



Salisbury Hospital DASH
Ecological Appraisal

Project No

EC1932-09

Client

Salisbury NHS Foundation Trust

Date

July 2026



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The advice which we have prepared and provided is true to the best of our knowledge and utilises information available at the time. The advice has been prepared and provided in accordance with the CIEEM's Code of Professional Conduct.

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Date

July 2026

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Summary

enims Ltd has been commissioned to carry out an Ecological Appraisal of a proposed Diagnostic and Surgical Hub (DASH) at Salisbury District Hospital, Odstock Road, Salisbury, Wiltshire SP2 8BJ (Grid Reference SU 15092 27223). This is in order to support a planning application. The proposed development is for the construction of a new building with associated compound, landscaping and carpark.

The habitats present are primarily 'other developed land' and 'other neutral grassland', but also contains hedgerow, scrub and scattered tree planting. The proposed development will result in the loss of these habitats, which have varying levels of potential to support badger, foraging and commuting bats, nesting birds, reptiles and hedgehog.

The adjacent woodland and grassland habitats should be protected through the works and beyond using standard pollution methods. Excavations should be covered/back-filled/have an escape for badger, reptiles and hedgehog, while clearance of ground vegetation should take place with these species in mind. Tree and shrub clearance will be programmed to take place outside the bird nesting season (i.e., September through February) or after a pre-works check by a suitably qualified ecologist if required.

A bat-friendly lighting strategy has been designed and should be implemented in full across the development. Native species planting, including trees and shrubs, have been incorporated into landscape plans and should be implemented in full across the development.

Biodiversity Net Gain will be required for this project and details of how the development will achieve 10% net gain are given in a separate report. The National Planning Policy Framework (NPPF) encourages projects to implement ecological enhancements to achieve net gains for biodiversity. Measures that will enhance wildlife potential, appropriate to this site, are given in this report.

With adherence to the proposed impact mitigation measures, and adoption of the agreed enhancements, the proposed development should achieve a net gain in opportunities for bats, birds and invertebrates.



1 Introduction

1.1 Background to Commission

enims Ltd was first commissioned by Salisbury District Hospital NHS Foundation Trust in April 2025 to undertake an Ecological Appraisal for a proposed development. The appraisal was carried out in order to provide baseline ecological information about the site and to identify any potential ecological constraints associated with the proposed development of the application site.

Following amendments to the project proposals, enims was instructed again in February 2026 to revisit the Ecological Appraisal to identify if there were any changes to the previous assessment. The appraisal is to support a planning application.

Ecological survey for various species has previously been carried out in and around the site over the years (relating to other potential projects), including badger survey, bat activity survey, botany survey, breeding bird survey and reptile survey.

1.2 Scope of Report

The purpose of this Ecological Appraisal is to: establish the current biodiversity value of the site, identify and assess any potential ecological constraints/impacts associated with the proposed development, and to provide recommendations for additional survey work if required. Avoidance, mitigation/compensation and/or enhancement measures are recommended where necessary to ensure compliance. The assessment is based on the following information sources:

- A desk study of the site and a 2km surrounding radius.
- A walkover of the application site in order to record habitats following UK Habitat classification Version 2.0 (UKHab Ltd, 2023) and to identify features with potential to support protected or otherwise notable species.
- Survey data from previous badger walk over, bat activity survey, breeding bird survey and reptile survey.
- The grassland botanical survey reports produced by Ilex Ecology, June 2025 and May 2026.

1.3 Site Description

The application site is located at Salisbury District Hospital, Odstock Road, Salisbury, Wiltshire SP2 8BJ. The application site is on the east boundary of the hospital grounds and consists of a carpark, a grassed area and helipad and a small strip of scrub. Adjacent to site to the east is a small strip of woodland and an agricultural field. The site is centred on Grid Reference SU 15092 27223 and falls under the administrative authority of Wiltshire Council.

Plans showing the location of the application site and surrounding landscape are included in Figures 1 and 2, Appendix A.

1.4 Project Overview

The proposed development is for the construction of a new Diagnostic and Surgical Hub (DASH) building with associated compound, landscaping and carpark. The new DASH building and facilities would be constructed on the area currently occupied by a section of carpark, helipad and surrounding grassed area..

1.5 Relevant Legislation and Planning Policy

The following key pieces of nature conservation legislation are relevant to this appraisal. A more detailed description of relevant legislation is provided in Appendix B:

- The Conservation of Habitats and Species Regulations, 2017 (as amended) /Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 (commonly referred to as the Habitats Regulations);
- Wildlife and Countryside Act 1981 (as amended);
- Natural Environment and Rural Communities Act 2006; and
- Protection of Badgers Act 1992.

The National Planning Policy Framework (DfCLG, 2024) requires local authorities to avoid and minimise impacts on biodiversity and provide net gains in biodiversity when making planning decisions. Paragraph 187 states that “*Planning policies and decisions should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes, sites of biodiversity or geographical value and soils*”. Paragraph 193 sets out the principles that local planning authorities should apply when determining planning application and states that “*development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around development should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity*”.

Other planning policies at the local level, which are of relevance to this development, include CP50 and CP69 of Wiltshire Council’s Core Strategy 2015, which satisfies their obligations under the NERC Act. These two core policies require the protection of important nature sites, habitats and species in relation to development and seek enhancement for the benefit of biodiversity through the planning system.

2 Methodology

2.1 Overview

This Ecological Appraisal has been prepared with reference to best practice as published by the Chartered Institute for Ecology and Environmental Management (CIEEM, 2017) and complies with British Standard 42020:2013 (BSI, 2013).

2.2 Desk Study

A desk study was carried out to determine if any statutory land designations occur within 2km of the site. Statutory nature designations, Habitats of Principal Importance (HPI) and Ancient Woodland sites were identified using the Multi-Agency Geographic Information for the Countryside (MAGIC) website (www.magic.gov.uk). The Woodland Trust online Ancient Tree Inventory (<http://ati.woodlandtrust.org.uk>) was reviewed for the locations of known ancient and veteran trees within 50m of the site.

Aerial photographs were reviewed to identify any habitats surrounding the site, or wildlife corridors connecting the site to other habitats. Ordnance Survey maps, aerial photographs and the MAGIC website were used to identify the presence of water bodies within 500m of the site, in order to establish if the land within the site could be used as terrestrial habitat for great crested newts.

The status of species is taken directly from the relevant legislation; the 'UK Post-2010 Biodiversity Framework', local Biodiversity Action Plans (BAPs) and Birds of Conservation Concern (Stanbury et al. 2021)¹.

Scientific names are given following the species first mention. Thereafter, only common names are used.

2.3 Habitat Survey

A site visit was carried out on 12th March 2026 by Fraser Gurney. Fraser Gurney is a consultant ecologist at enims Ltd and an Associate Member of CIEEM. Fraser is experienced in a wide range of field survey techniques and has particular expertise in bat and bird ecology, where he holds a Level 1 Bat Licence. Weather conditions on that day were overcast with temperatures around 10 °C. A previous site visit had also been carried out by Fraser on 12th May 2025, which was undertaken under optimum conditions and during the recommended period, April through October (JNCC, 2010). Weather conditions on that day were overcast with temperatures around 18 °C.

