

The Old Forge

Ecological Assessment

Prepared on behalf of George Chitty

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The Old Forge
Ecology 8806
Version 01

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1.0 Executive Summary

- 1.1 The Client is proposing to convert the existing building at The Old Forge, Upper Woodford, Salisbury to a residential dwelling with associated garden. Pro Vision were commissioned in March 2025 to carry out an Ecological Assessment of the site to inform the development proposals.
- 1.2 The ecological appraisal comprised a desk study of existing ecological data in relation to the site, and an assessment of the sites habitats and suitability to support protected species within the application site.
- 1.3 The site comprises a disused building with driveway. Habitats on site comprise modified grassland, scrub, tall forbs with reeds associated with the River Avon which runs adjacent to the eastern boundary of the site. Trees are also present on site.
- 1.4 The site lies adjacent to the River Avon Special Area of Conservation and mitigation measures will be required during construction to ensure there are no impacts to this international designated site. Mitigation measures are provided in **Section 5.0**.
- 1.5 The building was assessed in accordance with Bat Conservation Trust (BCT) guidance (Collins, 2023). The building was assessed as having high potential for roosting bats due to the presence of multiple potential roost features and access points with internal roosting opportunities.
- 1.6 Emergence surveys were completed on the forge building on 29th May, 26th June and 21 July 2025. No bats were recorded emerging from the building, therefore the building does not support a bat roost, no further action is required.
- 1.7 The site is used by the local bat population in high numbers for foraging and commuting by multiple species and recommendations have been provided in **Section 5.0** for any proposed lighting on site.
- 1.8 Habitats on site provide foraging and nesting opportunities for common bird species. It is recommended that any vegetation clearance should avoid the bird nesting season (1st March – 31st August) unless inspection by an ecologist concludes that there are no nesting birds present immediately prior to the commencement of works. If the presence of nesting birds is confirmed, any works which may disturb them will be delayed until the young birds have fledged the nest of their own accord. Details regarding this are provided in **Section 5.0**.
- 1.9 The grassland and scrub habitats are considered suitable habitat for reptiles. Further surveys were completed in May and June 2025. No reptiles were recorded on site, no further action is required.
- 1.10 The river adjacent to the site and associated riparian habitat within the site boundary provides suitable habitat for otters and water voles. Surveys undertaken in May and September 2025 recorded no evidence of these species, and the majority of the riparian habitat will be retained. The river channel is likely used by local populations for commuting and foraging and recommendations in regard to lighting are provided in **Section 5.0**.
- 1.11 The development will provide ecological enhancements in line with national and local planning policy to secure net gains on the site. Further details are provided in **Section 5.0**.

2.0 Introduction

Project Background

- 2.1 Pro Vision Ecology were commissioned in March 2025 to carry out an Ecological Assessment of the site at The Old Forge, Upper Woodford, Salisbury. For the site location refer to **Appendix A**. The proposed plans are for the conversion of the existing building for domestic use. Proposed plans are provided in **Appendix B**.
- 2.2 This report describes the current ecological baseline of the site based on the findings of the ecological assessment and subsequent ecological surveys. The results set out within this report are valid for 18 months from the issue date.

Brief

- 2.3 To carry out an ecological assessment of the land within the site boundaries and subsequent bat ecological surveys at The Old Forge, Upper Woodford, Salisbury and to inform the Client of the ecological implications of their proposals.

