cover	FAIL >20% nettle and dock cover

Criteria	Pass/Fail
	H6
D1 Invasive and neophyte species: >90% of hedgerow and undisturbed ground free of non-native invasive or neophyte plant species (Sch. 9 listed)	PASS No invasive/neophyte species
D2 Current damage: > 90% of the hedgerow and undisturbed ground is free of damage caused by human activities.	FAIL < 90% of the hedgerow and undisturbed ground is free of damage caused by human activities
CONDITION:	POOR

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N

0 50 100 m

Red Line Boundary

Baseline Habitats

Cereal crops

Developed land; sealed surface

Modified grassland

Other neutral grassland

Vegetated garden

Baseline Hedgerow

Non-native and ornamental hedgerow

Native hedgerow

Native hedgerow with trees

Species-rich native hedgerow with trees

date 24/11/25

drwn/chkd JGW / PJP

client
Gladman Developments Ltd.

project
Land at Storridge Road, Westbury

title
BASELINE HABITAT PLAN

scale 1:2,500 @ A3

number
FIGURE 1

rev -

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Residential area: **4.26ha**
Up to 165 homes @ 38ph

Proposed vehicular and pedestrian access point

Proposed emergency and pedestrian/cycle access point

Existing vehicular routes and bus routes

Tree-lined primary street through development

Secondary streets

Private lanes and drives

New recreational routes

Potential pedestrian links

Open Space Provision

Existing vegetation and root protection areas

Public open space/play space

Additional tree planting along the boundaries of existing rear gardens of properties overlooking the Site

Community orchard

Location for Local Equipped Area for Play (LEAP)

Flood Risk and Drainage

New sustainable drainage basin (SuDS) (Can also provide ecological enhancements and form an integral part of the Site's green infrastructure)

Further Considerations

Local facilities and services

Location for a foul pumping station with 15m buffer to the nearest habitable room

Location for a surface water pumping station with 15m buffer to the nearest habitable room

3m high bund with 3m acoustic fence on top

Green Infrastructure and Play Provision

Orchard:	0.17ha
Multi-functional Greenspaces:	4.93ha
Sustainable Drainage Basin:	0.29ha
Locally Equipped Area for Play (LEAP):	0.04ha
Total:	**5.43ha**

55% of the Site Area will be Green Infrastructure and Play Provision

N

0 50 100 m

Red Line Boundary

Proposed Habitats

Developed land; sealed surface

Mixed scrub

Other neutral grassland

Sustainable drainage system

Traditional orchards

Residential

Proposed Hedgerows

Non-native and ornamental hedgerow

Native hedgerow

Native hedgerow with trees

Species-rich native hedgerow with trees

Proposed Individual Trees

Proposed small urban tree

date 19/05/26

drwn/chkd JGW / PJP

client
Gladman Developments Ltd.