A habitat survey of the site was carried out, covering the entire area of the proposed development, including any boundary and adjacent features of interest. Habitats were described and mapped broadly in accordance with UK Habitat Classification Version 2.0 (UKHab Ltd, 2023). Habitats were also assessed using the Habitat of Principal Importance (HPI) criteria, as set out by JNCC (BRIG, ed. A. Maddock, 2011). HPI are listed under Section 41 of the NERC Act 2006.

During the site visits, a check for badger setts and other evidence if badger activity was made. Such signs include snuffle holes (evidence of feeding), latrines (evidence of territorial behaviour), tracks and

¹ The Red and Amber lists of Birds of Conservation Concern refer to bird species of particular conservation concern for a number of reasons. In general terms, Red list species are globally threatened showing severe recent declines in population. Amber list species are species either with unfavourable conservation status or those species showing moderate recent declines in population; they may also include particularly localised species.



hairs. The area surveyed extended for 30m into the adjacent grass, scrub and woodland tree belt habitats.

A ground level tree assessment (GTLA) for bat roost potential was carried out for the trees on site, including those within the tree belt. The aim of the inspections was to gather evidence to determine whether the trees had the potential to support bat roosts. All surveys were carried out in strict accordance with Good Practice Guidelines published by the Bat Conservation Trust (Collins 2023). A search was made from the ground using a high-powered torch to look for suitable bat roosting features such as rot holes, splits, lifted bark and dense ivy covering.

Incidental records of birds and other fauna noted during the course of the habitat survey were also compiled. The presence of invasive or injurious plant species as defined by Schedule 9 of the Wildlife and Countryside Act 1981 (as amended) were also recorded.

2.4 Protected Species Assessment

The habitats were assessed for their potential to support protected species using a combination of desk study information and field observations carried out during the habitat survey. The assessment was based on professional judgement and best practice survey guidance methodology for identifying field signs of protected species. The potential for protected species presence was based on the following criteria:

- **Present** – Confirmed presence through first hand survey evidence or recent verified records
- **High Potential** – Local records highlight presence in the local vicinity. The site and immediate surrounds support good quality habitat or good connectivity to such habitat
- **Moderate Potential** – Habitat within the site provides key elements for any species or species group, although may be limited by factors including habitat area, isolation or disturbance. Desk study records highlight presence in proximity to site
- **Low Potential** – On-site habitat is of low or moderate quality for any species or species group, lacking key elements and limited by factors including habitat fragmentation and habitat area. Few or absence of local records, but within national distribution and thus cannot be completely discounted.
- **Negligible Potential** – Habitats within the site are very poor quality or completely absent for any species or species group. Desk study records are absent, the site is outside of the normal range of the species or species group, and the surrounding habitat is unlikely to support wider populations. Presence cannot be completely ruled out but it is considered 'reasonably unlikely' to support any species or species group.

When assessing trees on the site for their potential roosting features (PRFs) that may have potential to support roosting bats, the descriptions in Table 1 below were considered.

Table 1. Guidelines for assessing the suitability of trees, taken from Collins (2023).

Suitability	Description
NONE	Either no PRFs in the tree or highly unlikely to be any
FAR	Further assessment required to establish if PRFs are present in the tree
PRF	A tree with at least one PRF present



2.5 Bat Activity Surveys

A program of walked transect surveys and static monitoring was undertaken in 2024 which concentrated on suspected bat foraging paths such as treelines and hedgerows. All surveys were carried out following guidance given in the Good Practice Guidelines published by the Bat Conservation Trust current at time of survey (2023).

The dusk transect surveys commenced at sunset and continued for two hours after sunset. The transect surveys followed a pre-defined route covering representative field, woodland and hedgerow habitats within the survey area. For each transect, surveyors waited 30 minutes at the start before commencing the walk around the route at a steady pace and, where appropriate, stationary listening points were identified at which bat activity was recorded for at least three minutes. The first transect was walked on 20th May 2024. The direction in which the transect route was walked was reversed for the second survey on 16th July 2024, to ensure parts of the site were surveyed at different stages post-sunset. The third survey visit was on 4th September 2024, following the direction and route of the first survey. Two Anabat Express static bat detectors were deployed on site during the 2024 survey: one positioned to collect data from within the 'car park' area and one to collect data from within the 'field' area. The detectors were deployed 16th-22nd July, 4th-9th September and 7th-14th November. Figure 3 in Appendix A shows the transect route and location of static detectors.

An updating survey was conducted in 2026 comprising one walked transect on 24th June 2026, following the same route as in 2024. An Anabat Express static detector was deployed from 16th - 23rd June, providing seven nights of recording in suitable weather conditions. The detector was attached to the southern end of the adjacent tree belt and directed into the existing car park area.

Previous transect surveys were carried out in 2021 (two surveys) and 2022 (one survey), following a similar method as in 2024 but with slightly different protocol (in accordance with the 2016 bat survey guidelines) and transects routes. A static detector (Anabat Express) was also deployed at the site in July 2021 and May 2022 for two-week periods, to record any bat calls and determine which species may be using the site. The transect route and location of detectors can be seen in Figures 4 and 5, Appendix A.

2.6 Breeding Bird Survey

The survey area was the eastern field and its immediate surroundings. Six visits were carried out May to July 2021 and in March 2022 and were planned to coincide with favourable weather conditions for detecting birds, avoiding heavy precipitation and strong winds, and were within 30 minutes of sunrise, when birdsong is typically at its greatest intensity. Methodology was designed to follow that of Breeding Bird Survey Methodology, (<https://birdsurveyguidelines.org/methods/survey-method/>). The number of territories were determined by the mapped distribution of registrations for each species, using BTO standard codes (Table 3, Appendix C). Incidental sightings of notable bird species at the site not detected during the breeding bird surveys were also recorded. The clusters of registrations are then delimited into territories, using a set of BTO guidance analysis rules.

2.7 Reptile Survey

A reptile survey was carried out in 2022 on the eastern field. . A standardised methodology was used to conduct the reptile surveys, which were carried out in accordance with the Joint Nature Conservation Committee's Herpetofauna Workers' Manual and Froglife Advice Sheet 10. Heavy duty roofing felt was cut into 1m x 0.5m and 0.5m x 0.5m sections, before being distributed on-site as "artificial refugia". These refugia (mats) were strategically placed, by an appropriately qualified ecologist in the most suitable habitat, to maximise the likelihood of their use by reptiles present on-site.

Survey visits were completed on days with appropriate weather conditions (temperature between 9°C and 20°C, dry and with no more than a light wind), and during the survey period of May through to September. During each survey, all the mats were carefully lifted, to check for the presence of any reptiles. Where any reptiles were encountered, the species, sex, life-stage, and precise location were recorded. Visual searches were carried out on transect walks between refugia checks, to account for reptiles foraging in the vegetation, or basking away from artificial refugia.

A total of 35 mats were deployed around the field edges on 22nd April 2022, with five subsequent checks for reptiles. These checks took place on 5th May 2022, 12th May 2022, 20th May 2022, 24th May 2022 and 6th June 2022. The positions of the reptile mats can be seen in Figure 6, Appendix A.

2.8 Botanical Survey

A botanical survey of the helipad and the eastern field was carried out by a specialist at Ilex Ecology on 25th June 2025 and 8th May 2026. Details are presented in separate reports accompanying this Ecological Appraisal (Ilex Ecology, 2025 & 2026).

