

Preliminary Ecological Appraisal/Preliminary Roost Assessment

Survey site:

Car Park at Towcester Road, Pavilions Court, Trowbridge BA14 0FY

Client:

LNT Care Developments Ltd

Survey date:

3rd February 2026

Project:

This report is prepared to inform a planning application with Wiltshire Council. The proposal is described as:

“Erection of a three storey, 66no. bedroom care home (Use Class C2) with associated car parking, landscaping, access and ancillary buildings.”

[Unsubmitted]

This report contains sensitive information that is unsuitable for release to the public. A redacted version of this report can be provided upon request.

PEA survey methodology and legislation can be found in the Arbtech Supplement: [PEA Methodology and Legislation - 2026.](#)

PRA survey methodology and legislation can be found in the Arbtech Supplement: [PRA Methodology and Legislation - 2026.](#)

The field survey was undertaken by: Kristian Bullard, BSc (Hons) Graduate Ecologist. Accredited agent for class 1 techniques on a class 2 Natural England bat licence (Licence number details available on request).					
Date of survey	Temperature (°C)	Humidity (%)	Cloud (%)	Cover	Wind (km/h) Rain
03/02/2026	6	96	100		5 Moderate
Report Validity					
This report is considered valid for a period of 18 months in accordance with CIEEM guidance on the lifespan of Ecological Reports and Surveys ¹ .					
Limitations					
It should be noted that whilst every effort has been made to describe the baseline conditions within the survey area, and evaluate these features, this report does not provide a complete characterisation of the site. This assessment provides a preliminary view of the likelihood of protected species being present. This is based on suitability of the habitats on the site and in the wider landscape, the ecology and biology of species as currently understood, and the known distribution of species as recovered during the searches of historical biological records. A biological records data search has not been undertaken. However, given the location of the site, the nature of the habitats present and the assessed suitability of the site for protected or notable species, it is not anticipated that the purchase of biological records data will add any significant weight or alter the conclusions and recommendations outlined in this report.					
Executive Summary					
Further surveys Biodiversity Net Gain - The development will require a biodiversity net gain assessment, to achieve a 10% net gain in accordance with current BNG guidelines to comply with the Environment Act (2021) and local planning policy. Great crested newt (GCN) – eDNA surveys are recommended for Pond P1 and P2 to confirm presence/absence of GCN; surveys must be completed mid-April to June in line with current guidance. Badger – Further survey work is required to confirm sett status and use, comprising deployment of three wildlife cameras for 3–4 weeks to characterise the feature and badger activity. Precautionary Working Measures (PWMs) Protected species: During site preparation and construction, PWMs will be followed to ensure that nesting birds, reptiles and small mammals such as hedgehogs are not harmed by the works.					

¹ <https://cieem.net/resource/advice-note-on-the-lifespan-of-ecological-reports-and-surveys/>

In the unlikely event that a protected animal is found during construction, all works must stop, and a suitably qualified ecologist must be contacted

Site enhancements

Suggested biodiversity enhancements opportunities are provided throughout the report where relevant for consideration within the planned works mitigation.

Appendix 1: PEA summary | **Appendix 2: Location overview** | **Appendix 3: Proposed development plans** | **Appendix 4: Pond map**

Appendix 5: Habitat photos

Ecological Survey Factor (Conclusion, Impact or Recommendations)	Detailed using desk study and site survey. Any specific limitations noted within relevant section. This table may include further work you will need to commission (if any) to obtain planning permission or comply with legislation for other consent. All clients are expected to read and understand this section, or to contact the lead surveyor for advice.
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Site Location and Context

Site location

The site is centred at National Grid Reference ST 85963 55802 and extends to approximately 0.6 ha. The site is dominated by a large area of hardstanding, historically used as an overflow car park, with the western and north-western portions comprising a continuous area of modified grassland. The site is bordered by woodland along the western boundary, beyond which lie a series of agricultural fields. Immediately to the east is a large apartment complex with an associated car park, and an industrial estate is located directly to the north. The wider landscape comprises further urban areas to the north (Trowbridge) and south (North Bradley), interspersed with agricultural land and multiple parcels of woodland.

Soil and bedrock geology

Soilscapes viewer² describes this site as having slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils.

The site comprises two distinct geological units.³ The site is underlain by sedimentary bedrock of the Oxford Clay Formation, dominated by mudstone deposited in a shallow-marine environment during the Jurassic Period (approximately 166.1–157.3 million years ago). These rocks are detrital and vary

² <https://www.landis.org.uk/soilscapes/>

³ https://geologyviewer.bgs.ac.uk/?_ga=2.91510234.1590888119.1733366320-48682222.1733366319

from coarser- to finer-grained material. This mix of mudstone layers and subtle changes in grain size and carbonate content may influence soil development, drainage, and nutrient availability, helping to shape local vegetation patterns and potentially supporting plant communities suited to heavier, clay-rich substrates.

Historical land use

Historical satellite imagery (Google Earth) confirms that much of the site has remained unchanged for over 20 years (see Figures 1–6).

Google Earth satellite imagery (historical imagery)

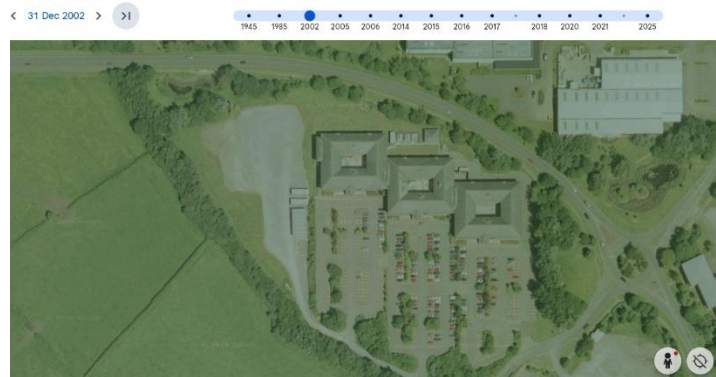


Figure 1. Historical imagery 2002.



Figure 2. Historical imagery 2005.

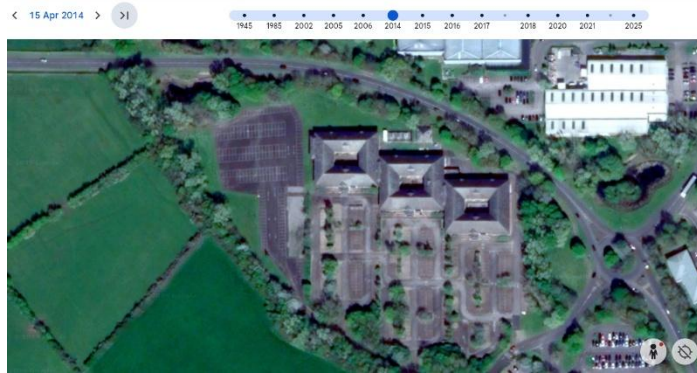


Figure 3. Historical imagery 2016.



Figure 4. Historical imagery 2020.