Relevant Legislation and Planning Policy

- 2.4 The key legislative provisions of relevance to this report with respect to the development proposals and their potential effects on ecological features are listed below:
- The Conservation of Habitats and Species Regulations 2017
 - The Wildlife and Countryside Act 1981 (as amended)
 - The Natural Environment and Rural Communities (NERC) Act 2006
 - The Protection of Badgers Act 1992
 - Environment Act (2021)
- 2.5 The UK Biodiversity Action Plan (BAP) was the Governments response to the 1992 Convention on Biodiversity (The Rio Convention), with the aim of halting the loss of biodiversity in the UK. The new UK post-2010 Biodiversity Framework replaced the previous BAP and is the government's response to the new strategic plan on the United Nations Convention on Biological Diversity (CBD). Although the UK post-2010 Biodiversity Framework supersedes the UK BAP, the UK BAP lists of priority species and habitats still remain an important reference source for identifying habitats and species of principal importance within the UK. Within England, Section 41 of the NERC Act (2006) lists species and habitats of principal importance for the conservation of biodiversity.
- 2.6 The Government has set out its policies for the protection and enhancement of biodiversity through the planning system in the National Planning Policy Framework Section 15 (NPPF, 2024).
- 2.7 The Environment Act 2021 includes the requirement for developments to provide 10% biodiversity net gain, to be evidenced with the use of the statutory metric. Developments are exempt if they are self-build comprising less than nine dwellings on an area less than 0.5 hectares, householder applications or developments below the threshold of impacts to habitats.

- 2.8 The application site is located in Wiltshire Council. The Wiltshire Core Strategy Development Plan Document (adopted January 2015) includes Core Policy 50 – Biodiversity and geodiversity which Policy states that:

Protection

Development proposals must demonstrate how they protect features of nature conservation and geological value as part of the design rationale. There is an expectation that such features shall be retained, buffered, and managed favourably in order to maintain their ecological value, connectivity and functionality in the long-term. Where it has been demonstrated that such features cannot be retained, removal or damage shall only be acceptable in circumstances where the anticipated ecological Impacts have been mitigated as far as possible and appropriate compensatory measures can be secured to ensure no net loss of the local biodiversity resource, and secure the integrity of local ecological networks and provision of ecosystem services.

All development proposals shall incorporate appropriate measures to avoid and reduce disturbance of sensitive wildlife species and habitats throughout the lifetime of the development.

Any development potentially affecting a Natura 2000 site must provide avoidance measures in accordance with the strategic plans or guidance set out in paragraphs 6.75-6.77... where possible, otherwise bespoke measures must be provided to demonstrate that the proposals would have no adverse effect upon the Natura 2000 network. Any development that would have an adverse effect on the integrity of a European nature conservation site will not be in accordance with the Core Strategy.

Enhancement

All development should seek opportunities to enhance biodiversity. Major development in particular must include measures to deliver biodiversity gains through opportunities to restore, enhance and create valuable habitats, ecological networks and ecosystem services. Such enhancement measures will contribute to the objectives and targets of the Biodiversity Action Plan (BAP) or River Basin/ Catchment Management Plan, particularly through landscape scale projects, and be relevant to the local landscape character.

Local sites

Sustainable development will avoid direct and indirect impacts upon local sites through sensitive site location and layout, and by maintaining sufficient buffers and ecological connectivity with the wider environment. Damage or disturbance to local sites will generally be unacceptable, other than in exceptional circumstances where it has been demonstrated that such impacts:

- i. cannot reasonably be avoided*
- ii. are reduced as far as possible*
- iii. are outweighed by other planning considerations in the public interest*
- iv. where appropriate compensation measures can be secured through planning obligations or agreements.*

Development proposals affecting local sites must make a reasonable contribution to their favourable management in the long-term.

3.0 Methodologies

Desk Study

- 3.1 The desk study methodology is based upon guidelines set out by the Chartered Institute of Environmental and Ecological Management (CIEEM, 2017). A data-gathering exercise was undertaken to obtain any available information relating to statutory and non-statutory nature conservation sites and protected species (**Table 1**).

Table 1: Summary of information sources used for the Desk Study

Organisation / Source	Information Sought
Wiltshire and Swindon Biological Records Centre (WSBRC)	Records of the presence of key protected and notable species and non-statutory wildlife sites within one kilometre of the site.
MAGIC	Locations of and citations for all national statutory wildlife sites, including SSSI, within two kilometres and all international sites including SAC, SPA or Ramsar sites within five kilometres of the site. Records of European Protected Species Licences and class licence returns within two kilometres.
Ordnance Survey Maps	Large scale habitat information and identification of off-site habitats which may require consideration (such as ponds) within 500m.

