

Ecological Impact Assessment

Kings Arms, Wyke Road, Trowbridge

27 July 2026

Ecology
Arboriculture
Land Management





Report Details

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Report Reference	2904-EcIA-EB

Quality Assurance & Revision Record

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FINAL	27 July 2026	Ella Bond BSc	Alexia Michaelides Mbiol ACIEEM	Ryan Yeates BSc MCIEEM	

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Site Details

Site Name and Location	Kings Arms, Wyke Road, Trowbridge
Central OS Grid Reference	ST861601
Client	Doric Group
Boundary	



Executive Summary

Site Location	The Site is located on the outskirts of Trowbridge on Wyke Road. It is surrounded by existing urban development, agricultural fields and it situated east of Kennet and Avon Canal.
Proposals	Detailed application for the erection of 7no. dwellings and associated works.
Survey Work	Desk-based study and UK Habitat Classification survey.
Designated Sites with Potential Impacts	Bath & Bradford on Avon Bats SAC and non-statutory designated sites within 1 km.
Baseline Habitats	The Site comprises areas of modified grassland, individual trees, an area of heavily managed bramble scrub and developed land; sealed surface.
Protected/ notable Species	The Site is suitable for commuting and foraging bats (including Annex II Species), badgers, hedgehogs, and nesting birds.
Mitigation and Compensation	- Landscaping to include native tree planting, other neutral grassland and mixed scrub throughout the Site; - Standard construction measures to protect wildlife being trapped in excavations; - Any works on vegetation clearance should be timed to avoid the bird nesting season (March to August, inclusive) or a check by an ecologist will be required immediately prior to these works being undertaken; - Tree protection fencing will be installed prior to the commencement of construction to protect all retained trees, with an appropriate buffer designed in around roost protection areas; - Wildlife sensitive lighting scheme implemented in line with 'Bats and Artificial Lighting at Night (ILP & BCT, 2023) to ensure minimal light spill onto the boundaries and maintain the Site's attraction to foraging bats and other nocturnal species; and - Financial contribution towards funding the LPA scheme for mitigating residual in combination effects from recreational pressure as per the TWBMS.
Biodiversity Net Gain	A separate BNG Statement and Assessment Report is provided (GE Consulting, 2026a).
Enhancements	4no. integrated bird boxes to be installed on the new dwellings. 4no. integrated bat boxes to be installed on the new dwellings. - Hedgehog holes to be installed on all close-board fencing unless leading onto a road.

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1 Introduction

This report presents the results of an Ecological Impact Assessment (EcIA) at Kings Arms, Wyke Road, Trowbridge in relation to a detailed planning application. The surveys were commissioned by Doric Group.

The area within the application boundary is hereafter referred to as the 'Site'.

1.1 Site Context

The Site is located northwest of Wyke Road. Surrounding land use includes urban development to the north, south and west with agricultural fields to the north-east. The Kennet & Avon Canal is situated 30m west of the Site boundary.

1.2 Description of Proposed Development

Proposals consist of 7no. dwellings with associated works.

1.3 Aims

The aims of this report are to:

-  Identify and describe the habitats and species likely to be affected by the proposed development and assess the ecological value of these features;
-  Identify key ecological constraints to the proposed development and evaluate the significance of any potential effects; and,
-  Provide recommendations for mitigation and enhancement opportunities in accordance with relevant planning policy, legislation and other published guidance (see **Appendix 2**).

2 Methods

2.1 Desk Study

A desk-based study was undertaken in June 2025 whereby:

- 🦋 Wiltshire & Swindon Biological Records Centre (WSBRC) was contacted for records of protected/notable species and sites designated for nature conservation value within a 2km radius of the Site boundaries;
- 🦋 MAGIC (www.magic.gov.uk) was searched for international designated sites (SAC, SPA and Ramsar) within 10km, Habitats of Principal Importance (HPI) and EPS Mitigation Licences within or adjacent to the Site; and
- 🦋 Aerial photography of the wider area was reviewed to identify possible important habitat features.

2.2 Extended UK Habitat Classification Survey

A Site walkover was undertaken on 14 April 2025 by Ella Bond BSc and Anna Galvin BSc MSc when weather conditions were dry with good visibility.

Habitats were confirmed via photos from the client 12 June 2026.

All habitats within the Site were identified, described and mapped during the field survey in accordance with the UK Habitat Classification (UKHab) (UKHab Ltd., 2023 (V2.0)) and Statutory Biodiversity Metric (Defra, 2024a) classifications for hedgerows, with other linear and point features mapped using Phase 1 Habitat Survey symbology (JNCC, 2010).

Primary habitats have been mapped to a minimum mapping unit (MMU) of 25m², although where features of note of a smaller scale are present, these have also been recorded and mapped. Any habitats (e.g. traditional orchard) with no appropriate primary habitat label were assigned a secondary habitat code. Other secondary UKHab codes were recorded where relevant, although they are described qualitatively within this report for ease of reading. A non-exhaustive botanical species list was compiled, with plant names following Stace (2019).