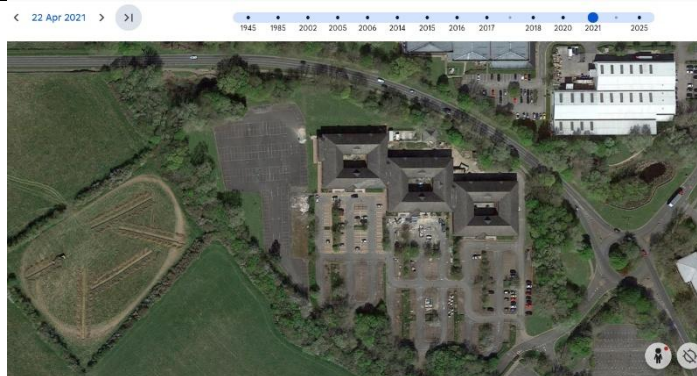


Figure 5. Historical imagery 2021.

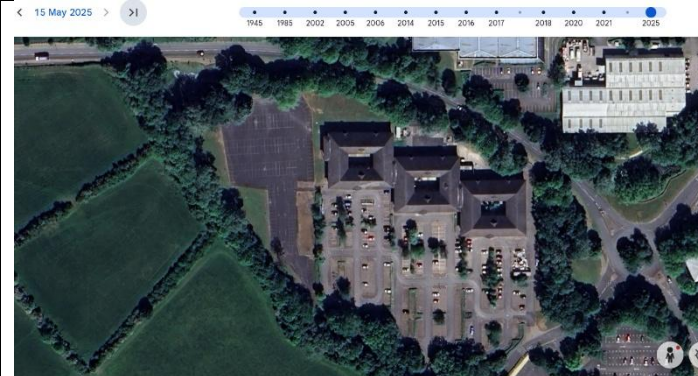


Figure 6. Historical imagery 2025.

Habitats and plants (see habitat map in appendix 1, location plan in appendix 2, proposal plan in appendix 3, pond map in appendix 4 and photos in appendix 5).			
Botanical species are described with reference to the DAFOR scale (D = Dominant; A = Abundant, F = Frequent, O = Occasional, R = Rare).			
Summary of Survey Findings	The site does not contain any habitats listed as a habitat of principal importance under Section 41 of the Natural Environment and Rural Communities (NERC) Act (2006). Habitats within the site are common and widespread and have low ecological value.		
(UKHab codes used)	On-site habitat descriptions u1b – Developed land/sealed surface A tarmacked car park covers the majority of the proposed development area. Condition score: N/A g4 32 – Modified grassland- Scattered trees The western part of the site comprises modified grassland with scattered trees, which appears to be regularly managed, as indicated by a short, uniform sward. Evidence of human disturbance was noted within this parcel, including heavy machinery tyre tracks (apparently associated with pruning works) along the western boundary adjoining the adjacent woodland parcel. This activity has created localised damage and bare ground, with bare ground exceeding 5% cover in affected areas. Additional patches of bare ground were also recorded in the northern section of the parcel. The grassland supported a low species diversity (approximately five species per m²) and no non-native species were recorded. Species include: Dominant cock's-foot (<i>Dactylis glomerata</i>), perennial ryegrass (<i>Lolium perenne</i>) and Yorkshire fog (<i>Holcus lanatus</i>); Abundant crane's-bill (<i>Geranium</i> spp.) and nipplewort (<i>Lapsana communis</i>), white clover (<i>Trifolium repens</i>); Frequent cleavers (<i>Galium aparine</i>) and creeping bent (<i>Agrostis stolonifera</i>); Occasional buttercup (<i>Ranunculus</i> spp.) and daisy (<i>Bellis perennis</i>); and Rare dead-nettle (<i>Lamium</i> spp.) and groundsel (<i>Senecio vulgaris</i>).		
	Tree number	Tree	Diameter at Breast Height (DBH) in cm
	T1	Non-native – Eucalyptus	54
	T2	Maple spp	90

	Condition assessment Assessed using Condition Sheet: GRASSLAND Habitat Type (low distinctiveness) - Score = Poor - Pass: Four (C, E, F, G) failing essential criteria A. Individual trees- Assessed using Condition Sheet: Individual trees Habitat Type - T1 Score = Moderate - Pass: Four (C, D, E, F). - T2 Score = Good - Pass: All six criteria (A, B, C, D, E & F) w1g – Other broadleaved woodland A small area of woodland is present in the north-western corner of the red line boundary, forming part of a larger woodland parcel that lies immediately adjacent to the site along the western and northern boundaries. The woodland has been subject to recent pruning, with multiple large brash piles and dead wood evident throughout. Scrub is present as small, discontinuous patches within the woodland, forming a localised understorey component. Tree species observed included: Ash, maple, cherry, poplar and oak, with a lack of non-native species present. A drainage ditch is present on the far side of the woodland parcel running parallel with the agricultural fields to the west, with an average depth of 15cm. [REDACTED] the [REDACTED] Condition assessment Assessed using Condition Sheet: WOODLAND Habitat Type Score = Moderate – Scoring 28 out of 39 Local notable habitats Patches of lowland mixed deciduous woodland (LMDW) occur in the surrounding area, with the closest located approximately 0.3 km to the north-east and a second patch approximately 0.45 km to the south-east. The trees and woodland on and adjacent to the site may provide limited local habitat continuity and could contribute to wider landscape connectivity for some woodland-associated species. However, the intervening industrial park and the main road to the north are likely to act as partial barriers
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	and may reduce the degree of functional connectivity between the site and these off-site woodland parcels. Overall, any connectivity is expected to be constrained and species dependent. LMDW is classed as a priority habitat under Section 41 of the Natural Environment and Rural Communities (NERC) Act, 2006. Further priority habitats are present within 2km of the site, including ancient woodland, good quality semi-improved grassland and traditional orchards. Below is a tabulated summary of the priority habitats within 2km of the site: <table> <tr> <th>Priority Habitat</th><th>Distance from Site (approx.)</th></tr> <tr> <td>Good quality semi-improved grassland</td><td>There are a few patches southeast of the site. The closest being ~1.4km</td></tr> <tr> <td>Traditional Orchards</td><td>Two small pockets south and west. The closest being ~1.1km</td></tr> <tr> <td>Deciduous Woodland</td><td>Many patches in all directions, the closest being ~0.3km northeast</td></tr> <tr> <td>Ancient woodland</td><td>Several large patches to the east. Closest being ~1.4km west</td></tr> </table>	Priority Habitat	Distance from Site (approx.)	Good quality semi-improved grassland	There are a few patches southeast of the site. The closest being ~1.4km	Traditional Orchards	Two small pockets south and west. The closest being ~1.1km	Deciduous Woodland	Many patches in all directions, the closest being ~0.3km northeast	Ancient woodland	Several large patches to the east. Closest being ~1.4km west
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<i>Foreseen Impacts</i>	On-site habitats The proposed development will result in the loss of an area of hardstanding and modified grassland. This is likely to have a minimal impact on biodiversity due to the low ecological value of these habitats. All trees on and adjacent to the site will be retained and a tree root protection zone is to be implemented, as per the development plans. Notable habitats No impacts to any notable habitats are anticipated due to the small scale and distance of the proposed development from such habitats as well as the urban location of the site with surrounding physical barriers.										
<i>Recommendations</i>	On-site habitats Retained trees should be protected in line with the measures outlined in the British Standard "Trees in Relation to Design, Demolition and Construction to Construction - Recommendations" (BS 5837) (2012). Notable habitats None required. Biodiversity net gain										