Ecological Assessment

Habitats

- 3.2 A site visit was undertaken on 26th March 2025 by David Casson ACIEEM during clear weather, light wind and dry with an ambient temperature of 12°C. The survey employed techniques based on the UK Habitat Classification System.
- 3.3 The collection of botanical information focused on the dominant and/or key indicator species for each habitat, to allow allocation of habitats to hierarchy levels 3 and/or 4 and where relevant to identify any priority habitats which are present on site.

Survey Limitations

- 3.4 The initial survey was completed outside of the optimum time to conduct botanical surveys and therefore some species may have been missed, however, subsequent surveys were completed during the optimum survey period and therefore a suitable assessment of the on-site habitats was possible.

Protected species

- 3.5 The PEA included an assessment of the potential for habitats on or immediately adjacent to the site to support legally protected or conservation-notable species. The location and nature of any signs of the presence of protected species (such as droppings, footprints, burrows, etc.) were documented and mapped accordingly. Indicative survey methods for protected species are outlined below.

Badgers (Meles meles)

- 3.6 The site and where possible 30 metres outside the site boundary was assessed for its suitability to support badgers. A direct search was undertaken for evidence of badgers. Evidence includes;
- Active or disused setts;
 - Diggings;
 - Latrines / dung pits;
 - Foraging ('snuffle holes');
 - Footprints; and
 - Badger hairs.

Bats

Buildings

- 3.7 Bats use features within buildings such as stone crevices or cracks in brickwork, ridge beams, gaps between roofing materials and the main building structure, and any potential access points. Any evidence of bats such as droppings, urine staining, claw marks, feeding remains or bats themselves were recorded. An assessment of the potential of the building to support roosts was then made in line with Bat Conservation Trust (BCT) guidelines (2023) shown in **Table 2** below.

Table 2: Assessment of buildings to support roosting bats.

Potential	Criteria
None	No features on site likely to be used by any roosting bats at any time of the year
Negligible	No obvious features on site likely to be used by bats
Low	A structure with one or more potential roost sites that could be used by individual bats opportunistically.
Moderate	A structure with one or more potential roost sites due to their size, shelter, protection, conditions and surrounding habitat but unlikely to support a roost of high conservation significance.
High	A structure with one or more potential roost sites that are obviously suitable for use by larger numbers of bats on a more regular basis and potentially for longer periods of time due to their size, shelter,

	protection, conditions and surrounding habitat. These structures have the potential to support high conservation status roosts.
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- 3.8 Any bat droppings collected were sent to Swift Ecology for DNA analysis and tested for multiple bat species.

Survey Limitations

- 3.9 Bats will often roost in places that are inaccessible to the surveyor, such as under tiles and crevices within structures. During the inspection of the building on site for bats, features that have the potential to support crevice dwelling species were also noted as it is not possible to definitively conclude that bats are absent from these areas. However subsequent emergence surveys would be able to confirm presence or likely absence of roosting bats.

Emergence Surveys

- 3.10 Emergence surveys were conducted on the forge building in accordance with the Bat Conservation Trust Best Practice Guidelines (Collins, 2023). Three emergence surveys were completed on 29th May, 26th June and 21st July 2025. Three surveyors were positioned around the building to ensure all elevations with features present were covered. A summary for the conditions of each survey is provided in **Table 3** below.
- 3.11 The surveys were completed by licenced surveyor Alex Hannam and Aimee Cokayne (licence numbers available on request) and assisted by experienced surveyors David Casson, Heidi Staines, Jamie Palmer and Ewan Hitchcoe.

Table 3: Phase II Bat Survey Details.