2.9 Site Evaluation

An evaluation of the site was carried out in accordance with guidance issued by the Chartered Institute of Ecology and Environmental Management (CIEEM, 2016), which ranks the nature conservation value of a site according to a geographic scale of reference. The scale that measures conservation value is as follows: international, national, regional, county/metropolitan, district/borough, local/parish, or of value at the site scale. In evaluating the nature conservation value of the site, the following factors are also considered: nature conservation designations, rarity, naturalness, fragility, connectivity and relevant nature conservation aims and objectives for a given area, as contained in national and local biodiversity action plans and planning policies.

2.10 Survey and Assessment Limitations

The data and conclusions presented within this report are an evidence-based assessment of the current status of the application site. The data and conclusions do not provide a full and definitive survey of any protected species group. Evaluations have been made based on the results of this ecological assessment. The likely ecological constraints to the proposed development are detailed, as well as any need for further ecological survey and mitigation measures.

Ecological surveys are limited by factors which affect the presence of plants and animals, such as the time of year, migration patterns and behaviour. Therefore, the absence of evidence of a particular species should not be taken as conclusive proof that the species is not present, or that it will not be present in the future.

3 Results

3.1 Designated and Notable Sites

3.1.1 Statutory Sites of Nature Conservation

There were five statutory sites of nature conservation within 2km of the site; one Special Area of Conservation (SAC) and four Sites of Special Scientific Interest (SSSI). These can be seen below in Table 2.

Table 2. Statutory designated nature sites within 2km of the application site.

Site Name	Distance from site and orientation	Reason for designation
River Avon SAC	0.9km northeast	The River Avon is designated SSSI and SAC due to its high levels of biodiversity and important habitats that support rare and threatened species. There is one Annex I habitat associated with the site (water courses of plain to montane levels with the <i>Ranunculus fluitans</i> and <i>Callitriche-Batrachion</i> vegetation) and five Annex II species. These species are Desmoulin's whorl snail (<i>Vertigo moulinsiana</i>), sea lamprey (<i>Petromyzon marinus</i>), brook lamprey (<i>Lampetra planeri</i>), Atlantic salmon (<i>Salmo salar</i>) and bullhead (<i>Cottus gobio</i>). This river is also a chalk stream which provides a unique ecosystem for various species. The lower parts of the River Avon Valley contain floodplains which provide habitat for many bird species.
River Avon System SSSI	0.9km northeast	The River Avon and its tributaries are of national and international importance for their wildlife communities. The Avon is richer and more varied than in most chalk streams with over 180 species of aquatic plant having been recorded, one of the most diverse fish faunas in Britain and a wide range of aquatic invertebrates.
Britford Water Meadows SSSI	1km northeast	Britford Water Meadows SSSI lies on gravel deposits in the Avon Valley and forms part of one of the last two actively managed water meadow systems in Wiltshire, and possibly in Britain. It is amongst the few sites which retain the grassland community characteristic of this long established and once widespread form of management. The sward is grass dominated and is of particular importance for the various hybrids between fescues and perennial rye-grass. Numerous ditches and small waterways hold a variety of aquatic and marshland plants
East Harnham Meadows SSSI	1.3km north	East Harnham Meadows is an area of botanically rich, neutral grassland lying within the floodplain of the River Avon near the centre of Salisbury. The complex of small pastures, criss-crossed with ditches and bordered by the River Avon and its channels, was formerly under water meadow management. This type of



Site Name	Distance from site and orientation	Reason for designation
		management, where controlled flooding was used to increase the early growth of plants for grazing, was once widespread along the River Avon. With the decline of water meadow management most meadows in the area have become intensively farmed, and through the use of fertilisers and reseeded have lost their wildlife interest. East Harnham Meadows is one of the few sites which has been managed in a way which encourages wildlife, and the herb-rich grassland which it supports is now rare both in Wiltshire and in Britain as a whole.
Odstock Down SSSI	2km southeast	Odstock Down is a floristically diverse area of chalk grassland typical of the South Western chalk. The turf is chiefly of the sheep's-fescue-meadow oat-grass <i>Festuca ovina</i> - <i>Avenula pratensis</i> community and contains a number of nationally rare plants. It extends for 1.5 kilometres along a moderate, predominantly west-facing, slope of the Upper Chalk to the south of Salisbury.

There were also two SACs designated for bats within 30km. Mottisfont Bats SAC is 15km to the east and supports an important population of the rare barbastelle (*Barbastella barbastellus*). It is one of only six known maternity sites in the UK (2002 data) and the only one in Hampshire. Chilmark Quarries SAC is 17.6km west and is one of Wiltshire's internationally important bat sites. The site is considered to be one of the best in the UK for Bechstein's bat (*Myotis bechsteinii*), barbastelle, and greater horseshoe bats (*Rhinolophus ferrumequinum*), and also supports a significant population of lesser horseshoe bats (*Rhinolophus hipposideros*).

The application site falls within the nutrient neutrality catchment zone for the River Avon and the New Forest Zone of Recreational Influence (13.8km outer zone).

3.1.2 NERC Act HPI / Local BAP Priority Habitats

There were many parcels of Priority Habitat within 2km of the site:

- Many parcels of Priority Habitat deciduous woodland, with the closest 600m east.
- Three parcels of Priority Habitat woodpasture and parkland, with the closest 600m east.
- Many parcels of Priority Habitat coastal floodplain and grazing marsh, with the closest 700m south.
- Many stretches of Priority Habitat chalk stream, mostly associated with the Rivers Avon and Ebble, with the closest 600m south.
- 10 parcels of Priority Habitat lowland meadows, with the closest 1km east.
- 11 parcels of Priority Habitat lowland fens, with the closest 1.3km north.
- Three parcels of Priority Habitat lowland calcareous grassland, with the closest 1.8km southwest.



3.1.3 Other Notable Designations

Cranborne Chase National Landscape is 800m to the south. There were no parcels of Ancient Woodland within 2km of the site. There were no known ancient or veteran trees within 50m of the survey area according to the online mapping resource, however there were four approximately 200m away to the northeast.

3.2 Habitats

The habitat map of the survey area is given in Figure 7, Appendix C and images can be seen in Photographs 1-12.

The survey area consisted of a hardstanding carpark and helipad (other developed land u1b6), a path and helipad (other developed land u1b6) grassland (g3c) and scrub (mixed scrub h3h) which were located within the application site boundary. The car park included parcels of ornamental planting (u1) and non-native and ornamental hedgerow (h2b). A small strip of woodland tree belt (other broadleaved woodland w1g) and a grassed field (g3c) are located immediately adjacent to the east of the site boundary. To the west of the application site is Victoria Drive East and buildings of Salisbury District Hospital, while to the south is a separate carpark.

3.2.1 Grassland (g3c)

There were two parcels of grassland, one in the eastern field and one around the helipad and path in the south of the site.