A digital map was produced using QGIS (QGIS.org, 2025. *QGIS Geographic Information System*. QGIS Association. Available from: www.qgis.org). The habitat map is shown in **Figure 1**.

2.3 Biodiversity Net Gain Assessment

A baseline BNG assessment was undertaken using the statutory biodiversity metric (released in July 2025) to assess the pre-development and indicative post-development value of the habitats on Site following current guidance (Defra, 2024). Further details are provided in the BNG Statement and Assessment Report (GE Consulting, 2026a).

2.4 Baseline Evaluation and Impact Assessment

Determining the importance of ecological features was undertaken in accordance with the Chartered Institute of Ecology and Environmental Management's Guidelines for Ecological Impact Assessment in the UK and Ireland (CIEEM, 2018). The guidelines recommend a scale of significance from International to Local ecological importance as a frame of reference, however notes that it can be adapted to suit local circumstances. As such, where ecological receptors are assessed to be of less than Local value, an additional valuation of 'Site value' has been included.

An assessment was then made of possible ecological impacts of the proposed development on each feature within the development's likely 'Zone of Influence' (Zol). Where uncertainty exists, a precautionary approach has been adopted.

Measures are described to ensure that any impacts can be avoided, minimised or compensated for by applying the mitigation hierarchy in accordance with NPPF (2024) paragraph 193(a) which states:

"If significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused."

2.5 Limitations

Care has been taken to ensure that balanced advice is provided on the information available and collected during the study period (s), and within the resources available for the project. However, the possibility of important ecological features being missed due to survey timings, absence during surveys or the year of survey cannot be ruled out. In addition, the lack of evidence or records of protected species on Site does not preclude their presence from Site.

3 Baseline Conditions & Evaluation

3.1 Designated Sites

A summary of designated sites within the search area is provided in **Table 1**.

The Site lies within the consultation zone for greater horseshoe bats (4000m buffer) of the Bath & Bradford on Avon Bats SAC and is within the grey medium risk zone for the Trowbridge and Westbury Bat Mitigation Strategy (TWBMS).

Table 1: Designated sites records within 2km of Site boundary, 10km for European sites

Site Name	Proximity to Site	Description
<i>National Site Network ('European sites')</i>		
Bath & Bradford on Avon Bats SAC	8.83km northwest	Annex II species that are a primary reason for selection of this site: 1304 Greater horseshoe bat <i>Rhinolophus ferrumequinum</i> 1323 Bechstein's bat <i>Myotis bechsteinii</i> Annex II species present as a qualifying feature, but not a primary reason for site selection: 1303 Lesser horseshoe bat <i>Rhinolophus hipposideros</i>.
<i>Local Wildlife Sites</i>		
Kennet & Avon Canal	c. 30m west of Site.	A restored canal used mainly for recreation, noted for its connectivity to other watercourses.
Bristol Avon River	0.75km north of Site.	One of the main river systems draining north-west Wiltshire.
Widbrook Wood WWT Reserve	c. 0.88km south-west of Site.	A section of young mixed broadleaf plantation with meadowland, located between the River Avon and the Kennet and Avon Canal.
Great Bradford Wood	c. 1.10km west of Site.	An extensive ancient woodland area comprising semi-natural broadleaved woodland as well as broadleaved and conifer plantations, situated on a limestone plateau overlooking the River Frome.

3.2 Habitats and Flora

The distribution of habitats is shown on **Figure 1** and full details with photographs are provided in **Appendix 3**.

The Site itself is approximately 0.3ha and predominantly comprises hardstanding in the form of a car park, with areas of modified grassland in the north, southeast and a central verge. Individual trees are scattered in the western section and central verge. A disused public house, off-site, is to the immediate west of the Site boundary.

At the time of inspection, the western area of the Site (with the exception of the trees) had recently been subject to heavy management processes, though evidence of bramble scrub was present. During the verification survey (undertaken by the client with photos provided – see **Appendix 3**) this habitat was shown to be growing back, with a low level of bramble scrub present. Given this regrowth, it is

considered that despite the heavy management, the habitat was still present and is not considered to have been degraded.

No priority habitats were identified on MAGIC within 50m of the Site.

3.3 Fauna

Full survey results are included in the relevant appendix.

3.3.1 Amphibians

WSBRC returned six records of common toad within 2km of the Site, all records being in close proximity to each other, approximately 1.6km southeast of the Site.

One record of great crested newt was returned, situated 1.77km north of the Site.

Within the Site, suitable terrestrial habitat would have been present in the previously managed bramble scrub, however there were no aquatic habitats present, and the majority of the Site was hardstanding. Due to the terrestrial habitat being limited to the previously managed bramble scrub on the boundary of the Site and no suitable breeding ponds on, or within 250m of the Site, amphibians are considered to be **absent** and have been scoped out of requiring further assessment.