Date	Start and end times and time of sunset	Equipment used	Weather Conditions
29/05/25	Start: 20:56 End: 22:39 Sunset: 21:09	3 x Echo meter Touch 2 Pro 2 x Canon XA11 cameras paired with LED Infra-Red Illuminator flood lights	Start: 18°C End: 15°C 1/8 cloud cover 0/12 wind Dry
26/06/25	Start: 21:11 End: 22:56 Sunset: 21:26	3 x Echo meter Touch 2 Pro 1 x Canon XA11 camera paired with LED Infra-Red Illuminator flood lights 1 x Canon XA15 camera paired with LED Infra-Red Illuminator flood lights 1 x Nightfox Whisker	Start: 16°C End: 16°C 2/8 cloud cover 0/12 wind Intermittent rain from 22:00
21/07/25	Start: 20:54 End: 22:39	3 x Echo meter Touch 2 Pro	Start: 19°C

Date	Start and end times and time of sunset	Equipment used	Weather Conditions
	Sunset: 21:09	1 x Canon XA11 camera paired with LED Infra-Red Illuminator flood lights 1 x Canon XA15 camera paired with LED Infra-Red Illuminator flood lights 1 x Nightfox Whisker	End: 16°C 8/8 cloud cover 0/12 wind Very light drizzle at start

- 3.12 Surveyors were equipped with Echo Meter Touch 2 Pro detectors and Canon XA11 and Canon XA15 cameras with LED Infra-Red Illuminator flood lights as Night Vision Aids (NVAs) and a Nightfox Whisker. **Figures 1 - 3** show the coverage of the cameras during the survey. The cameras were positioned next to a surveyor watching the building, once it became too dark to see the building, the surveyors viewed the building through the camera display. Post survey any emergencies or suspected emergencies were then review using a computer and VLA media player with the motion detection filter activated to aid footage review. Where necessary footage was slowed down and review frame by frame.
- 3.13 Bat sound analysis was undertaken using Anabat Insight software to confirm the identity of the species recorded.



Figure 1: Still from Infra-Red camera on eastern elevation.



Figure 2: Still from Infra-Red camera of southwest aspect.



Figure 3: Still from Infra-Red camera on northern elevation.

Trees

- 3.14 The majority of bat species roost within trees. Therefore, an assessment of trees recorded on site was undertaken identifying any Potential Roost Features (PRFs). The assessment was undertaken from the ground looking for features which may support bats such as cavities, crevices, and peeling bark. The assessment was based on BCT guidelines (Collins, 2023) shown below in **Table 4**.

Table 4: Guidelines for assessing the suitability of trees to support bat roosts

Suitability	Criteria
None	No PRFs on the tree or highly unlikely to be any present.
FAR	Further assessment required to establish if PRFS are present in the tree.
PRF	A tree with at least one PRF present

- 3.15 Bats use features in the landscape to navigate and also habitats may provide key foraging areas. Foraging and commuting habitat was assessed based on based on BCT guidelines (Collins, 2023) shown in **Table 5** below.

Table 5: Assessment of foraging/commuting habitat

Suitability	Criteria
None	No habitat features on site likely to be used by any commuting or foraging bats at any time of the year
Negligible	No obvious habitat features on site likely to be used as flight paths or by foraging bats
Low	Suitable but isolated habitat that could be used by small numbers of bats
Medium	Continuous habitat connected to the wider landscape that could be used by bats
High	Continuous high-quality habitat that is well connected to the wider landscape and is likely to be regularly used bats.

Birds

- 3.16 Any habitat features, for example, scrub and trees, which could potentially be used by nesting birds, were surveyed and any nesting activity was noted. The habitat was also assessed regarding its potential for bird activity.

Great Crested Newts (Triturus cristatus)

- 3.17 Ponds within the vicinity of the site were noted and the potential of the land to act as a commuting route, shelter or foraging resource for great crested newts was assessed.

Hazel dormouse (Muscardinus avellanarius)

- 3.18 An assessment of the suitability of the habitat to support hazel dormouse was undertaken in accordance with The dormouse Conservation Handbook (Bright *et al*, 2006). Any small mammal feeding signs were checked and assessed, including:
- Examination of hazel nuts; and
 - Evidence of nest building.

Invasive species

- 3.19 During the survey any invasive species listed on Schedule 9 of the Wildlife and Countryside Act 1981 (as amended) were noted.