During the June 2025 and May 2026 botanical surveys, the grassland around the helipad was confirmed to support a relatively narrow range of species dominated by creeping bent (*Agrostis stolonifera*), red fescue (*Festuca rubra*) and Yorkshire fog (*Holcus lanatus*). A recently disturbed area immediately surrounding the helipad supported some interesting species that were likely remnants from a time when the land was under cultivation; scarlet pimpernel (*Lysimachia arvensis*), field madder (*Sherardia arvensis*) and spreading hedge-parsley (*Torilis arvensis*). The eastern field was found to be dominated by coarse grasses such as cock's foot (*Dactylis glomerata*), false-oat grass (*Arrhenatherum elatius*), Yorkshire fog and yellow oat grass (*Trisetum flavescens*). Forb diversity was dominated by common species such as creeping thistle (*Cirsium arvense*), hogweed and meadow buttercup (*Ranunculus repens*) with only a few species indicative of more base-rich soils being found rarely.

3.2.2 Other broadleaved woodland (w1g)

A single, narrow strip of other broadleaved woodland was present adjacent to the application site boundary, between the existing car park and eastern field. The woodland was dominated by ash (*Fraxinus excelsior*), oak and sycamore (*Acer pseudoplatanus*), with other species present being willow (*Salix* sp.), hawthorn, hazel (*Corylus avellana*), Norway maple (*Acer platanoides*), walnut (*Juglans regia*), elder (*Sambucus nigra*), *Rosa* sp., bramble, cow parsley, *Clematis* sp., and common nettle (*Urtica dioica*).

3.2.3 Non-native and ornamental hedgerow (h2b)

Sections of non-native and ornamental hedgerow ran along the western boundary of the north car park, dissected by access roads into the car park. The hedge was almost entirely hornbeam (*Carpinus betulus*), with some ivy and *Clematis* present. Short sections with trees were also present in the north of the car park area.

3.2.4 Mixed scrub (h3h)

There was one parcel of mixed scrub to the south of the adjacent woodland, in the centre of the site, dividing the two grassland parcels. The parcel ran north-south and contained dogwood, bramble, hawthorn, hogweed, thistle and a small walnut tree.



There was another area of scrub at the southern boundary, which extended further south along the field edge. This was dominated by elder, with hawthorn, blackthorn (*Prunus spinosa*), hazel, dogwood and common nettle.

3.2.5 Built-up areas and gardens (u1)

There were multiple small parcels of built-up areas and garden (secondary code 828 vegetated garden) around the carpark in the north, all of which were ornamental plantings. Parcels had either dense coralberry (*Symphoricarpos orbiculatus*) or snow berry (*Symphoricarpos albus*) shrubs, some with *Acer* sp. trees, while others contained a mix of species such as young goat willow (*Salix caprea*), oak, hornbeam, *Clematis*, plantain, hawthorn, *Rosa*, *Sedum* sp., and brown knapweed (*Centaurea jacea*).

3.2.6 Other developed land (u1b6)

Other developed land was present on site in the form of carparking areas and a helipad and path in the south of the site. The carpark contained parcels of ornamental vegetation (828 vegetated garden) and a parcel of mixed scrub.

3.3 Protected Species Assessment

3.3.1 Badger

There were no signs of badger (*Meles meles*) during the site visit. Previous badger walkover of the site in 2025 and 2022 also found no evidence of badger on or near the site. The woodland, scrub and grass field were potentially suitable for badger sett-building and foraging and commuting badger. However, the presence of a busy carpark and hospital bordering the suitable habitat may discourage badger from using the area.

3.3.2 Bats

Information from MAGIC Maps showed one granted European Protected Species Mitigation License (EPSML) for bats within 2km. This licence (2019-40725-EPS-MIT) was from June 2019 to November 2024 for damaging a breeding/resting site for Natterer's bat (*Myotis nattereri*) and soprano pipistrelle (*Pipistrellus pygmaeus*), 1.1km south of the site.

During the 2024 transect surveys, the first and second surveys recorded common pipistrelle (*Pipistrellus pipistrellus*), soprano pipistrelle and serotine bats (*Eptesicus serotinus*), while the third survey recorded common pipistrelle, soprano pipistrelle, noctule (*Nyctalus noctula*), serotine and brown long-eared (*Plecotus auritus*) bats. During the survey, bats were seen foraging and commuting along the wooded edges at the north of the car park, along the woodland belt (both car park and field sides) and along the boundaries of the east field.

The 2024 static monitoring survey recorded common pipistrelle, soprano pipistrelle, nathusius pipistrelle, noctule, serotine and barbastelle across both detectors. Calls assigned to *Myotis* species, long-eared species, *Nyctalus* species and pipistrelle species were also detected. Overall, the level of activity was low, but bats were still utilising the site into November. Calls from barbastelle, nathusius pipistrelle, long-eared and *Myotis* species were only detected very rarely during the survey. The species composition was broadly the same as previously identified on site.

The transect survey in 2026 found there to be a very low level of activity, with only three common pipistrelle calls being detected during the course of the visit. No bats were detected on any of the seven nights the static detector was deployed.

The 2021 and 2022 transects had recorded common pipistrelle, soprano pipistrelle and noctule bat. The 2022 static recorder detected common pipistrelle, soprano pipistrelle, noctule, serotine, long-eared



and *Myotis* species while the 2021 static recorder detected common pipistrelle, soprano pipistrelle, noctule and serotine bats.

None of the trees on the site had potential roost features (PRFs) suitable for bats, neither did the trees in the area of woodland adjacent to the redline boundary (all rated as NONE). The woodland and scrub strip through the centre of the site was good quality habitat for foraging and commuting bats.

The application site has negligible potential to support roosting bats and is confirmed to support commuting and foraging bats.

3.3.3 Hazel Dormouse

Information from MAGIC Maps showed no EPSML for dormice (*Muscardinus avellanarius*) within 2km.

The woodland and scrub in the centre of the site were potentially suitable for dormice. However, this habitat was isolated in the wider landscape, connected only to a small patch of woodland to the north that does not link to further suitable habitat. The woodland and scrub are also not part of a dormouse habitat corridor as they are not connected to suitable habitat to the south, meaning dormice are unable to pass through the site. As such, hazel dormice are considered likely absent from the site and are not considered further in this report.

3.3.4 Otter and Water Vole

Information from MAGIC Maps showed no EPSML for otter (*Lutra lutra*) within 2km of the site. There was no suitable habitat for otter or water vole (*Arvicola amphibius*) on or near the site. As such, otter and water vole are considered likely absent from the site and are not considered further in this report.

3.3.5 Nesting Birds

A previous breeding bird survey of the field to the east, which part of the site sits within, was undertaken in 2022. Territories were recorded for blackbird (*Turdus merula*), blackcap (*Sylvia atricapilla*), blue tit (*Cyanistes caeruleus*), chiffchaff (*Phylloscopus collybita*), dunnock (*Prunella modularis*), great tit (*Parus major*), robin (*Erithacus rubecula*), skylark (*Alauda arvensis*), whitethroat (*Sylvia communis*) and wren (*Troglodytes troglodytes*). Nearly all of these species were detected in woodland and hedgerow around the field, including two chiffchaff in the woodland belt adjacent to the application site. Skylark were detected in/above fields to the north and south of the field being surveyed, but not in the car park or helipad area or the field which includes the eastern part of the site. Locations of the breeding bird territories observed during the 2022 bird survey can be seen in Figure 8, Appendix C.