3.3.2 Badger

16 records of badger were returned from WSBRC, with the closest being 0.16km southwest of the Site.

No signs of badger or their setts were recorded during the walkover survey. It is possible that there are individuals using the surroundings for occasional foraging, however it is considered unlikely that any works will be of direct impact, and therefore badgers are not considered further in this report.

3.3.3 Bats

Four EPSL licences were returned by MAGIC with the closest being c. 0.38km southeast of Site for the destruction of a resting place for brown long-eared bat, whiskered bat and Brandt's bat in 2012.

WSBRC returned 73 bat roost records from within 2km of the Site, including roosts approximately 1.10km west of the Site for *Myotis* spp. (EPS), common pipistrelle (EPS), soprano pipistrelle (EPS, SPI) and brown long-eared bat (EPS, SPI). The trees on Site were inspected from the ground level for potential roosting features with no obvious Potential Roosting Features (PRFs) notes. GE Consulting surveyed the adjacent public house for roosting bats in 2025, formally included within the red line boundary, with no emergencies or evidence recorded. Roosting bats are therefore considered to be **absent** and have been scoped out of further assessment.

The Site is within the grey zone (medium risk) for the Trowbridge and Westbury Bat Mitigation Strategy (TWBMS). This means that any new residential development is likely to result in increased recreational use of the woodland bat sites.

The Site has limited potential to support foraging and commuting bats, as it contains only a small number of scattered trees. Furthermore, this is likely to only extend to light tolerant species due to the street lighting on the boundaries and the urban context of the Site. It is likely that common and widespread light tolerant species (such as pipistrelle species and noctule) opportunistically use the Site as part of a wider network of resources. The emergence surveys carried out on the adjacent public house detected only a few light tolerant species commuting and foraging in the area. This combined with the limited habitat on Site and the baseline light levels, makes it unlikely that the site is used by a

notable assemblage of foraging and commuting bats and therefore bat activity surveys have been scoped out. On this basis, the Site is considered to be of, at most, **Site** importance to foraging and commuting bats.

3.3.4 Birds

WSBRC returned over 3000 records of birds within 2km of the Site from the last 10 years. This included Birds of Conservation Concern (BOCC 5) which could be utilising the Site include house sparrow, yellow wagtail and starling (Red-listed) and common gull and dunnock (Amber-listed).

There was minimal suitable nesting habitats for birds on Site. The previously managed bramble scrub on Site as well as the scattered trees could be suitable for bird nesting. However, given the urban context of the Site there is no indication that a notable breeding bird assemblage could be supported. Therefore, precautionary measures are outlined within **Section 5**, which will mitigate impacts on nesting birds should they be present. The Site is considered of **Site** importance to breeding birds.

3.3.5 Dormouse

No dormouse records were returned within the last 10 years and no granted EPS licences for dormouse are present within 2km of the Site. There is a lack of suitable habitat and connectivity in and around the Site with roads and the Kennet & Avon Canal acting as a barrier to dispersal. Dormice are therefore considered to be **absent**, and the species has been scoped out of further assessment.

3.3.6 Hedgehogs

There were 105 records of hedgehogs within 2km of the Site in the last 10 years. The closest record was located approximately 50m south. The bramble scrub which had recently been managed could have been suitable for hedgehog nesting/hibernation. Therefore, precautionary measures are outlined within **Section 5**, which will mitigate the impacts on hedgehogs should they be present. The Site is considered to be of **Site** importance to hedgehogs.

3.3.7 Invertebrates

Numerous records of invertebrates were returned within 2km of the Site boundary, including species listed under Section 41 in the UKBAP; small heath, Duke of Burgundy and grizzled skipper. The scattered trees and the area of previously managed bramble scrub could have been suitable for invertebrates. However, there is no indication that a notable invertebrate assemblage could be supported and therefore the Site is considered to be of no more than **Site** importance to invertebrates.

3.3.8 Reptiles

WSBRC returned 12 records of slow worm, with the closest being c. 0.78km south-east of the Site boundary.

WSBRC returned two records of grass snake, both situated 1.6km south-east of the Site.

Margins around the previously managed bramble scrub habitat could have provided potential opportunities for reptiles to shelter, forage and hibernate. However, due to the Site being bound by residential development and roads acting as a commuting barrier, it is considered unlikely that a notable population is present. The Site is therefore considered to be of **Negligible** importance for reptiles and they have therefore been scoped out of further assessment.

3.3.9 Other Notable Species

Six records of otter were returned within 2km of the Site, with the closest being c. 0.44km southwest of the Site.

One record of water vole was returned situated approximately 0.16km southwest of the Site.

73 beaver records were returned with the majority being located on the River Avon, with the closest record being c. 0.45km west of the Site.