project
Land at Storridge Road, Westbury

title
PROPOSED HABITAT PLAN

scale
1:2,500 @ A3

number
FIGURE 2

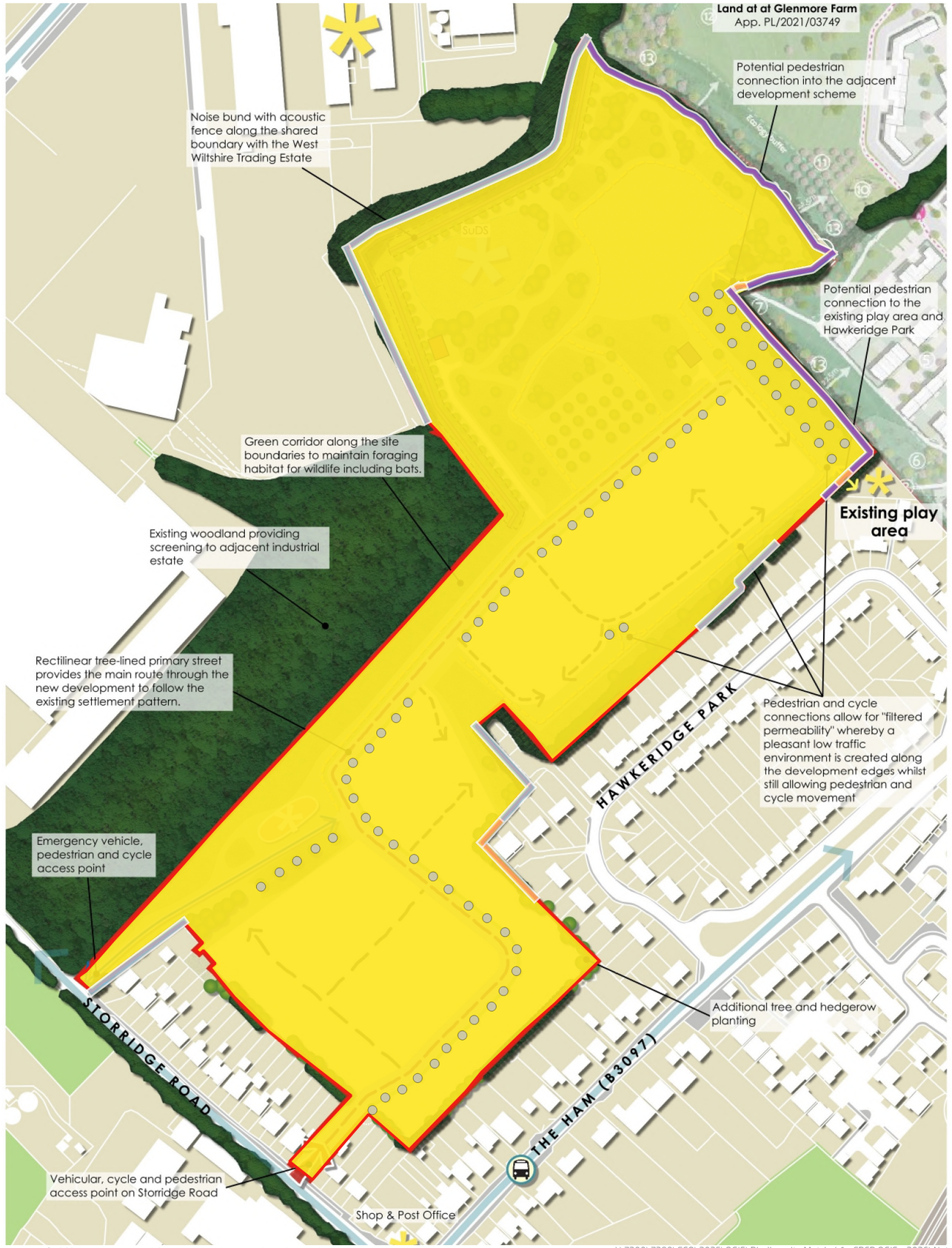
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N

0 50 100 m

Red Line Boundary

Habitats

Lost

Hedgerows

Enhanced

Retained

Lost

Individual Trees

Created

date 19/05/26

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client
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project
Land at Storridge Road, Westbury

title
HABITAT LOSS, RETENTION & ENHANCEMENT PLAN

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FIGURE 3

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N

0 50 100 m

Red Line Boundary

Baseline Habitat Condition

Poor

Condition Assessment N/A

Baseline Habitat Distinctiveness

Medium

Low

V.Low

Baseline Hedgerow Condition

Good

Moderate

Poor

N/A

Baseline Hedgerow Distinctiveness

High

Medium

Low

V.Low

N/A

date
24/11/25

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client
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project
Land at Storridge Road, Westbury