Invertebrates

- 3.20 An assessment was undertaken to assess the potential of the habitats recorded on site to support diverse communities of invertebrates, or any Biodiversity Action Plan (BAP) species. The assessment was based on the presence of a number of habitat features which may support important invertebrate communities such as:

- An abundance of deadwood;
- Presence of diverse plant communities;
- Presence of varied woodland structure and sunny woodland edge;
- Presence of ponds or watercourses; and
- Presence of free draining soil exposures.

Otter (Lutra lutra)

- 3.21 An initial habitat assessment of river was undertaken to establish the relative suitability for otter in accordance with Monitoring the Otter (Chanin, 2003).
- 3.22 Suitable habitat was identified on site in the form of the River Avon adjacent to the site and associated riparian habitat. Therefore, further targeted surveys were undertaken on 22nd May and 12th August 2025. During the survey the surveyors walked along the eastern edge of the river checking the banks for evidence of otter including holts, slides and spraint. The western bank of the river was inspected from the eastern bank using binoculars.

Reptiles

- 3.23 Habitat features that could be suitable as hibernacula, foraging or basking areas were noted. Extant refugia were lifted and examined for evidence of reptiles, including sloughs (shed skins).
- 3.24 Due to the presence of suitable habitat on site, a series of presence/likely absence surveys were conducted within the boundaries of the proposed development site, targeting areas of habitat with the potential to support reptiles. Artificial refugia were laid out within the site and left on 25th April 2025 to 'bed in' for at least two weeks. Seven separate survey visits were conducted during suitable weather conditions as defined by Froglife (1999).
- 3.25 The surveys consisted of the following three methods, in accordance with the current guidance (Froglife 1999):
- *Visual Search* – The site was searched visually during each visit. Details of reptiles encountered basking in the open were recorded. Recorded data included species, sex, age and location.
 - *Extant Refugia* – Any existing potential refugia present within the site boundaries were carefully searched by hand for reptiles. Such refugia included logs and discarded wood.
 - *Artificial Refugia* – A total of 20 artificial refugia consisting of bitumen roofing felt and profiled underlay were sited in areas of habitat with reptile potential within the development site. These areas were limited to the edges of the site, including the ruderal vegetation and the arable field margins. All refugia were lifted during each survey visit and all reptiles present on, under or next to each refugia were recorded.
- 3.26 Dates, weather conditions and areas surveyed are detailed in **Table 6**.

Table 6: Weather conditions during the reptile surveys.

Date	Temp	Weather condition
13/05/25	19°C	2/8 cloud cover, 2/12 wind speed, dry
20/05/25	14°C	0/8 cloud cover, 2/12 wind speed, dry
04/06/25	15°C	3/8 cloud cover, 0/12 wind speed, dry
10/06/25	18°C	8/8 cloud cover, 2/12 wind speed, dry
13/06/25	19°C	1/8 cloud cover, 1/12 wind speed, dry
17/06/25	17°C	7/8 cloud cover, 1/12 wind speed, dry
24/06/25	19°C	3/8 cloud cover, 2/12 wind speed, drizzle prior to survey

Water Voles (Arvicola amphibius)

- 3.27 Water voles occur mainly along vegetated banks of slow flowing rivers, ditches, dykes and lakes. They forage on grasses, reeds, rushes and bark and prefer steep banks for burrowing. An assessment was made of any waterbodies within five metres of the site for the suitability to support populations of water voles, in accordance with guidance from The Mammal Society (Dean et al, 2016).
- 3.28 Suitable habitat was identified on site in the form of the River Avon which runs adjacent to the eastern boundary of the site with associated riparian habitat present on site. Therefore, further targeted surveys were undertaken on 22nd May and 12th August 2025. During the survey the surveyors walked along the eastern edge of the river checking the banks for evidence of water voles. The western bank of the river was inspected from the eastern bank using binoculars.

Limitations

- 3.29 The banks of the river were difficult to access due to the density of the vegetation on the banks. The area directly adjacent to the building could be fully surveyed by areas further upstream were not entirely covered during the survey. As the main area of impacts were surveyed this is not considered a significant limitation.