Although the records are within close proximity, the Site provides no suitable habitats for riparian mammals and it is therefore unlikely that beavers, otters or water vole would be present on Site. These species are therefore not considered further within the report and have been scoped out of further assessment.

4 Further Survey Work

No further ecological survey work is considered necessary for this application; however, any changes to the proposed masterplan or if any significant amount of time has passed since the date of this report, a re-appraisal may be required.

5 Impact Assessment And Mitigation

5.1 Designated Sites

5.1.1 Bath & Bradford on Avon Bats SAC

The Site lies within the greater horseshoe 4000m buffer of the Bath & Bradford on Avon Bats SAC and it is within the medium risk zone for increased recreational impacts of the Trowbridge and Westbury Bat Mitigation Strategy.

The internal automated detector survey carried out, when the public house was previously included within the boundary, did not record lesser horseshoe, greater horseshoes or Bechstein's bat. Nonetheless, the previously managed bramble scrub and individual trees of the Site may form a link between suitable foraging and roosting habitat within the wider area.

The proposals will necessitate the removal of any regrowth of the bramble scrub on Site to facilitate the development of the dwellings. The removal of bramble scrub will result in a direct loss of foraging habitat for bats. Additionally, increased lighting and disturbance could occur that would impact Annex II species using the newly-created habitats for commuting.

The TWBMS describes the mitigation measures considered appropriate for sites within the grey hatched sensitivity zone as:

-  New residential development of less than 50 dwellings to make a financial contribution towards funding the LPA scheme (detailed further in Section 9.2 of the TWBMS) for mitigating residual in combination effects from recreational pressure.

The Statutory Biodiversity Metric has confirmed that no net loss of habitat is to occur within the Site boundary (Ref: 2904-BNG-EB and 2904-SBM-EB). This is being achieved by the creation of mixed scrub, other neutral grassland and individual tree planting. The landscaping proposed will provide suitable foraging habitat and strengthen the connectivity to the wider area.

With the mitigation as outlined above, no significant impacts are anticipated upon the Bath & Bradford on Avon Bats SAC.

5.1.2 *Non-Statutory Designated Sites*

Widbrook Wood WWT Reserve, Great Bradford Wood, Bristol Avon River and Kennet & Avon Canal lie within 2km of the Site. The canal is designated mainly as a precautionary approach due to the lack of survey data and its connectivity to other habitats. Given the reasoning for designation, no adverse impacts are anticipated. However, standard airborne and water pollution prevention measures will be employed during construction. Such measures should be detailed within a Construction Environmental Management Plan (CEMP) and will ensure no significant impacts occur on non-statutory designated sites.

5.2 Habitats and Flora

The proposals include the removal of the majority of the limited habitat within the red line, including the modified grassland, 0.03ha bramble scrub and two individual trees to facilitate the construction of dwellings and access. The loss of habitats within the Site do not pose an 'in principle' constraint to the development. To compensate for the loss of these habitats, new native tree planting, mixed scrub, and other neutral grassland has been proposed within the new development.

In the absence of mitigation there is some risk of degradation to retained trees during enabling and construction from unsympathetic pruning, and root zone damage/ compaction during construction. To avoid such impacts, Root Protection Areas (RPAs) will be identified, and suitable protective fencing installed where required in line with best arboricultural practice during construction (BS5837:2012).

Some of the habitats present within the Site require further consideration in relation to supporting protected and notable species as further discussed below in **Section 5.3**.

5.3 Fauna

5.3.1 *Badger and hedgehog*

No badgers or evidence of badgers has been recorded within the Site. However, an update badger walkover will be undertaken 3 months prior to the commencement of construction activities to check for any signs of sett building within the Site. If evidence of sett building is identified, monitoring may be required.

Notwithstanding the above, to protect any badgers that may be utilising the Site for commuting and foraging, the following precautionary measures will be followed during construction:

-  Trenches will be covered at the end of each working day and any temporarily exposed pipes will be capped to prevent badger gaining access during the night;
-  Any trenches or deep pits which must be left open overnight will be provided with a means of escape should a badger enter. This would simply be in the form of a roughened plank of wood placed in the trench as a ramp to the surface;
-  Any trenches/pits will be inspected each morning to ensure no badgers have become trapped overnight. Should a badger become trapped in a trench it may attempt to dig itself into the side of a trench and form a temporary sett. Should a trapped badger be encountered, the advice of an ecologist must be sought immediately. If necessary, the ecologist will contact the RSPCA or a vet who will move the badger to safety or provide treatment if required;
-  The storage of topsoil or other 'soft' building material within the construction site will be given careful consideration. Badgers may readily adopt such mounds as setts. To avoid this, mounds will be kept to a minimum and any essential mounds will be subject to daily inspections;
-  Food and litter are not to be left within the working area overnight to minimise the potential for any roaming badgers to be attracted to the construction site; and

- 🦉 The storage of any chemical within the construction site will be contained in such a way that they cannot be consumed or knocked over by any wildlife.