	The Environment Act (2021) requires all developments (excluding exemptions) to deliver a 10% net gain in biodiversity. Therefore, the planning application must be accompanied by a biodiversity net gain calculation to ensure the proposed development delivers a 10% net gain.		
Locality and Designated Sites			
Summary of Survey Findings	On-site designations The site is not subject to any designation.		
	Statutory designated sites (within 2km) There are two statutory sites within 2km of the site, as detailed below:		
	Designated Site Name	Approx. distance from Site (and Size)	Reasons for Notification
	Picket and Clanger Wood SSSI ⁴	~1.4km southeast (66 ha)	Designated as an SSSI because it is a valuable ancient woodland supporting a particularly outstanding assemblage of butterflies and moths, including several scarce species with limited national distributions and two species considered rare and vulnerable in Great Britain. The site retains extensive semi-natural woodland vegetation, with over 40 ancient-woodland indicator plant species and diverse ride and wet clay land flora. The woodland and rides also support a notable bird community typical of ancient woodland, including a strong breeding population of nightingale, alongside many other woodland and farmland-edge species.
	Southwick Country Park LNR ⁵	~1.7km west (60 ha)	Designated as a Local Nature Reserve in January 2021 to protect 150 acres of, species-rich hay meadows and improve local biodiversity, particularly along the Lambrok Stream. It serves as a vital green buffer preventing the merging of Trowbridge and Southwick, offering public access to nature while providing critical, connected habitats for birds, bats, and insects.

⁴ <https://designatedsites.naturalengland.org.uk/SiteDetail.aspx?SiteCode=s1001598>

⁵ <https://designatedsites.naturalengland.org.uk/SiteLNRDetail.aspx?SiteCode=L1481648>

The site lies within the impact risk zone for Picket and Clanger Wood SSSI

Statutory designated sites (within 10km)

There are two national network sites (SAC, SPA, Ramsar) located within 10km, as detailed below:

Designated Site Name	Approx. distance from Site (and Size)	Reasons for Notification
Bath & Bradford on Avon Bats (SAC) ⁶	~8km northwest (106 ha)	Greater horseshoe bat <i>Rhinolophus ferrumequinum</i> , this site in southern England includes the hibernation sites associated with 15% of the UK greater horseshoe bat population and is selected on the basis of the importance of this exceptionally large overwintering population. Bechstein's bat <i>Myotis bechsteinii</i> - Small numbers of Bechstein's bats have been recorded hibernating in abandoned mines in this area, though maternity sites remain unknown.
Salisbury Plain (SPA/SAC) ⁷	~6.7km southeast (21465 ha)	Designated because it supports internationally important chalk habitats and species, including the best remaining UK example of lowland juniper scrub on chalk, believed to be the largest surviving area of semi-natural dry calcareous grassland in the EU, including orchid-rich grasslands and a cluster of large marsh fritillary (<i>Euphydryas aurinia</i>) sub-populations breeding on dry chalk grassland.

Non-statutory designated sites

The presence of non-statutory designated sites within 2km of the site cannot be established without data from Wiltshire & Swindon Biological Records Centre.

⁶ <https://sac.jncc.gov.uk/site/UK0012584>

⁷ <https://sac.jncc.gov.uk/site/UK0012683>

<i>Foreseen Impacts</i>	On-site designations No impacts foreseen. SSSI Impact Risk Zones (IRZs) The proposed development type is listed as high risk within the SSSI Impact Risk Zones (IRZs). Therefore, a risk of adverse effects on nearby Picket and Clanger Wood SSSI remains. Statutory and non-statutory designated sites No impacts to designated sites are anticipated due to the small scale and distance of the proposed development from such sites (where known) as well as the urban location of the site with surrounding physical barriers.
<i>Recommendations</i>	On-site designations None required. Statutory and non-statutory designated sites The Local Planning Authority (LPA) may be required to consult with Natural England regarding potential impacts to Picket and Clanger Wood SSSI.
Invasive / Non-native species	
<i>Summary of Survey Findings</i>	No problematic invasive and non-native species recorded on site.
<i>Foreseen Impacts</i>	N/A
<i>Recommendations</i>	No further surveys but remain vigilant.
Invertebrates	
<i>Summary of Survey Findings</i>	The habitats present on-site, including grassland, broadleaved woodland and trees, likely provide common invertebrates with opportunities to forage and shelter. A few brash piles and leaf litter mulch are present in the northwestern corner of the site, these habitats can provide habitat value for specialist invertebrates. The discarded material was recently pruned from a number of native species; however, the material is exposed with little shade present and no evidence of bore holes or sawdust were observed.

Foreseen Impacts	Modified grassland will be removed during construction. The loss of such habitats is likely to be inconsequential to local invertebrate populations owing to their low value and the presence of more extensive habitat locally.																										
Recommendations	No further surveys. Suggested biodiversity enhancements The incorporation of bee bricks (e.g. Ibstock BeeHabitat or similar alternative brand) into the fabric of the new buildings would provide sheltering opportunities for pollinators. These should be installed 0.5m above ground level on a south-facing elevation with no obscuring vegetation. The site could be further enhanced via the provision of native wildflowers or wildflower turf, which would provide foraging opportunities for invertebrates.																										
Bats																											
Summary of Survey Findings	EPSL data A search of the magic.gov.uk database for granted EPSLs within a 2km radius of the site has been completed. Displaced bats from licensed sites <2km away from the survey site will find alternative habitat either within the mitigation measures implemented as part of the licence or will relocate to other known roosts sites in close proximity to the licensed site. There are five EPSLs within a 2km radius of site as detailed below: <table><tr><th>EPSL reference</th><th>Bat species affected</th><th>Distance from site</th><th>Impacts allowed by licence</th></tr><tr><td>2015-15090-EPS-MIT</td><td>Common pipistrelle and lesser horseshoe</td><td>1.6km north</td><td>Destruction of a resting place</td></tr><tr><td>2014-5466-EPS-MIT</td><td>Brown long eared</td><td>0.8 km north</td><td>Destruction of a resting place</td></tr><tr><td>EPSM2011-3903</td><td>Common pipistrelle, Brown long eared and Serotine</td><td>2km southwest</td><td>Destruction of a resting place</td></tr><tr><td>EPSM2010-2578</td><td>Common pipistrelle, Brown long-eared, Serotine and soprano pipistrelle</td><td>2km southwest</td><td>Destruction of a resting place</td></tr><tr><td>2019-43957-EPS-MIT</td><td>Common pipistrelle</td><td>800m southwest</td><td>Destruction of a resting place</td></tr></table>			EPSL reference	Bat species affected	Distance from site	Impacts allowed by licence	2015-15090-EPS-MIT	Common pipistrelle and lesser horseshoe	1.6km north	Destruction of a resting place	2014-5466-EPS-MIT	Brown long eared	0.8 km north	Destruction of a resting place	EPSM2011-3903	Common pipistrelle, Brown long eared and Serotine	2km southwest	Destruction of a resting place	EPSM2010-2578	Common pipistrelle, Brown long-eared, Serotine and soprano pipistrelle	2km southwest	Destruction of a resting place	2019-43957-EPS-MIT	Common pipistrelle	800m southwest	Destruction of a resting place
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	Bat SACS Bath & Bradford bat SAC is located approximately 8 km north-west of the site. Although additional lighting associated with the proposed development could increase disturbance risk for bats, the site sits within an existing urban environment with high lux levels, so any change in light levels is likely to be highly localised and the effect on wider landscape connectivity and SAC-linked bat populations is expected to be negligible, provided lighting is designed to minimise spill and maintain dark corridors where relevant. Foraging and commuting habitat Habitats recorded on site are considered to provide bat foraging and commuting opportunities, including modified grassland, woodland and individual trees. These features are likely to create suitable microclimatic conditions that support invertebrates, which in turn provide prey for local bat populations. The on-site woodland connects directly to a larger adjoining woodland parcel and includes a drainage ditch and localised scrub patches, these structural features are likely to further increase invertebrate abundance and therefore foraging potential. Bats commonly use linear landscape features to navigate between roosts and foraging areas. The woodland edge, tree lines and individual trees on and adjacent to the site are therefore likely to function as commuting routes, providing connectivity to nearby habitats including areas of lowland mixed deciduous woodland (approximately 0.3 km to the north-east) and the wider landscape. Roosting habitat No trees will be directly affected by the proposed development; however, there is potential for disturbance to occur during construction and following completion through additional lighting noise and vibration. As a precaution, all trees on site and immediately adjacent to the red line boundary were therefore assessed for their suitability and value as potential roosting features for bats.
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T1 description	Photographs
<i>Summary</i> T1 is a mature Eucalyptus spp located within the modified grassland parcel to the west of the site. The tree has DBH of 54cm and an approximate height of 12m. No features were identified on this tree. Whilst the tree does possess some areas of missing bark, these are superficial and do not provide any crevices or entrance points into the trunk suitable for roosting bats. As such the tree is concluded as being NONE (i.e. no roosting features present).	
T2 description	Photographs
<i>Summary</i> T2 is a mature Maple spp located within the modified grassland parcel to the north of the site. The tree has DBH of 90cm and an approximate height of 13m. No features were identified on this tree. Similarly, this tree possesses some areas of lifted bark, however, upon inspection these were classified as being unsuitable for roosting bats. As such the tree is concluded as being NONE (i.e. no roosting features present).	