One Schedule 1 bird species, red kite (*Milvus milvus*) was seen during the site visit on 12th May 2025. The application site did not provide suitable nesting habitat for red kite, lacking large, mature trees in which they nest. Skylark were also heard singing over fields to the north and south, beyond the carparks and east field.

There was suitable habitat for nesting birds, mainly in the adjacent woodland and scrub in the centre of the site. The grassland helipad or field did not present many opportunities for nesting birds, lacking the woody vegetation/larger herbaceous vegetation required by woodland and scrub species. Previous survey has shown that skylark was not utilising the helipad grassland or east field, likely being too enclosed due to the tree lined boundaries and disturbed with public access, and the situation had not changed at the time of the 2026 assessment.

3.3.6 Great Crested Newt

Information from MAGIC Maps showed no EPSML for great crested newt (*Triturus cristatus*), or great crested newt class licence survey returns or pond surveys within 2km. Information from MAGIC Maps, OS Maps and aerial imagery showed no ponds within 500m.



The site visit revealed no ponds on the or near the surveyed area. The woodland and scrub habitats, and the grassland were potentially suitable terrestrial habitat for great crested newt. However, the lack of ponds on the site and in the surrounding landscape means great crested newt are unlikely to commute through the site. As such, great crested newt is considered likely absent from the site and are not considered further in this report.

3.3.7 Reptiles

Information from MAGIC Maps showed no EPSML for rare reptiles within 2km. The 2022 reptile survey found no reptiles present in the eastern field which part of the application site lies within.

The scrub and grassland habitats on the application site were potentially suitable for common reptile species, primarily at the edge of the habitat. The adjacent woodland habitat could provide suitable habitat including for hibernation. The lack of reptiles found during the 2022 survey and regular mowing of the helipad and eastern field, indicates that if reptiles were in the local area they would be present on site in very low numbers. In addition, the small areas of suitable refuge habitat being impacted during the works further reduces the likelihood of encountering individual reptiles during site clearance activities.

3.3.8 NERC Act SPI/Local BAP Species

The woodland, scrub and grassland habitats were potentially suitable for hedgehog (*Erinaceus europaeus*).

4 Impact Assessment

4.1 Evaluation of Ecological Features

The application site is not subject to any statutory nature conservation designations.

The application site is made up of other developed land, neutral grassland, mixed scrub, non-native and ornamental hedgerow, and ornamental planting. Woodland habitat is located adjacent to the site boundary. The grassland, scrub and woodland habitats are not exceptional examples of their habitat type and similar habitat likely to be found in the local area. It is quite likely that the woodland belt was planted following the construction of the existing carpark. Although the grassland around the helipad was relatively species-rich, the constant mowing regime and disturbance prevented the formation of a grassland of conservation value. The eastern field, although supporting a reasonable diversity of forbs, was characteristic of a grassland on soils with elevated nutrient levels.

These habitats have potential to support badger, foraging and commuting bats (confirmed on-site), breeding birds (confirmed on-site), common reptiles, hedgehog and rare plant species.

4.2 Discussion of Potential Ecological Impacts

4.2.1 Nature Conservation Sites

The site is not subject to any statutory nature conservation designations. The closest nature conservation site is 0.9km away and is highly unlikely to be directly impacted by the proposed development.

The site is approximately 15km from Mottisfont Bats SAC. Barbastelle bats have been shown to forage and commute over very large areas and they have a core sustenance zone of 6km (Bat Conservation Trust, 2023). Primary habitats that the species rely on most are deciduous woodland, wet meadows and water bodies, such as woodland streams and rivers, riparian margins and unimproved grassland. Field margins and hedgerows are also used as secondary habitats. No barbastelle bats were detected during the bat surveys. The habitats present on the site are unlikely to be important for the bat population of this SAC.

Chilmark Quarries SAC is within 17.6km of the site and designated for rare barbastelle, Bechstein's and greater and lesser horseshoe bats. Barbastelle bats have been shown to forage and commute over very large areas and they have a core sustenance zone of 6km, while Bechstein's have a typical core sustenance zone of 1km (although can increase to 3km). The lesser horseshoe has a core sustenance zone of 2km while the greater horseshoe has a core sustenance zone of 3km (Bat Conservation Trust, 2023). Primary habitats that the species rely on most are deciduous woodland, wet meadows and water bodies, such as woodland streams and rivers, riparian margins and unimproved grassland. Field margins and hedgerows are also used as secondary habitats. No barbastelle, Bechstein's bat, or greater or lesser horseshoe bats were detected during the bat surveys. The habitats on the site are unlikely to be important for the bat populations of this SAC.

The site falls within the catchment of River Avon for which nutrient neutrality applies. Certain development types within the catchment are automatically deemed to have a negative impact on the River Avon SAC through increased nutrient inputs. Any proposal for a net addition of overnight accommodation is affected. This includes housing, retirement homes, care home, overnight tourism (B&B, hotel, camping, glamping). Other applications may also be relevant, such as certain industrial facilities (e.g. breweries), high water use developments (e.g. car washing centres), tourism attractions,



regional transport hubs and intensive agricultural uses including new fish farms and watercress beds. Overnight accommodation is not proposed for the new development, and proposals are not for an industrial, intensive agricultural or a high-water use development. Therefore, nutrient neutrality is not relevant to the project.

As the proposed development does not include the provision of residential or tourism units, it is not anticipated that there will be recreational impacts on the New Forest international sites.

4.2.2 Habitats

The proposed development will mean the permanent and temporary loss of habitat on the site, including grassland and a section of scrub habitat. None of the habitats to be lost are of a high conservation value in themselves, having more value in their role as a habitat for wildlife. The scrub and neutral grassland have a 'medium' distinctiveness in the biodiversity net gain metric and the loss of these habitats will have a noticeable negative impact on the developments net gain.

Retained and neighbouring habitats will also be vulnerable to pollution or damage via dust, noise, surface water run-off and mechanical damage during the works phase.

4.2.3 Protected Species

Badger

Badger is protected from killing and injury, and their setts protected from damage and interference under the Protection of Badgers Act 1992. As no badger setts were located onsite, impacts to setts are considered unlikely. Foraging badger may be harmed if they become trapped in excavations during construction works.

Bats

Some small ornamental trees and a section of the scrub to the south of the woodland belt will require removal. As European protected species, bats are fully protected against the loss, damage or obstruction of roosts and the killing and injury of individual bats. As there is negligible potential for roosting bats within the surveyed area, these impacts are considered highly unlikely.

The section of scrub to be cleared is a relatively small section. The removal of this section of habitat is unlikely to physically fragment commuting routes, especially as passage for bats through the landscape would still be possible along the northern and eastern boundaries of the wider hospital site/eastern field. In addition, native species are included in landscaping proposals, including trees and shrubs, across the development which will improve foraging opportunities in the area in the long-term.

Insensitive lighting can also disrupt commuting routes and reduce foraging resources, which may impact upon the survival of the local population of bat species. A bat-friendly lighting scheme has been designed in accordance with details in Guidance Note 08/23: Bats and artificial lighting in the UK (Bat Conservation Trust and Institute of Lighting Professionals, 2023). The scheme will limit the unnecessary illumination of foraging and commuting habitat directly adjacent to the application site and across the wider area.