The mitigation measures outlined above will also serve to protect hedgehogs and other mammals from harm. In addition, any features with potential to support hedgehog will be removed sensitively either by a check prior to removal, or by sensitive removal to ground level to allow a visual check for hedgehog. If a hedgehog is found at any point during construction works then works must stop immediately and an ecologist contacted in the first instance.

The regrowth of the previously managed bramble scrub will be enhanced to mixed scrub, and the creation of new habitats such as native hedgerow and other neutral grassland will provide an increase in foraging opportunities for badger and hedgehog. The provision of hedgehog highways will maintain Site permeability/connectivity throughout the Site for hedgehog.

With the proposed mitigation and compensation measures no significant impacts are anticipated for badger, hedgehog or other mammals.

5.3.2 *Bats*

5.3.2.1 *Commuting/Foraging*

It is considered unlikely that the Site provides any important foraging or commuting habitat for bats due to the existing ambient light levels and limited habitats present. During the previous static deployment in the public house adjacent to Site, low levels of noctules were recorded and assumed to be commuting past the Site. It is therefore plausible that more light-tolerant species, such as noctules and pipistrelles, may forage opportunistically over the Site as part of a wider range including Widbrook Nature Reserve and associated habitats which are not to be impacted by these proposals. Furthermore, more optimal habitats lie within the wider landscape surrounding the Site. It is therefore considered that the development is highly unlikely to impact upon the success of roosts and viability of bat populations within the locality.

As there are limited foraging opportunities on Site, provisions will be made to allow these opportunities to remain within the finished development. As such, any new external lighting will be in line with recommendations in the 'Bats and Artificial Lighting in at Night' (BCT & ILP, 2023). It is recommended that outdoor lighting erected within the Site should be on motion sensors (where appropriate) and use low wattage rated bulbs which do not emit light from the UV end of the spectrum. It is also recommended that the bulbs are covered and positioned downwards so as to minimise light spill.

Between 1st April and 31st October, works during the construction phase should be undertaken starting no earlier than 30 minutes after sunrise and finishing no later than 30 minutes before sunset with no Site lighting overnight. Should this not be possible, lighting will be on timers to reduce any impacts to commuting bats. Noise disturbance should also be kept to a minimum during this time.

It is anticipated that the habitat retention and creation measures detailed previously will provide greater diversity and quality of habitats within the Site for commuting and foraging bats. With the proposed mitigation and compensation measures no significant impacts are anticipated for on commuting and foraging bats.

5.3.3 *Birds*

All wild birds, their nests and eggs are protected by the Wildlife and Countryside Act 1981 (as amended), with certain species afforded additional protection measures.

There is a risk of disturbing breeding birds and their nests with the tree removal during construction. In order to avoid impacts to breeding birds, any woody vegetation including areas of regrowth is to be removed outside of nesting bird season (generally considered to be from March to August inclusive) or with a pre-works check by a licensed ecologist. Any active nest must be retained and buffered until all chicks have fledged.

The enhancement of bramble scrub to mixed scrub as well as the creation of new habitats such as native hedgerow and individual trees will provide an increase in suitable habitat and foraging opportunities for birds. The provision of integrated bird boxes will maintain Site suitability for breeding birds.

With the proposed mitigation and compensation measures no significant impacts are anticipated for breeding birds, with the measures proposed considered to represent a significant enhancement for birds within the Site.

5.3.4 Invertebrates

Although a notable invertebrate assemblage hasn't been noted within the Site, the bramble scrub managed within the Site would have provided suitable habitat for invertebrates.

Compensation can be achieved through new native tree planting. In addition, planting of wildlife friendly species, such as natives or those selected from RHS Plants for Pollinators List will be recommended as part of the soft landscaping scheme in the residential areas. The proposed enhancement of bramble scrub to mixed scrub, alongside the creation of other neutral grassland and native hedgerows is expected to increase botanical diversity, resulting in improved habitat suitability for a wider range of invertebrate species and assemblages.

With the proposed mitigation and compensation measures no significant impacts on invertebrates are anticipated.

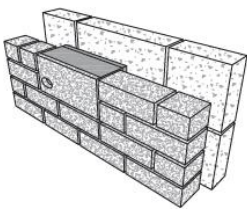
6 Biodiversity Net Gain

The baseline units for the Site comprise 1.95 habitat units. A BNG assessment suggests that a 10% net gain is achievable onsite. Further details are provided in the BNG Statement and Assessment Report (GE Consulting, 2026a), which provides the BNG information required to support the planning application under Article 7 of The Town and Country Planning (Development Management Procedure) (England) Order 2015 as well as local information required by Wiltshire Council LPA, and in the submitted statutory biodiversity metric (GE Consulting, 2026b).