4.0 Results and Analysis

Designated sites

Statutory Designated Sites

- 4.1 The data search returned one record of an International Statutory Designated Site within five kilometres of the site. The **River Avon Special Area for Conservation (SAC)** runs adjacent to the eastern boundary of the development site. The Avon is a large, lowland river system that includes sections running through chalk and clay, with transitions between the two. Five aquatic *Ranunculus* species occur in the river system, but stream water-crowfoot (*Ranunculus penicillatus* ssp. *Pseudofluitans*) and river water-crowfoot (*Ranunculus fluitans*) are the main dominants. Some winterbourne reaches, where *Ranunculus peltatus* is the dominant water-crowfoot species, are included in the SAC. Annex II species present within the SAC include Desmoulin's whorl snail (*Vertigo moulinsiana*), sea lamprey (*Petromyzon marinus*), brook lamprey (*Lampetra planeri*), Atlantic salmon (*Salmo salar*) and bullhead (*Cottus gobio*).
- 4.2 The data search returned one record of a National Statutory Designated Site within two kilometres of the site. The River Avon is also a Site of Special Scientific Interest (SSSI) and is of national and international importance for its wildlife communities. The Avon is richer and more varied than in most chalk streams with over 180 species of aquatic plant having been recorded, one of the most diverse fish faunas in Britain and a wide range of aquatic invertebrates. The lower Avon supports a good breeding population of kingfisher (*Alcedo atthis*), reed warbler (*Acrocephalus scirpaceus*) and sedge warbler (*Acrocephalus schoenobaenus*). The system as a whole is well used by water voles and water shrews (*Neomys fodiens*), with occasional recent evidence of otter.
- 4.3 The River Avon SAC and SSSI are located adjacent to the site and may be directly impacted during the construction phase of the development, this is discussed further in **Section 5.0**.

Non-Statutory Designated Sites

- 4.4 The data search returned three records of non-statutory designated sites within one kilometre of the site. These are designated as Local Wildlife Sites (LWS).
- **Upper Woodford Down:** A small area of downland with calcareous grassland, scrub and broadleaved plantation approximately 7.56 hectares in area and is located 25 metres west of the development site.
 - **Heale House Swamp:** A site of swamp vegetation surrounded by Alder (*Alnus glutinosa*) and willow (*Salix* spp.) carr on an old water-meadow approximately 1.31 hectares in area and is located 380 metres southeast of the development site.
 - **Heale House Meadow:** An area of former water meadow mostly comprising neutral grassland with swamp vegetation in the remaining carriers approximately 1.94 hectares in area and is located 880 metres south of the development site.
- 4.5 There may be impacts on the Upper Woodford Down LWS associated with the construction phase of the development, mitigation measures are provided in **Section 5.0**.

Ecological Assessment

Introduction

- 4.6 The results of the PEA are presented below. A Habitat Survey map is provided in **Appendix C**. The map illustrates the location and extent of the sites surveyed, along with additional notable features.

Habitats

Surrounding Habitat

- 4.7 The site is located in Upper Woodford, Salisbury, a small village surrounded by agricultural fields. The River Avon runs along the east of the village and adjacent to the eastern boundary of the site. Small woodland parcels are present along the river to the north and south and to the east of the site, associated with the Upper Woodford Down LWS.

Artificial Unvegetated, Unsealed Surface

- 4.8 The southwestern edge of the site comprises a gravel track adjacent to the main road and forge (**Figure 4**). Ephemeral vegetation has been allowed to colonise areas of the gravel track and are now considered to be ruderal/ephemeral vegetation which is detailed further below.



Figure 4: Gravel track in southwest of site.

Bramble Scrub

- 4.9 Bramble scrub (*Rubus fruticosus*) has colonised areas within the centre of the site (**Figures 5 and 6**).



Figures 5 and 6: Bramble scrub.

Developed Land; Sealed Surface

- 4.10 The building on site comprises a disused forge, further details of the building are discussed in the bat section of the report.