T3 description			Photographs
<i>Summary</i> T3 is a red cedar located within the woodland parcel to the north of the site. The tree has a DBH of 15cm and a height of 6m. The tree is located off-site within the woodland parcel to the Features identified on T3 during the survey are detailed below.			 
PRF ref	Type of PRF	Condition/description/suitability	
PRF-1	Trunk damage	Major vertical split associated with a severely fractured main stem in the upper trunk/crown. The feature presents as a deep fissure with exposed splintered timber and internal cracking. The feature is too high to inspect from ground level, and the depth/extent of any internal cavity could not be determined. As such, the feature requires further assessment (i.e. FAR) to confirm suitability for roosting bats.	
PRF-2	Peeling bark associated with damage	Areas of lifted and loosened bark are present around the damaged sections and adjacent limbs, creating potential shallow crevices. These features are likely to be suitable for individual or low numbers of bats where crevice depth is limited (i.e. PRF-I).	
Foreseen Impacts		Roosting habitat [Trees]	

	All trees on site will be retained and therefore no impacts to roosting bats are anticipated. If any works to the trees are to take place, the identified PRFs should be examined and if deemed necessary, appropriate further surveys should take place prior to any works. Foraging and commuting habitat The proposed development will not result in the removal of any habitats which could be used by foraging or commuting bats. However, the proposed development will include the use of lighting which could spill on to bat roosting, foraging or commuting habitat and deter bats from using these areas. The proposed development will result in the loss of small areas of 0.034ha of modified grassland but given their low value and the presence of more extensive areas of foraging and commuting habitat in the locality, this is likely to be inconsequential for bats. Artificial lighting The proposed development may lead to an increase in the amount of current lighting of surrounding habitats or the retained building without mitigation. This may disturb commuting bats.
<i>Recommendations</i>	Roosting habitat [Trees] All trees on site will be retained and are not proposed for pruning, felling or direct works. On this basis, undertaking further bat roost inspections is considered potentially disproportionate at this stage, provided an appropriate avoidance-led approach is adopted and there is no requirement for direct interaction with the PRF trees. Foraging and commuting habitat No further surveys are required. Artificial lighting A low impact lighting strategy will be adopted for the site during post-development which outlines the areas of the site that will be retained as dark corridors. Parameters can be found on the Bat Conservation Trust website: https://www.bats.org.uk/our-work/buildings-planning-and-development/lighting-2

	Suggested biodiversity enhancements The installation of three bat boxes at the site will provide additional roosting habitat for bats. The bat boxes will be incorporated into the fabric of the proposed building. They will be suitable for crevice dwelling species. Suitable bat boxes include Habibat Bat Box, Ibstock Enclosed Bat Box or similar alternative brand. Bat boxes should be positioned 3-5m above ground level facing in a south or south-westerly direction with a clear flight path to and from the entrance, away from artificial light.
Birds	
<i>Summary of Survey Findings</i>	Trees and vegetation No bird nests were identified within the woodland or individual trees on-site, however they all offer nesting opportunities and nest-building resources for birds. A single historic bird's nest was identified within a birch tree in the adjacent woodland parcel. Barn owls The site does not appear to provide any suitable nesting sites for barn owls. Overwintering birds Due to the small size of the site and the extent and type of the habitats recorded, the site not considered suitable to support a significant assemblage of protected and/or notable birds.
<i>Foreseen Impacts</i>	Buildings/trees The proposed development will not directly remove or damage suitable nesting habitat for breeding birds, however, the use of heavy machinery and associated activity in close proximity to trees and the adjacent woodland could cause disturbance during the breeding season, potentially leading to the disruption or abandonment of active nests. Barn owls None foreseen. Overwintering birds None foreseen.

<i>Recommendations</i>	Buildings/trees Precautions should be taken with machinery and noise levels when working close to any retained nests so as not to disturb any nearby nesting birds during construction works. At least a 3-5m buffer should be created between any machinery and active nests until the young have fledged. Barn owls None required. Overwintering birds None required. Suggested biodiversity enhancements The installation of a minimum of three bird boxes on mature trees around the site boundaries or on created buildings will provide additional nesting habitat for birds e.g. Schwegler No 17 Swift Nest Box (buildings) Schwegler 1SP Sparrow Terrace (buildings) Schwegler 1B Nest Boxes (trees) Schwegler 2H Robin Boxes (trees) Woodstone Nest Box (buildings or trees) Or a similar alternative brand. Tree boxes should be positioned approximately 3m above ground level where they will be sheltered from prevailing wind, rain and strong sunlight. Small-hole boxes are best placed approximately 1-3m above ground on an area of the tree trunk where foliage will not obscure the entrance hole. Swift and sparrow boxes should be positioned at the eaves of a building and can be incorporated into the fabric of the building during construction.
Reptiles	
<i>Summary of Survey Findings</i>	EPSL data A review of the MAGIC database returned no granted EPSL records for protected reptiles within 2km of the site.