7 Enhancements

In addition, the enhancements detailed in **Table 2** are recommended in line with national guidance and local planning policy. Locations are shown in **Figure 2**.

Table 2: Enhancement Features

Quantity & Type	Illustrations	Description & Installation
4no. integrated bat boxes	 Vivara Pro Build-in Woodstone Bat Box and Habibat Bat Box  Installation	- Density: one box per two dwellings. - Fully integrated boxes to be built into the fabric of the building. Install within the cavity of house walls. The entrance hole can sit flush to a course of bricks. - Suitable models include the Vivara Pro Build-in Woodstone Bat Tube, Habibat Bat Box or similar approved which can be chosen to suit the finishing of the building. Suppliers include www.nhbs.com and www.wildcare.co.uk. - Position a minimum of 3m above the ground. - Locate where there is a clear, unlit flight path for bats to linear vegetation (e.g. hedgerows) and away from windows. - Install away from any artificial light sources, to prevent light spill illuminating the boxes.
4no. integrated bird nest boxes	 WoodStone Build-in Swift Nest Box Deep (nhbs.com)  Installation – integral nestbox installed in outer leaf of brickwork in a traditional cavity wall construction	- Density: an average of one box per two dwellings (clustered). - Fully integrated boxes to be built into the fabric of the building. These are more secure and eliminate future maintenance requirements. - Suitable models include the PRO UK Rendered Build-in Swift Box, WoodStone Build-in Swift Nest Box Deep or the Action for Swifts (AfS) 'S' brick which can be chosen to suit the finish of the building. Suppliers include nhbs.com, wildcare.co.uk and actionforswifts.com/. - Swift boxes are recommended as they are considered a universal box suitable not only for swifts but also for house sparrows and other small birds (CIEEM, 2021). - Install at the highest point of the building, ideally at least 5m above ground level. - To be sited under the shelter of eaves or overhanging roofs where possible, avoiding locating above doors and windows. - Entrance out of direct sun and the prevailing weather and away from

Quantity & Type	Illustrations	Description & Installation
		perches/ledges where birds are at risk from predators. - Ensure a clear flyway of ideally at least 5m, avoiding obstructions such as trees. - See swift-conservation.org for additional advice.
Hedgehog holes	 Example hedgehog hole and sign	- Include 13cm x 13cm cut out through all close-boarded fences (or equivalent gaps under fences) to allow hedgehog movement throughout Site. - These can be holes created during fence construction, or purpose made products such as the Durapost Hedgehog Hole and Hedgehog Gravel Boards (or similar) available from suppliers including www.jacksonsfencing.co.uk or www.wickes.co.uk. - To reduce the risk of these being blocked by future residents, a small 'Hedgehog Highway Sign' should be attached. Available from www.nhbs.com. - Further information is available at: https://www.hedgehogstreet.org/help-hedgehogs/link-your-garden/

8 Monitoring

Monitoring should be undertaken to ensure that the mitigation described in this report has been undertaken to a satisfactory standard. This applies to both the construction and operation phases of the development.

9 Conclusions

In summary the Site was considered to be of relatively low ecological interest. Avoidance, mitigation and compensation measures have been incorporated into the design to ensure that the proposals have minimal adverse impacts on designated sites, habitats and protected species.

Enhancement features have also been described with the aim of providing an increase in wildlife opportunities on Site post-development, contributing to the aims of National Planning Policy Framework and local policy. An indicative Biodiversity Metric has been supplied which shows that the development as proposed at outline will achieve a 10% net gain for habitats on Site.

10 References

Bat Conservation Trust/ Institute of Lighting Professionals (2023) *Guidance Note 08/23, Bats and Artificial Lighting at Night*. Available from: <https://theilp.org.uk/publication/guidance-note-8-bats-and-artificial-lighting/>

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Key:

- Site Boundary
- g4 - Modified grassland
- h3d - Bramble scrub
- u1b - Developed land, sealed surface
- Urban Tree (Broadleaved)
- Urban Tree (Coniferous)



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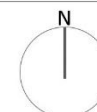
Figure 1:
UK Habitat Classification Survey and Protected Species Findings

Project:
Kings Arms

Client:
Ashford Homes

Date:
22/7/2026
Ref:
2904-EclA-F1

Drawn:
EB
Revision:
-





Key:

- X Gaps at Fence Bases For Hedgehogs
- Integrated Bat Box
- ◆ Integrated Bird Box