Modified Grassland

- 4.11 A narrow strip of modified grassland runs along the western edge of the site, between the taller vegetation areas and the main road (**Figure 7**). The grassland is maintained to a short sward and has areas of bare ground due to heavy shading from the trees present. The grassland comprises abundant perennial rye-grass (*Lolium perenne*), annual meadow-grass (*Poa annua*) and daffodil (*Narcissus* sp.), with broadleaved dock (*Rumex obtusifolius*), creeping buttercup (*Ranunculus repens*), daisy (*Bellis perennis*), dandelion (*Taraxacum* spp.), herb Robert (*Geranium robertianum*) and lesser celandine (*Ficaria verna*).
- 4.12 The grassland extends round the forge building to the east where it is slightly less managed (**Figure 8**). This section is dominated by perennial rye-grass with abundant springy turf moss (*Rhytidiadelphus squarrosus*), frequent cock's foot (*Dactylis glomerata*), daisy and dandelion, and occasional germander speedwell (*Veronica chamaedrys*) and hogweed (*Heracleum sphondylium*).
- 4.13 A small patch of maintained modified grassland is also present in the southwest corner of the site and has the same composition as the grassland strip along the west of the site.



Figures 7 and 8: Modified grassland along west of site and around east of building, respectively.

Ruderal/Ephemeral

- 4.14 An area of ruderal/ephemeral vegetation is present in the south of the site and has colonised a parking area and along the western elevation of the forge building (**Figure 9**). These areas comprise abundant ivy (*Hedera helix*), with cleavers (*Galium aparine*), creeping buttercup, daffodils, dandelion, herb Robert, lords and ladies (*Arum maculatum*), perennial rye-grass and a rose (*Rosa* sp.) shrub.



Figure 9: Ruderal/ephemeral vegetation by western elevation.

Tall Forbs

- 4.15 The eastern edge of the site comprises tall forb riparian habitat associated with the river (**Figures 10 and 11**). The vegetation comprises abundant cock's foot, common nettle (*Urtica dioica*), daffodil, hogweed, snowdrops (*Galanthus* sp.) and greater willowherb (*Epilobum hirsutum*), and frequent sedge (*Carex* sp.), cleavers and hemlock (*Conium maculatum*). Abundant reed (*Phragmites australis*) is also present however it is limited to the bank of the river and only comprises a narrow section of the riparian habitat.



Figures 10 and 11: Riparian tall forb vegetation along edge of river.

Individual Trees

- 4.16 Medium and large trees are present on site. A large yew (*Taxus baccata*) is present in the southeast corner of the site, situated on the bank face of the river (**Figure 12**). The tree has been topped and has a very thick canopy cover resulting in scarce vegetation underneath and has thick creeping vegetation comprising hedge bindweed (*Calystegia sepium*).
- 4.17 Medium horse chestnuts (*Aesculus hippocastanum*) (**Figure 13**), and a willow (*Salix* sp.) are present, north of the building and within the scrub and tall forb vegetation



Figures 12 and 13: Yew and horse chestnut, respectively.

Adjacent Habitat

- 4.18 The eastern boundary of the site is formed by the River Avon which is a chalk river. The banks of the river are relatively shallow along the length of the site with the banks colonised by tall forb vegetation. The river is approximately 18 metres wide with the river having a slow flow rate. Submerged vegetation is present in the central area of the river channel.
- 4.19 This is an area of high ecological value and mitigation measures are provided in **Section 5.0** to ensure the river is not impacted by the development.

Protected and/or notable species

Badgers

- 4.20 The WSBRC data search returned no records for badgers within one kilometre of the site.
- 4.21 The site provides suitable foraging habitat for badgers, with longer sward grassland, ruderal and scrub vegetation areas which provide foraging and shelter.
- 4.22 No signs of badger were observed within the site or in neighbouring parcels during the survey, it is therefore considered that badgers are absent from the site, and no further action is required.