	Habitat suitability Habitats recorded on site are assessed to provide foraging, commuting, basking and refuge opportunities for reptiles. The woodland and recently created brash piles likely provides elevated value for reptiles as this habitat provide a suitable structure for refuge, whilst also providing foraging and commuting opportunities. However, it is important to note that the site is dominated by frequently managed grassland and hardstanding of limited value to reptiles. These habitats are suboptimal due to an absence of notable habitat structure and diversity, which significantly limits refuge, foraging, and commuting opportunities, albeit they do provide some basking opportunities when located adjacent to potential refugia. Connectivity to more suitable reptile habitat in the wider landscape appears limited, with potential links largely restricted to woodland, hedgerows and riparian vegetation associated with the agricultural drainage ditch to the west. These features are, however, fragmented by surrounding urban infrastructure, which is likely to act as a barrier to movement. Overall, the presence of reptiles on site cannot be ruled out but is most likely to be restricted to low numbers in peripheral habitats.
<i>Foreseen Impacts</i>	A small area of modified grassland will be removed during construction. The loss of such habitats is likely to be inconsequential to local reptile populations owing to their low value and the presence of more extensive habitat locally. However, site clearance could result in the death or injury of reptiles, if present.
<i>Recommendations</i>	A precautionary working method will be implemented for widespread reptiles during construction, including the following measures: • Vegetation will be maintained at a short sward (5cm) to discourage reptiles. • Any excavations will be covered overnight, or a ramp will be installed to enable any trapped animals to escape. • Best practice pollution prevention measures will be implemented to minimise impacts to nearby habitats. • Any chemicals or pollutants used or created by the development should be stored and disposed of correctly according to COSHH regulations. • If any reptiles are found in the working area these should be allowed to disperse of their own accord or, if at immediate risk, should be moved by hand to a sheltered, vegetated area away from disturbance. • In the unlikely event that a reptile is identified, works must cease and advice must be sought from a suitably qualified ecologist. Suggested biodiversity enhancements

	The site could be enhanced for reptiles post-development with the inclusion of log piles (created from felled materials) and planting of areas of native shrubs, to provide sheltering opportunities.													
Amphibians														
Summary of Survey Findings	EPSL and survey data													
	A review of the MAGIC database returned three granted EPSL records for great crested newts within 2km of the site. See further details below:													
	<table><tr><th>EPSL reference</th><th>Distance from site</th><th>Impacts allowed by licence</th></tr><tr><td>EPSM2012-4095</td><td>1.2km north</td><td>Destruction of a resting place</td></tr><tr><td>EPSM2013-5838</td><td>0.65 km south</td><td>Destruction of a resting place</td></tr><tr><td>EPSM2009-459</td><td>0.65 km south</td><td>Destruction of a resting place</td></tr></table>		EPSL reference	Distance from site	Impacts allowed by licence	EPSM2012-4095	1.2km north	Destruction of a resting place	EPSM2013-5838	0.65 km south	Destruction of a resting place	EPSM2009-459	0.65 km south	Destruction of a resting place
	EPSL reference	Distance from site	Impacts allowed by licence											
	EPSM2012-4095	1.2km north	Destruction of a resting place											
EPSM2013-5838	0.65 km south	Destruction of a resting place												
EPSM2009-459	0.65 km south	Destruction of a resting place												
The MAGIC database also returned evidence indicating the presence of great crested newts resulting from historic pond surveys undertaken in 2016 and 2017. These records are located 0.25km southeast and 0.5km southeast respectively. Great crested newts exist in metapopulations and are known to utilise ponds and their connecting terrestrial habitat during their life cycle; great crested newts are typically found within terrestrial habitats up to 500m from breeding ponds (Langton <i>et al.</i> 2001). As such, the great crested newt metapopulation known to be present 0.25km southeast and 0.5km southeast are suitably connected to the site.														
Aquatic habitat suitability (including ponds within 500m)														
Great crested newts (GCN) exist in metapopulations and are known to utilise ponds and their connecting terrestrial habitat during their life cycle; great crested newts are typically found within terrestrial habitats up to 500m from breeding ponds (Langton et al. 2001).														
There are no ponds present on site. However, a pond (P1) is located ~30m north of the red line boundary. Due to the proximity of the pond to the site and the confirmed presence GCN locally, a HSI was carried out. P1 is a man-made pond with an unknown water supply. The pond has an approximate area of 500m². The banks are shallow and sparsely vegetated with														

managed grassland species with the addition of tussocks of aquatic reed species along sections of the bank. No waterfowl were viewed using the pond during the survey (with the exception of a single moorhen). Given that the water level at the time of the survey was relatively low when considering recently rainfall and time of year, it is assumed that the pond dries rarely. As a result of the HSI, P1 has been assessed to provide **good** suitability to support great crested newts. The scores for each HSI parameter can be viewed in the table below:

HSI Index	HSI Index Parameter	HSI Score
1 – Location	Zone A	1.0
2 – Pond Area	500-700m ²	1.0
3 – Pond Drying	Rarely dries	1.0
4 – Water Quality	Moderate	0.67
5 – Shade	0-60%	1.0
6 – Waterfowl	Absent	1.0
7 – Fish	Possible	0.7
8 – waterbody count in wider landscape within 500m with suitable terrestrial connectivity	6	0.84
9 – Terrestrial Habitat	Moderate	0.67
10 – Macrophytes	1-5%	0.35
TOTAL	-	0.7846
CATEGORY	-	Good

In addition to P1, a review of the Magic.gov.uk database and aerial imagery indicates that there are a further nine ponds located within 500m of the site, located 113m (P2) northwest, 220m east (P3), 280m southeast (P4), 300m southwest (P5), 320m, 430m, and 480m southeast (P6,7,8) and 369m northeast (P9). All ponds apart from P2, 3, 8 and 9 have potential terrestrial connectivity to the site due to an absence of definitive barriers to dispersal. However, all other ponds are assessed to have limited connectivity due to separation by areas of suboptimal habitat including urban infrastructure and a large main road (A363). These landscape features combined are assessed to represent a significant barrier to dispersal limiting access from these ponds to the site for great crested newts.

A pond map showing approximate pond locations is provided in **Appendix 4**.