title
BASELINE HABITAT CONDITION & DISTINCTIVENESS PLAN

scale
1:2,500 @ A3

number
FIGURE 4

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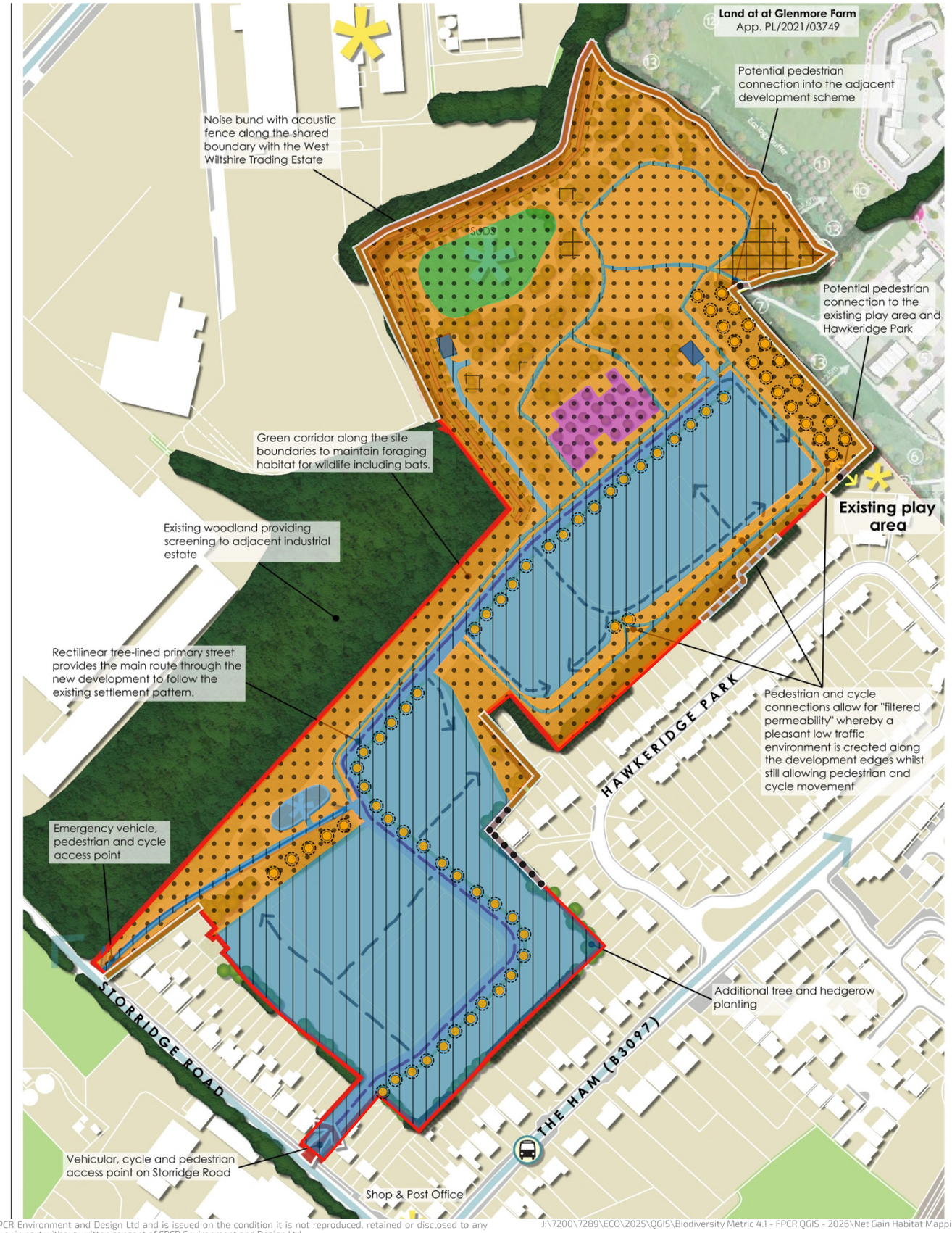
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Multi-functional Greenspaces:	4.93ha
Sustainable Drainage Basin:	0.29ha
Locally Equipped Area for Play (LEAP):	0.04ha
Total:	**5.43ha**

55% of the Site Area will be Green Infrastructure and Play Provision

N

0 50 100 m

Red Line Boundary

Proposed Habitat Condition

Good

Moderate

Condition Assessment N/A

Proposed Habitat Distinctiveness

High

Medium

Low

V.Low

Proposed Hedgerow Condition

Good

Moderate

Poor

N/A

Proposed Hedgerow Distinctiveness

High

Medium

Low

V.Low

N/A

Proposed Individual Tree Condition

Poor

Proposed Individual Tree Distinctiveness

Medium

date
14/05/26

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project
Land at Storridge Road, Westbury

title
PROPOSED HABITAT CONDITION & DISTINCTIVENESS PLAN

scale
1:2,500 @ A3

number
FIGURE 5

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