Nesting Birds

The removal of any trees, hedgerows or scrub could negatively impact any active bird nests present. Potential impacts include killing and injury of birds, as well as damage or destruction of nests and eggs. Such activities would be an offence under the Wildlife and Countryside Act 1981, as amended. Site clearance works are proposed to commence in winter, which significantly reduces the potential for negative impacts on nesting birds.



Reptiles

As nationally protected species, reptiles are protected from activities that could kill, injure or disturb individuals. These impacts may occur when vegetation clearance takes place, although the lack of reptiles found during the 2022 reptile survey and continued mowing of the grassland indicates this is reasonably unlikely.

NERC Act SPI/Local BAP Species

Vegetation clearance, open excavations and unsafe storage of materials, tools and chemicals could harm any individual common toad that may be utilising the site.

4.2.4 Summary

The following key ecological issues and constraints have been identified:

- Badger may be commuting or foraging on the site at the time of works;
- Foraging and commuting bats use the site;
- Nesting birds may be utilising vegetation on the site;
- Very low chance of reptiles utilising the adjacent woodland and on-site scrub and grassland habitats; and
- Habitat suitable for hedgehog is present on-site.

5 Recommendations

5.1 Overview

The assessment of the ecological constraints and subsequent recommendations are based on the current development proposals. If the development proposals change, this may alter the conclusions and advice in this report.

5.2 Biodiversity Net Gain

Biodiversity Net Gain applies to this project, and it is anticipated that 10% net gain will be required in line with national legislation. Details of the Biodiversity Net Gain strategy for the development are presented in a separate report.

5.3 Ecological Impact Avoidance and Mitigation Measures

The National Planning Policy Framework (NPPF) outlines the mitigation hierarchy and promotes its use throughout the development planning process, in order to minimise harm to, and maximise benefits for, biodiversity. The NPPF highlights the primary objective for any proposed development should be avoiding adverse effects on biodiversity through good design. Any unavoidable adverse effects on biodiversity should be adequately mitigated to minimise any negative impacts. Compensation may be used after avoidance and mitigation measures have been fully considered, in order to address any residual impacts of the proposals.

5.3.1 Habitats

Potential constraints relating to nearby and retained habitats can be mitigated for through sensitive working practices during construction. Care should be taken when operating any plant or moving construction materials in proximity to the nearby and retained habitats around the site. Standard pollution control measures should be followed when working on site, such as refuelling measures, spill response plans, dust suppression techniques and noise control measures.

5.3.2 Badger

The work site should be kept tidy at the end of each shift, with chemicals and equipment stored securely. Excavations should be backfilled or covered to prevent badger from falling in. If this is not possible then a plank should be left in the excavation at an angle no greater than 45 degrees to provide a means of escape. Any individuals encountered should be allowed to move away safely or be moved to an area of similar habitat away from the works. Should any badger setts be found at the time of works, works must halt until a 30m exclusion buffer zone has been installed around any sett entrances and an ecologist consulted.

5.3.3 Bats

Adjacent woodland habitat must be protected. Clearance of scrub and hedgerows should be kept to an absolute minimum. Native species planting and the bat-friendly lighting scheme should be implemented in full across the development.

5.3.4 Nesting Birds

The scrub has potential to support nesting birds. Removal of any suitable nesting habitat for birds should be undertaken outside of the bird nesting season (i.e. clearance of trees and scrub should take place September through February) to avoid acting unlawfully. If this is not possible, then vegetation must only be removed following a nesting bird check carried out immediately prior to works (or within 24



hours) by a suitably qualified ecologist. Any active nests must remain 'in situ' with an appropriate vegetation buffer until young have fledged and the nest is no longer in use.

5.3.5 Reptiles

Care should be taken when removing ground vegetation, storage materials, debris piles and leaf litter as a precaution for any reptiles that may be present. Any individuals encountered should be allowed to move away from the works area, with works halting until they have done so. The mitigation measures for badger (above, section 5.4.2) also apply to reptiles.

5.3.6 NERC Act SPI/Local BAP Species

The mitigation measures for badger (above, section 5.4.2) and reptiles (above, 5.4.5) will be sufficient to protect any hedgehog that may be present within habitats at the time of work.

5.4 Ecological Enhancement

The National Planning Policy Framework (NPPF) and local policy encourages developers to incorporate ecological enhancements into projects to achieve net gains for biodiversity. Generally, enhancements act to improve the quality of the habitat for the flora and fauna on and within the vicinity of the site. These enhancements can also provide aesthetic appeal, thus adding to the value of the project. The National Planning Practice Guidance (NPPG) provides guidance to planning authorities on how development proposals may provide enhancements to biodiversity and contribute to wildlife and habitat connectivity in the wider area.

Possible opportunities to enhance the wildlife potential, appropriate to this site, are provided below. It is important that any measures adopted be clearly demonstrated to the Planning Authority through inclusion in design plans and accompanying documentation.

- A range of boxes are available that provide a self-contained space for roosting bats. Some which can actually be incorporated into the walls of new builds, others may be attached to trees or the building exterior. These bat boxes can provide additional roosting features to those already available on-site or provide new roosting space to encourage a wide range of bat species to utilise the surrounding area.
- Installation of standing deadwood and woodpiles would benefit invertebrates, such as stag beetles, by providing important habitat for breeding. Logs should be stood vertically, partially buried to create standing deadwood habitat. Stag beetle was observed during the 2026 bat survey.
- The installation of bird boxes can provide additional nesting space for birds, secure from predatory animals such as foxes (*Vulpes vulpes*). Many small bird species, such as blue tit (*Cyanistes caeruleus*) and great tit (*Parus major*) will preferentially nest in nest boxes, where available, and boxes to suit different species should be offered. As a building development, there is an opportunity to provide nest boxes built into walls specifically for house sparrow (*Passer domesticus*) and swift (*Apus apus*). These are both on the red list of Birds of Conservation Concern
- Bioretention Sustainable Urban Drainage Systems (SUDS) in the form of linear tree pits along the edges of new roads provide added biodiversity value as they provide the opportunity for damp tolerant plant species to establish.

6 Conclusion

The application site is primarily neutral grassland and other developed land, with hedgerow, scrub and trees also present. The proposed development will cause the loss of these habitats. Biodiversity Net Gain will be required for this project. None of the habitats present are exceptional examples of their habitat in themselves, but the grassland and scrub will score highly in the biodiversity net gain metric as they are of 'medium' distinctiveness. Full details are given in the Biodiversity Net Gain Strategy report on how the development will achieve 10% gain.

Adjacent habitats should be protected through the works and beyond using standard pollution methods. Excavations should be covered/back-filled/have an escape for badger, reptiles and hedgehog, while clearance of ground vegetation should take place with these species in mind. Tree and scrub vegetation clearance will be programmed to take place outside the bird nesting season (i.e., should take place September through February) or after a pre-works check by a suitably qualified ecologist if required. The bat sensitive lighting scheme and native species planting should be fully implemented on site as per approved plans.

The development would enhance the site for wildlife through the provision of bat and bird boxes, standing deadwood piles and the use of bioretention SUDs.

7 References

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Appendix A: Site Plans



Figure 1. Location of site (red point) in surrounding landscape. QGIS 2025.