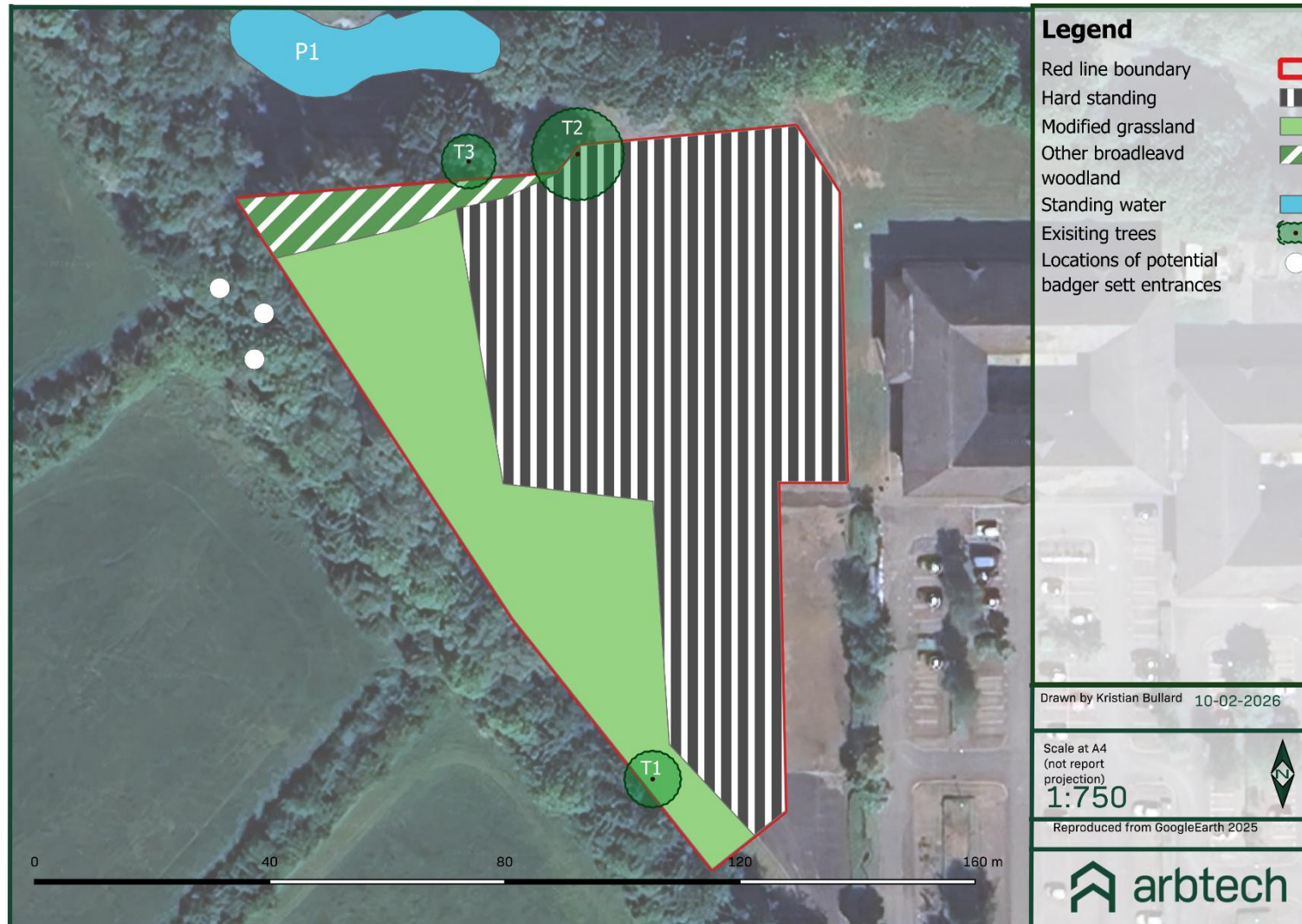
	Terrestrial habitat suitability The site comprises predominantly modified grassland which, in isolation, is not considered optimal terrestrial habitat for great crested newt due to its frequently managed, uniform sward and limited habitat structure. However, the presence of a suitable pond approximately 30 m north of the red line boundary, together with high value woodland directly adjacent to the grassland to the west, increases the potential for the grassland to provide some value as supporting terrestrial habitat, particularly for foraging and movement between aquatic and terrestrial habitats. As such, whilst overall suitability is considered limited, great crested newt presence on or near the site cannot be discounted and, if present, individuals could be vulnerable to harm during construction activities.
<i>Foreseen Impacts</i>	When georeferencing the proposed development plans over scaled mapping of the site, it is noted that the development area is likely to result in the loss or significant disturbance of approximately 0.034ha of grassland. If great crested newts are present within the pond 30m to the north of the site, when completing the rapid risk assessment published by Natural England (Natural England 2015), the proposed development produces an Amber risk score, which states: Offence Likely (see Figure 1 below).
<i>Recommendations</i>	Environmental DNA (eDNA) surveys will be required of P1 and P2(where accessible) to determine the presence or absence of great crested newts. This will comprise collecting water samples and sending them off for laboratory analysis and such surveys must be undertaken between mid-April and June, in accordance with current survey guidelines (Biggs et al, 2014). The surveys are likely to be required before planning permission can be granted. Suggested biodiversity enhancements The site could be enhanced for amphibians post-development through creation of amphibian hibernacula using rubble and logs from site clearance. Information on how to construct a hibernaculum can be found here: https://www.wiltshirewildlife.org/hibernaculum
Badger	
<i>Summary of Survey Findings</i>	

	the footprint is considered likely to be fresh, as it would be expected to wash out relatively quickly if older. Additional mammal tracks were present through the woodland parcel, and a historic latrine was recorded approximately 15 m south of the feature.
<i>Foreseen Impacts</i>	The proposed development could result in damage to, or disturbance of, the potential badger sett and could lead to the injury or killing of badgers if present. Based on the size and form of the entrances and the presence of recent field signs, there is a high likelihood that the feature is being used as a badger sett, however, its status cannot be confirmed with certainty at this stage and would require further survey and monitoring to verify use and classification. The entrances holes identified during the survey are positioned ~35m away from the proposed development area, which typically may not trigger the need for further surveys (typically triggered if works are within 30m of a sett). However, further south along the adjacent woodland parcel, the proposed development is within 5m of areas where mammal tracks and a latrine were identified, indicating regular badger activity within suitable foraging and commuting habitat. Given the close proximity of the works to this actively used habitat, there is potential for significant disturbance during both the construction and operational phases. This risk is elevated by the narrow nature of the woodland parcel and its location within a predominantly urban environment, which is likely to limit the availability of alternative refuge and foraging areas. Consequently, disturbance arising from noise, vibration, lighting and increased human presence could adversely affect badger use of the woodland corridor and may increase the risk of territory displacement or localised abandonment of the habitat.
<i>Recommendations</i>	Badger surveys will be required to characterise the sett types present and the usage of the site by badgers. This will comprise the deployment of 3 wildlife cameras over a period of 3-4 weeks and such surveys can be undertaken throughout the year, in accordance with current survey guidelines (Harris et al, 1989). The surveys are likely to be required before planning permission can be granted. Disturbance, damage or destruction of active badger setts will require a badger development licence. Suggested biodiversity enhancements Planting fruit bearing trees and species-rich grassland to increase foraging opportunities for badgers.
Riparian animals	
<i>Summary of Survey Findings</i>	A review of the MAGIC database identified no granted EPSL records for otter or water vole within 2 km of the site. No watercourses are present on site or are connected to the site. An agricultural drainage ditch is located approximately 15 m

	west of the development boundary, however, review of satellite imagery indicates that this ditch does not have functional connectivity to nearby watercourses. The pond located approximately 30 m north of the site is considered unsuitable for water vole, as the banks are too shallow to provide typical burrowing opportunities and the marginal vegetation is heavily managed, resulting in a short sward with limited structural cover along the banks.
<i>Foreseen Impacts</i>	No impacts are anticipated on riparian animals as a result of the proposed development.
<i>Recommendations</i>	None required.
Hazel dormouse	
<i>Summary of Survey Findings</i>	EPSL data A review of the MAGIC database returned no granted EPSL records for hazel dormice within 2km of the site. Habitat suitability The site lies outside of the know current range for hazel dormice and there are no suitable habitats within the development area. As such it is considered likely that hazel dormice are absent from site. Dormice typically utilise a three-dimensional habitat structure as to commute between feeding and breeding sites whilst avoiding predation. As such habitats on site are considered unsuitable for hazel dormice and therefore the likelihood of this species being present on site is considered acceptably low. Furthermore, for isolated habitats in the UK, research indicates that dormice require 20ha of woodland habitat to support a viable population (Bright <i>et al.</i> 1994).
<i>Foreseen Impacts</i>	No impacts are anticipated on hazel dormice as a result of the proposed development.
<i>Recommendations</i>	None foreseen.
Other e.g. hedgehog	
<i>Summary of Survey Findings</i>	Habitats within the site are dominated by regularly managed modified grassland and areas of hardstanding, which provide generally limited shelter and foraging opportunities for hedgehogs due to a lack of structural diversity. Localised ruderal herb vegetation may provide some foraging potential, and the nearby woodland and boundary features offer shelter and commuting opportunities, with longer stretches of woodland likely to facilitate movement through the area despite the urban