Reference: Tea Architects, 2435-Site Plan Proposed, 30/10/25

Figure 2:
Enhancements and Mitigation

Project:
Kings Arms, 79 Wyke Road, Trowbridge

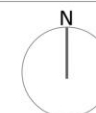
Client:
Doric Group

Date:
23/6/2026

Ref:
2904-EclA-F2

Drawn:
EB

Revision:
-



Appendix 1 – General Glossary of Terms

Annex I	Threatened bird listed on Annex I of the EC Birds Directive/ Habitats listed on Annex I of the EC Habitats Directive
Annex II	Species of community interest whose conservation requires the designation of SACs
BAP	Biodiversity Action Plan
BMCL	Bat Mitigation Class Licence
BNG	Biodiversity Net Gain
BoCC	Bird of Conservation Concern
CEMP	Construction Environmental Management Plan
CWS	County Wildlife Site
DBW	Daytime Bat Walkover
EPS	European Protected Species
GLTA	Ground Level Tree Assessment
HPI	Habitat of Principal Importance required under Section 41 of the NERC Act 2006
HSI	Habitat Suitability Index
IRZ	Impact Risk Zone
GCN	Great crested newt
JNCC	Joint Nature Conservation Committee
LBAP	Local Biodiversity Action Plan
LEMP	Landscape and Ecology Management Plan
LWS	Local Wildlife Site
NBW	Night-time Bat Walkover
NE	Natural England
NERC Act	Natural Environment and Rural Communities Act 2006
NPPF	National Planning Policy Framework
NVA	Night Vision Aid
NVC	National Vegetation Classification Survey
OSWI	Other Site of Wildlife Interest
pCWS	Potential County Wildlife Site
PRA	Preliminary Roost Assessment

PRF	Potential Roost Feature
Ramsar	A wetland site designated to be of international importance under the Ramsar Convention
SAC	Special Area of Conservation
SPA	Special Protection Area
SPI	Species of Principal Importance required under Section 41 of the NERC Act 2006
SSSI	Site of Special Scientific Interest
UWS	Unconfirmed Wildlife Site
WCA	Wildlife and Countryside Act 1981(as amended)
ZOI	Zone of Influence

Appendix 2 – Planning Policy and Legislation

Habitat and Species Legislation

Species and habitats receive legal protection in the UK under various legislation, including:

- 🦋 The Wildlife and Countryside Act (WCA) 1981 (as amended);
- 🦋 The Conservation of Habitat and Species Regulations 2017 (as amended);
- 🦋 The Countryside Rights of Way (CRoW) Act 2000;
- 🦋 The Hedgerows Regulations 1997;
- 🦋 The Protection of Badgers Act 1992; and
- 🦋 The Natural Environment and Rural Communities (NERC) Act 2006.

Where relevant, this report takes into account the legislative protection afforded to specific habitats and species.

Environment Act 2021

The Environment Act 2021 operates as the UK's legal framework for environmental protection and provides legislation on environmental governance, principles, targets and improvement plans, waste and resource efficiency, nature protection, and water and air quality.

Part 6 of the Environment Act 2021 requires a minimum 10% biodiversity net gain for all new developments (with specified exemptions), and amends Schedule 7a (Biodiversity Gain in England) of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021) to mandate this in England. This will apply to most major developments from 12th February 2024 and to small sites from 2 April 2024.

The biodiversity net gain regulations most directly relevant to planning are:

- 🦋 The Environment Act 2021 (Commencement No. 8 and Transitional Provisions) Regulations (2024)
- 🦋 The Biodiversity Gain Requirements (Exemptions) Regulations (2024)
- 🦋 The Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations (2024)
- 🦋 The Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations (2024).

In addition, there are regulations for the Biodiversity Gain Site register established under section 100 of the Environment Act 2021 for registered off-site biodiversity gains.

National Planning Policy Framework

The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how local planning authorities should incorporate them into their own policies and plans. Section 15 of the NPPF contains several policies targeted at enhancing the natural environment and requires local authorities to consider how impacts on biodiversity can be minimised and provide net gains in biodiversity. Paragraph 187 (a-f) states that:

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

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

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

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

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

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

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

In addition, paragraph 192 (b) ensures that to protect and enhance biodiversity and geodiversity, plans should:

“b) promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.”

Additional Planning Practice Guidance (PPGs) supports the NPPF and includes guidance on:

-  Agricultural land, soil and brownfield land of environmental value;
-  Green infrastructure;
-  Biodiversity, geodiversity and ecosystems; and
-  Landscape.

Wiltshire Planning Policy

The Wiltshire Core Strategy Development Plan Document ('the plan') was formally adopted in January 2015. The plan provides a positive and flexible overarching planning policy framework for Wiltshire for the period up to 2026. It contains the relevant planning policies:

-  Core Policy 50 – Biodiversity and Geodiversity
-  Core Policy 52 – Green Infrastructure

UK Post-2010 Biodiversity Framework

The UK Biodiversity Action Plan (UK BAP) was succeeded in 2012 by the 'UK Post-2010 Biodiversity Framework' which demonstrates a whole-environment strategy on how the UK contributes to achieving the Convention on Biological Diversity's (CBD) 20 Aichi Biodiversity Targets. In England, 'Biodiversity 2020: A strategy for England's wildlife and ecosystem services' (Defra, 2011) sets out the strategic direction for biodiversity policy in the future. The former UK BAP was used to draw up lists of species and habitats of 'principal importance' which continue to be regarded as priorities under the Post-2010 Biodiversity Framework and are identified under Section 41 of the NERC Act 2006; these species have been considered throughout this report.