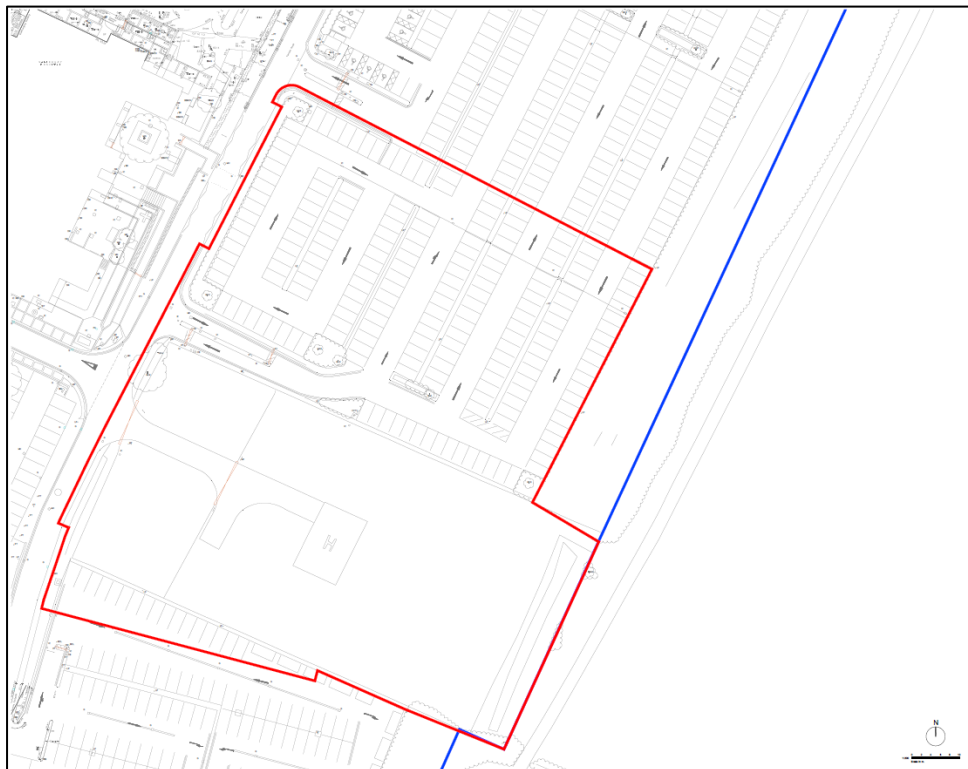


Figure 2. Red line boundary. P+HS Architects, July 2026.



Figure 3. Bat walked transect route (yellow) from 2026, covering car parks and east field with start/end point shown as orange dot. Location of static monitoring device is also shown by pink star. QGIS 2026.



Figure 4. Bat walked transect route (yellow) from 2024, covering car parks and east field with start/end point shown as orange dot. 'Car park' and 'field' locations of static monitoring devices are also shown. QGIS 2025



Figure 5. Bat transect survey route from 2022 bat transect surveys, with route marked by yellow line and listening points by red dots. Location of static detector marked by orange star. QGIS 2022.



Figure 6. Bat transect survey route from 2021 bat transect surveys, with route marked by yellow line and listening points by red dots. Location of static detector marked by orange star. QGIS 2021



Figure 7. Locations of artificial refugia ('mats') from 2022 reptile survey. QGIS 2026.

Appendix B: Legislation Information

Statutory Designated Sites

Particular National and international legislative instruments enable the designation of sites of conservation interest. These 'statutory designated sites' are then afforded varying degrees of protection under environmental legislation and government policy. The land designations considered by this study are set out below, with details of their associated legislation.

Designation	Protection
National Parks	National Parks and Access to the Countryside Act 1949.
Areas of Outstanding Natural Beauty	National Parks and Access to the Countryside Act 1949; Countryside and Rights of Way Act 2000; local planning policy.
Local Nature Reserves (LNRs)	National Parks and Access to the Countryside Act 1949; local planning policy.
National Nature Reserves (NNRs)	National Parks and Access to the Countryside Act 1949; Wildlife and Countryside Act 1981; Countryside and Rights of Way Act 2000; local planning policy.
Ramsar sites	Ramsar Convention; Wildlife and Countryside Act 1981; Countryside and Rights of Way Act 2000; Conservation of Habitats and Species Regulations 2017.
Sites of Special Scientific Interest (SSSIs)	Wildlife and Countryside Act 1981; Countryside and Rights of Way act 2000.
Special Areas of Conservation (SACs)	EU Habitats Directive; Wildlife and Countryside Act 1981; Countryside and Rights of Way Act 2000; Conservation of Habitats and Species Regulations 2017.
Special Protection Areas (SPAs)	EU Birds Directive; Wildlife and Countryside Act 1981; Countryside and Rights of Way Act 2000; Conservation of Habitats and Species Regulations 2017.



Non-Statutory Designated Sites

Non-statutory designated sites, such as County Wildlife Sites (CWS), Sites of Nature Conservation Interest (SNCI) and Sites of Importance for Nature Conservation (SINC) are local sites designated by Local Planning Authorities that are considered to be of significant nature conservation value. They often have an important role in the wider landscape by connecting statutory designated sites and can support European protected species and species listed under the Habitats Directive.

Ancient Woodland is a non-statutory designation, which is generally applied to woodlands known to predate 1600. Before this time woodland was rarely artificially planted, hence these woodlands are likely to be naturally established. Subtypes include Ancient Semi Natural Woodlands and Ancient Replanted Woodlands. Although tree cover in the latter has predominately been replaced, original features such as characteristic wildlife are retained. Ancient woodlands are protected under national planning policy. Current planning policy guidance requires that developments must not result in the loss or deterioration of Ancient Woodlands, which are a valuable biodiversity resource.

European Protected Species (EPS)

European protected species are protected in the UK by Regulation 40 of the Conservation of Habitats and Species Regulations 2017 (as amended), with EPS listed under Schedule 2. This is the national implementation of the European Union's 'Habitats Directive' (Council Directive 92/43/EEC (a) on the Conservation of Natural Habitats and of Wild Flora and Fauna). Protection is also afforded to any EPS under Section 9 of the Wildlife and Countryside Act 1981 (as amended), owing to their inclusion in Schedule 5.

These legislative instruments make it unlawful to intentionally, deliberately or recklessly capture, kill, injure or disturb in a place of shelter, any EPS. The damage or destruction of a breeding or resting place, whether intentional or reckless, also constitutes an offence.

The following are examples of EPS which are native to and residing in the United Kingdom:

- Sand lizard (*Lacerta agilis*)
- Smooth snake (*Cornella austriaca*)
- Great crested newts (*Triturus cristatus*)
- Dormice (*Muscardinus avellanarius*)
- Otters (*Lutra lutra*)
- Bats (all native species)

'Widespread' Species

Widespread Reptiles

Through inclusion in Schedule 5 of The Wildlife and Countryside Act 1981, it is an offence under Section 9 to intentionally kill, injure or sell, offer for sale, possess or transport for the purpose of sale, any living or dead widespread species of UK reptile, or any product derived from one.

In addition, all native reptiles are adopted as Species of Principal Importance in England under Section 41 of the Natural Environment and Rural Communities Act 2006.