	setting. No direct evidence of hedgehog (e.g. droppings, footprints, nests) was recorded during the survey; however, the presence of hedgehogs cannot be discounted, particularly within peripheral habitats.
<i>Foreseen Impacts</i>	A small area of modified grassland will be removed during construction. The loss of such habitats is likely to be inconsequential to local hedgehog populations owing to their low value and the presence of more extensive habitat locally. However, construction activities could result in the death or injury of hedgehogs, if present. The burrow system recorded within the adjacent woodland parcel may be an active rabbit warren, therefore, rabbits may be present in the local area. The feature will not be directly impacted by the proposed development, however, the outcome of the badger surveys and monitoring will help to confirm which species is using the burrow system (e.g. badger, rabbit, or other mammals) and inform any necessary precautions.
<i>Recommendations</i>	A precautionary working method will be implemented during construction, including the following measures: • Any excavations will be covered overnight, or a ramp will be installed to enable any trapped animals to escape. • The use of night-time lighting will be avoided, or sensitive lighting design will be implemented to avoid light spill on to retained habitats which hedgehogs could use. • Any chemicals or pollutants used or created by the development should be stored and disposed of correctly according to COSHH regulations. If any hedgehogs are found in the working area these should be allowed to disperse of their own accord or, if at immediate risk, should be moved by hand to a sheltered, vegetated area away from disturbance. Suggested biodiversity enhancements The following habitat creation and enhancement opportunities could be incorporated into the proposed development which would be beneficial for hedgehogs: • Planting fruit bearing trees and species-rich grassland to increase foraging opportunities. • Creation of brash piles or installation of hedgehog houses in shady areas. • Installation of gaps under boundary fencing to enable hedgehogs to move freely through the site.

Appendix 1: Survey/Habitat map



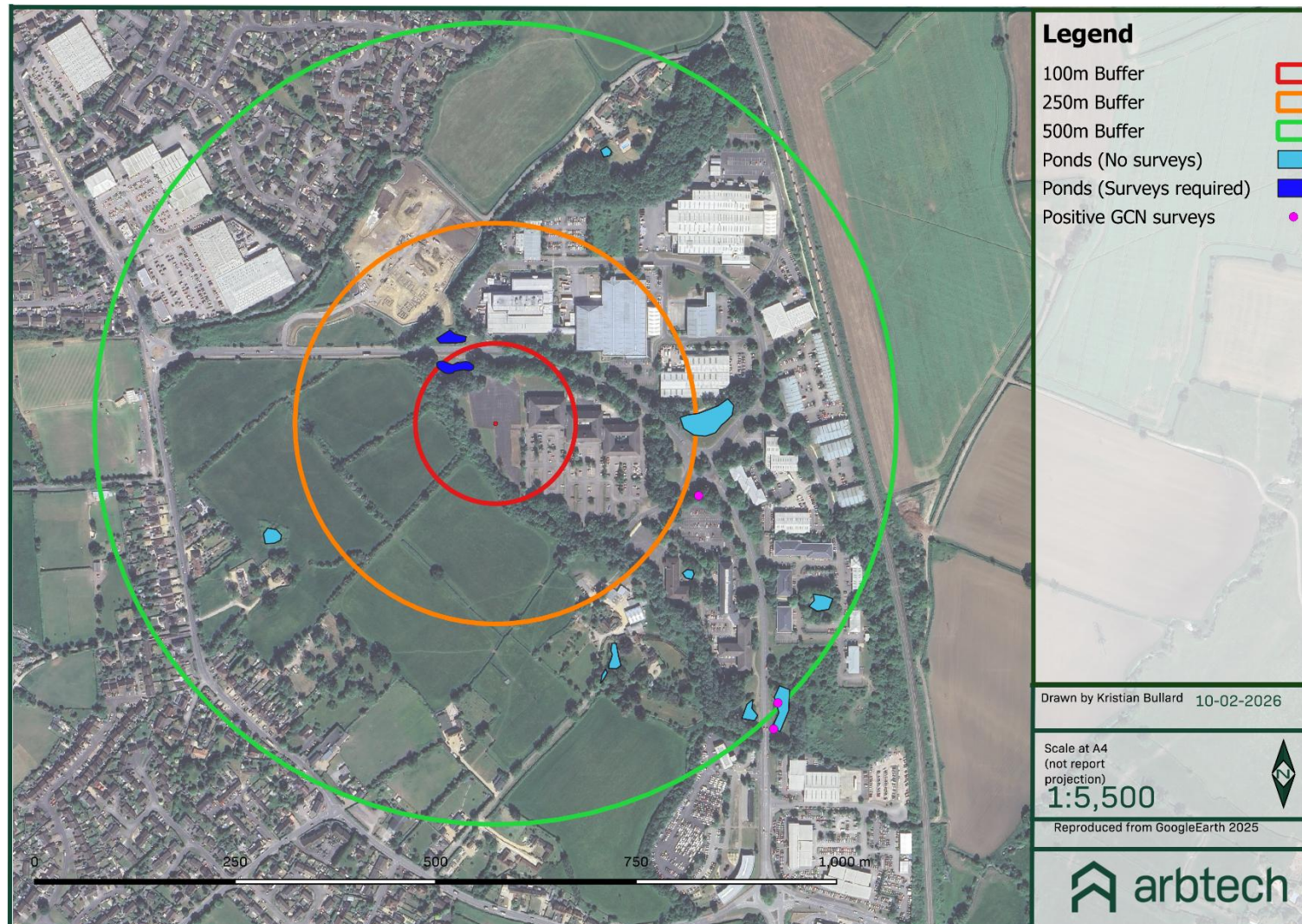
Appendix 2: Location map



Appendix 3: Proposed plan



Appendix 4: Pond map



Appendix 5: Habitat Photos

Modified grassland	
Photograph	Description
	Figure 1: Modified grassland to the west of the site
Developed land; sealed surface	
Photograph	Description
	Figure 2: Car park covering majority of the site

Broadleaved woodland	
Photograph	Description
	Figure 3: Patch of woodland (along northern site boundary)
Broadleaved woodland	
Photograph	Description
	Figure 4: Woodland parcel along western boundary

Brash and mulch piles	
Photograph	Description
	Figure 5: Pile of brash and mulch in the north west portion of the site
Standing water	
Photograph	Description
	Figure 6: Pond (P1) located 30m north of the site boundary

Burrowing feature	
Photograph	Description
	Figure 7: Burrowing feature measuring ~30x20cm observed ~5m outside the redline boundary to the west. Photo also shows evidence of recent digging activity, evident by fresh displaced material.