Wiltshire Biodiversity Action Plan

The latest available Wiltshire Biodiversity Action Plan (BAP) was produced by the Wiltshire Biodiversity Partnership in 2008. The plan includes a Generic Action Plan, ten Habitat Action Plans and a Bat Species Action Plan, which covers all bat species in Wiltshire. The Wiltshire and Swindon Biodiversity Action Plan Steering Group have since published Landscape Biodiversity Areas which provides an additional framework for landscape-scale conservation with which to coordinate conservation efforts in Wiltshire and Swindon. The Site lies within Area 4: Cotswolds Limestone Lowlands, which highlights woodland, limestone grassland, neutral grassland and rivers as priorities for conservation.

Appendix 3 – Extended UK Habitat Classification Survey

Method

A Site walkover was undertaken on 14 April 2025 by Anna Galvin BSc MSc and Ella Bond BSc when weather conditions were dry with good visibility. Habitats were confirmed not to have materially changed during a visit by the client on 12 June 2026 – photos provided in Table 3.1.

All habitats within the Site were identified, described and mapped during the field survey in accordance with the UK Habitat Classification (UKHab) (UKHab Ltd., 2023 (V2.0)) and Statutory Biodiversity Metric (Defra, 2024 classifications for hedgerows), with other linear and point features mapped using Phase 1 Habitat Survey symbology (JNCC, 2010).

Primary habitats have been mapped to a minimum mapping unit (MMU) of 25m², although where features of note of a smaller scale are present, these have also been recorded and mapped. Any habitats (e.g. traditional orchard) with no appropriate primary habitat label were assigned a secondary habitat code. Other secondary UKHab codes were recorded where relevant, although they are described qualitatively within this report for ease of reading. A non-exhaustive botanical species list was compiled, with plant names following Stace (2019).

Hedgerow species richness was defined in accordance with the Hedgerow Survey Handbook (Defra, 2007).

The survey was extended to highlight the potential presence of protected and notable species in accordance with CIEEM's Guidelines for Preliminary Ecological Appraisal (2017). This involved a search to identify the presence or potential presence of species such as breeding birds, bats, badger, dormouse, reptiles and amphibians. Target Notes (TNs) were used to record any features or habitats of ecological interest. Where access allowed, adjacent habitats were also considered in order to assess possible impacts of the proposal in a wider context.

A digital map was produced using QGIS (QGIS.org, 2024. *QGIS Geographic Information System*. QGIS Association. Available from: www.qgis.org). The habitat map is shown in **Figure 1**.

Habitat Descriptions

Table 3.1: Habitat Summaries

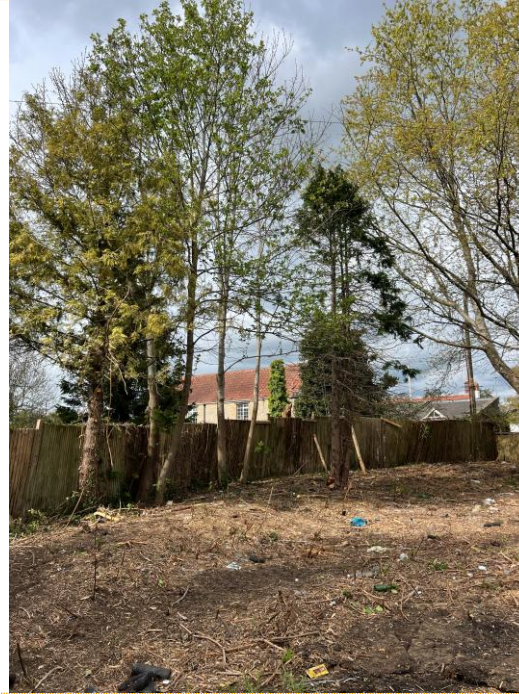
Habitat Summary	Photographs (2025)	Verification Photographs (2026)
Developed land; sealed surface in the form of a disused car park which dominates the Site.		
Modified grassland in areas surrounding the car park. All the grassland on Site did not vary in height. Average species diversity per quadrat for parcels 1 and 3 was >6sp/m². Average species diversity per quadrat for parcel 2 was >8sp/m². Species recorded included perennial rye, cock's foot, creeping buttercup, Yorkshire fog, speedwell, sorrel.		

Bramble scrub, which had been heavily managed during the time of the survey, spanning the western boundary of the Site.

The verification survey identified regrowth within the same areas and the same habitat type.



Individual trees were present and scattered on Site. The majority of trees were native; species recorded comprise sycamore, maple *spp.*, silver birch, lime, conifer *spp.*, cherry.



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