Water Voles

The water vole *Arvicola amphibius* is fully protected under the Wildlife and Countryside Act 1981 (as amended). Protection is afforded against killing and injury of water voles, as well as the damage, destruction or obstruction of burrows, or disturbance of burrows while in use.



Nesting Birds

Under The Wildlife and Countryside Act 1981 it is an offence to kill, injure or take any wild bird; take, damage or destroy the nest of any wild bird while it is in use or being built; take or destroy the egg of any wild bird.

There are 49 bird species listed as Species of Principal Importance in England under Section 41 of the Natural Environment and Rural Communities Act 2006. These species are therefore material planning considerations.

Schedule 1 Listed Birds

Under the Wildlife and Countryside Act 1981 there are special penalties for offences regarding birds listed in this Schedule. Additionally, it is an offence to disturb Schedule 1 listed bird or dependent young at nest.

Badgers

Badgers are protected by the Protection of Badgers Act 1992. Under this legislation, badgers and their setts are protected against all deliberate damage, destruction and disturbance. Badgers are widespread and abundant; their legal protection is primarily aimed at preventing blood sports, however there are still implications for developers.

NERC Act Habitats and Species

The Natural Environment and Rural Communities (NERC) Act came into force on 1st October 2006. Section 41 (S41) of the Act required the Secretary of State to publish a list of habitats and species which are of principal importance for the conservation of biodiversity in England. 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, to have regard to the conservation of biodiversity in England, when carrying out their normal functions.

There are 56 Habitats of Principle Importance (HPI) included on the S41 list. These are all the habitats in England that were identified as requiring action in the former UK Biodiversity Action Plan (UK BAP). These areas include terrestrial habitats such as upland hay meadows to lowland mixed deciduous woodland. Additionally, 943 Species of Principle Importance (SPI) were included in the S41 list. The species found in England were identified as requiring action under the former UK BAP, which has since been replaced by the Post-2010 Biodiversity Framework. The priority species and habitats designed under S41 of the NERC Act will be considered as part of the constraints and opportunities assessment, thus identifying if these habitats will be impacted and also where opportunities are present to enhance the area for local priority species.

Wild Mammals (Protection) Act 1996

All mammals receive some protection under the Wild Mammals (Protection) Act 1996, which makes it an offence to intentionally cause unnecessary suffering of any wild mammal. The Wild Mammals Act may apply during site clearance works, particularly where burrowing animals such as foxes and rabbits are present as they could be crushed or asphyxiated in their burrows by heavy machinery.



Appendix C: Survey Results



Figure 8. Habitat map of wider surveyed area. QGIS 2026.

2024 Static Monitoring Results Tables

16th July – 22nd July 2024

Species	Number of Passes											
	Car Park						Field					
	Night 1	Night 2	Night 3	Night 4	Night 5	Night 6	Night 1	Night 2	Night 3	Night 4	Night 5	Night 6
Soprano pipistrelle	-	-	-	-	-	-	-	-	-	-	-	-
Common pipistrelle	-	-	-	-	-	1	-	-	-	-	-	-
Nathusius pipistrelle	-	-	-	-	-	-	-	-	-	-	-	-
Long-eared spp.	-	-	-	-	-	-	-	-	-	-	-	-
Noctule	3	5	6	2	2	1	-	2	13	8	4	6
Serotine	-	-	-	1	-	-	2	-	3	2	3	-
Barbastelle	-	-	-	-	-	-	-	-	-	-	-	-
Myotis spp.	-	-	-	-	-	-	-	-	2	-	-	-
Nyctalus spp.	-	-	-	-	-	-	-	-	-	-	-	-
Pipistrellus spp. (social calls)	-	-	-	-	-	-	-	-	-	-	-	-

4th September – 9th September 2024

Species	Number of Passes											
	Car Park						Field					
	Night 1	Night 2	Night 3	Night 4	Night 5		Night 1	Night 2	Night 3	Night 4	Night 5	
Soprano pipistrelle	24	38	1	5	17		-	-	-	-	1	
Common pipistrelle	194	34	12	92	134		1	-	-	-	-	
Nathusius pipistrelle	1	-	-	-	-		-	-	-	-	1	
Long-eared spp.	1	-	-	-	-		-	-	-	3	-	
Noctule	-	-	-	-	-		1	-	1	6	1	
Serotine	-	-	-	-	-		3	-	-	5	4	
Barbastelle	-	-	1	-	-		-	-	-	-	-	
Myotis spp.	-	1	-	7	-		-	-	-	-	-	
Nyctalus spp.	-	-	6	5	-		-	-	-	-	4	
Pipistrellus spp. (social calls)	6	6	-	2	3		-	-	1	-	-	

7th November – 13th November 2024

Species	Number of Passes											
	Car Park						Field					
	Night 1	Night 2	Night 3	Night 4	Night 5	Night 6	Night 1	Night 2	Night 3	Night 4	Night 5	Night 6
Soprano pipistrelle	-	-	-	1	-	-	-	-	-	-	-	-
Common pipistrelle	2	-	1	104	-	-	6	-	-	9	-	2
Nathusius pipistrelle	-	-	-	-	-	-	-	-	-	-	-	-
Long-eared spp.	-	-	-	-	-	-	-	-	-	-	-	-
Noctule	-	-	-	-	-	-	-	-	-	-	-	-
Serotine	-	-	-	-	-	-	-	-	-	-	-	-
Barbastelle	-	-	-	-	-	-	-	-	-	-	-	-
Myotis spp.	-	-	-	-	-	-	-	-	-	-	-	1
Nyctalus spp.	-	-	-	-	-	-	-	-	-	-	-	-
Pipistrellus spp. (social calls)	-	-	-	-	-	-	-	-	-	-	-	-



Figure 9. Areas of commuting and foraging bat activity observed across the three walked transect visits in 2024. QGIS 2026.



Species Code	Common Name
B	Blackbird
BC	Blackcap
BT	Blue tit
CC	Chiffchaff
D.	Dunnock
GT	Great tit
R.	Robin
S.	Skylark
WH	Whitethroat
WR	Wren

Figure 10. Locations of breeding bird territories from bird survey of field including eastern part of the application site in 2022. QGIS 2025.



Photograph 1.
Grassland field adjacent to the application site. May 2025.



Photograph 2.
Recently disturbed grassland in the south of the site, near the helipad looking west towards wider hospital grounds. May 2025.



Photograph 3.
Other broadleaved woodland adjacent to the application site. May 2025.



Photograph 4.
Non-native and ornamental hedgerow (at rear of car) and ornamental planting (foreground, left) in carpark area. May 2025.



Photograph 5.
Mixed scrub in the east of the site, south of the woodland. May 2025.



Photograph 6.
Ornamental planting in carpark area. May 2025.



Photograph 7.
Other developed land (hardstanding carpark) in the north of the site. May 2025.



Photograph 8.
Other developed land (helipad) in the south of the site. May 2025.



Photograph 9.
Mixed scrub in the east of the site, south of the woodland. March 2026.



Photograph 10.
Adjacent grassland and woodland habitats. March 2026.



Photograph 11.
Example of 'other developed land', 'non-native and ornamental hedgerow' and 'urban tree' habitats in the car park. Adjacent woodland belt in background. March 2026.



Photograph 12.
Helipad and grassland in south of site. March 2026.