Appendix 5: Baseline Habitat Condition Assessment Sheets

Modified Grassland; assessed using 'Grasslands Low Distinctiveness' habitat type condition sheet:

Condition Assessment Criteria:		G1
A	There must be 6-8 vascular plant species per m ² , including at least 2 forbs. Note – this criterion is essential for achieving moderate condition.	N
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for vertebrates and invertebrates to live and breed.	N
C	Some scattered scrub (including bramble) may be present, but scrub accounts for less than 20% of total grassland area. Note - patches of shrubs with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.	Y
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.	N
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens).	Y
F	Cover of bracken less than 20%.	Y
G	There is an absence of invasive non-native species (as listed on Schedule 9 of WCA, 1981).	Y
Essential criterion achieved (Y/N)		N
Number of criteria passed		4
Condition Assessment Result	Condition Assessment Score	Score Achieved ✓
Passes 6 or 7 of 7 criteria including passing essential criterion A	Good (3)	
Passes 4 or 5 of 7 criteria including passing essential criterion A	Moderate (2)	
Passes 0, 1, 2 or 3 of 7 criteria; OR 4, 5 or 6 of criteria but failing criterion A	Poor (1)	✓

Urban Trees; assessed using 'Individual Trees' habitat type condition sheet:

Condition Assessment Criteria	
A	The tree is a native species (or more than 70% within the block are native species).
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).
C	The tree is mature (or more than 50% within the block are mature).
D	There is little or no evidence of an adverse impact on tree health by anthropogenic activities such as vandalism or herbicide use. There is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.
E	Natural Ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.
F	More than 20% of the tree canopy area is oversailing vegetation beneath.
Condition Assessment Result	
Passes 5 or 6 of 6 criteria	Good (3)
Passes 3 or 4 of 6 criteria	Moderate (2)
Passes 0, 1 or 2 of 6 criteria	Poor (1)

Tree ID Size	Criterion						# Passed Condition
	A	B	C	D	E	F	
T01 L	N	✓	N	✓	✓	✓	4 Moderate
T02 L	✓	✓	✓	✓	✓	✓	6 Good

Mixed broadleaved woodland; assessed using 'Woodland' habitat type condition sheet:

Condition Assessment Criteria						
Indicator		Good (3 points)	Moderate (2 points)	Poor (1 point)	Score per indicator	Notes (such as justification)
A	Age distribution of trees	Three age-classes present.	Two age-classes present.	One age-class present.	2	Three age classes present.
B	Wild, domestic and feral herbivore damage	No significant browsing damage evident in woodland.	Evidence of significant browsing pressure is present in 40% or less of whole woodland.	Evidence of significant browsing pressure is present in 40% or more of whole woodland.	3	No evidence of significant browsing present in woodland.
C	Invasive plant species	No invasive species present in woodland.	Rhododendron <i>Rhododendron ponticum</i> or cherry laurel <i>Prunus laurocerasus</i> not present, other invasive species <10% cover.	Rhododendron or cherry laurel present, or other invasive species >10% cover.	3	Rhododendron and cherry laurel make up >10% cover.

Condition Assessment Criteria						
Indicator		Good (3 points)	Moderate (2 points)	Poor (1 point)	Score per indicator	Notes (such as justification)
D	Number of native tree species	Five or more native tree or shrub species found across woodland parcel.	Three to four native tree or shrub species found across woodland parcel.	Two or less native tree or shrub species across woodland parcel.	2	More than 5no. native species present.
E	Cover of native tree and shrub species	>80% of canopy trees and >80% of understory shrubs are native.	50 - 80% of canopy trees and 50 - 80% of understory shrubs are native.	<50% of canopy trees and <50% of understory shrubs are native.	2	Canopy and understorey both comprise >80% native species.
F	Open space within woodland	10 - 20% of woodland has areas of temporary open space. Unless woodland is <10ha, in which case 0 - 20% temporary open space is permitted.	21 - 40% of woodland has areas of temporary open space.	<10% or >40% of woodland has areas of temporary open space. But if woodland <10ha has <10% temporary open space, please see Good category.	3	Woodland is less than 10ha; woodland clearing estimated to be ~25%.
G	Woodland regeneration	All three classes present in woodland; trees 4 - 7 cm Diameter at Breast Height (DBH), saplings and seedlings or advanced coppice regrowth.	One or two classes only present in woodland.	No classes or coppice regrowth present in woodland.	3	One or two classes present in woodland.
H	Tree health	Tree mortality less than 10%, no pests or diseases and no crown dieback.	11% to 25% mortality and/or crown dieback or low-risk pest or disease present.	Greater than 25% tree mortality and or any high-risk pest or disease present.	3	Tree mortality less than 10% with no evidence of pests, diseases, or crown dieback.

Condition Assessment Criteria						
Indicator		Good (3 points)	Moderate (2 points)	Poor (1 point)	Score per indicator	Notes (such as justification)
I	Vegetation and ground flora	Recognisable NVC plant community at ground layer present, strongly characterised by ancient woodland flora specialists.	Recognisable woodland NVC plant community at ground layer present.	No recognisable woodland NVC plant community at ground layer present.	1	No recognisable woodland NVC plant community present.
J	Woodland vertical structure	Three or more storeys across all survey plots or a complex woodland.	Two storeys across all survey plots.	One or less storey across all survey plots.	2	Two storeys present.
K	Veteran trees	Two or more veteran trees per hectare.	One veteran tree per hectare.	No veteran trees present in woodland.	1	No veteran trees present in woodland.
L	Amount of deadwood	50% of all survey plots within the woodland parcel have deadwood, such as standing deadwood, large dead branches and or stems, branch stubs and stumps, or an abundance of small cavities.	Between 25% and 50% of all survey plots within the woodland parcel have deadwood, such as standing deadwood, large dead branches and or stems, stubs and stumps, or an abundance of small cavities.	Less than 25% of all survey plots within the woodland parcel have deadwood, such as standing deadwood, large dead branches and or stems, stubs and stumps, or an abundance of small cavities.	1	Less than 25% of woodland contains deadwood.
M	Woodland disturbance	No nutrient enrichment or damaged ground evident.	Less than 1 hectare in total of nutrient enrichment across woodland area and or less than 20% of	More than 1 hectare of nutrient enrichment and or more than 20% of woodland area has damaged ground.	2	Nutrient enrichment observed (i.e. garden privet and nettle) and disturbed grounds (recently cleared

Condition Assessment Criteria						
Indicator		Good (3 points)	Moderate (2 points)	Poor (1 point)	Score per indicator	Notes (such as justification)
			woodland area has damaged ground.			grasslands) accounts for >20% of woodland area.
Total Score (out of a possible 39)					28	
Condition Assessment Result				Condition Assessment Score		Result Achieved
Total score >32 (33 to 39)				Good (3)		Moderate
Total score 26 to 32				Moderate (2)		
Total score <26 (13 to 25)				Poor (1)		

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Version control

Status	Issue	Name	Date
Draft	0.1	Kristian Bullard BSc (Hons), Graduate Ecologist	10/02/26
Proof	0.2	Abby Pidgenson BSc (Hons) MSc, Senior Ecologist	13/02/2026
Final	1.0	Kristian Bullard BSc (Hons), Graduate Ecologist	13/02/2026