Bats

- 4.23 The WSBRC data search returned eleven records of bats within one kilometre of the site for the following bat species:
- Serotine (*Eptesicus serotinus*)
 - Pipistrelle bat (*Pipistrellus* sp.)
 - Common pipistrelle (*Pipistrellus pipistrellus*)
 - Soprano pipistrelle (*Pipistrellus pygmaeus*)
 - Brown long-eared bat (*Plecotus auritus*)
- 4.24 The records returned included multiple roost sites for all of the recorded species. The low number of records indicate that the area is under recorded.
- 4.25 The Defra run website, MAGIC, was searched for a list of granted European Protected Species Licences (EPSL's). The search returned three EPSLs, one of which allowed for the destruction of a maternity roost for serotine and soprano pipistrelle, located 1.5 kilometres northeast of the site and one which allowed for the destruction of a day roost for brown long-eared bats. The third EPSL allowed for the destruction of a day roost for brown long-eared, serotine, soprano pipistrelle, natterer's (*Myotis nattereri*) and greater horseshoe bat (*Rhinolophus ferrumequinum*), located 1.8 kilometres northeast of the development site.

Buildings

Old Forge – External Inspection

- 4.26 The building on site comprises a disused forge building (**Figures 14 and 15**). The building comprises brick, concrete and stone elevations, timber fascia boards and doors and a pitch roof of clay roof and ridge tiles. A smaller shed extension is present on the northern elevation of the building

(**Figure 16**). A lean-to is present on the eastern elevation of the building and comprises timber elevations with a corrugated metal roof.



Figures 14 and 15: Old Forge building from northeast aspect and southwest aspect, respectively.



Figure 16: Shed extension on northern elevation.

- 4.27 The building is in disrepair with cracking and crumbling elevations, worn timber and multiple lifted, cracked and missing roof tiles. Creeping vegetation comprising ivy and rose is encroaching over the eastern pitch of the building.

Internal Inspection

- 4.28 The interior of the building was previously used as a workshop but has been left vacant (**Figures 17 and 18**). There is no roof void present, the roof comprises bitumen roofing felt with a typical timber truss design. Two small windows are present on the gable end of the building, the building is therefore light inside due to the windows and multiple gaps in the roof. Darker corners are present in building which provide potential roosting features.



Figures 17 and 18: Interior of building.

- 4.29 The shed on the north of the building is used for storage and access is possible under the eaves with limited potential roosting features within the shed (**Figure 19**).



Figures 19: Interior of shed section.

- 4.30 No evidence of bats was recorded within the building. The building is considered to have high potential for bats due to the presence of multiple potential access points and potential external and internal roosting features.

Emergence Survey Results

- 4.31 The building was assessed as having high potential for roosting bats, three emergence surveys were conducted on the building on 29th May, 26th June and 21st July 2025. The results are provided in **Appendix D** and summarised below.

29th May 2025 Emergence Survey

- 4.32 No bats were recorded emerging from the building during the emergence survey.

- 4.33 Activity over the survey was high with continuous activity by soprano pipistrelles throughout the survey from 21:30 onwards. Common pipistrelles were recorded foraging around the building at 21:54 and west of the building at 22:04 and then continuous foraging recorded at 22:21 until the end of the survey. Noctules were recorded at 21:53, 22:20 and 22:34 but were not seen. Serotines were occasionally recorded between 22:06 and 22:36 with foraging activity around 21:16. Myotis were recorded at 22:03, 22:30 and 22:37 to the east of the site, these are considered to be Daubenton's (*Myotis daubentonii*) due to the river providing suitable foraging habitat for the species. A long-eared bat was recorded foraging around the north of the building at 22:03.

26th June 2025 Emergence Survey

- 4.34 No bats were recorded emerging from the building during the emergence survey.
- 4.35 Activity over the survey was high with continuous activity by soprano pipistrelles throughout the survey from 21:42 onwards. Common pipistrelles were occasionally recorded foraging and commuting around the building between 22:00 and 22:49. Noctules were occasionally recorded foraging and commuting over the site between 21:54 and 22:38. Myotis were recorded foraging to the east of the site at 21:58, 22:44 and 22:48, these are again considered to be Daubenton's. A myotis was also recorded foraging along south along the east elevation of the building. Long-eared bats were recorded east of the building briefly at 22:31 and 22:33 but were not seen. A single serotine was recorded but not seen, west of the site at 22:00.

21st July 2025 Emergence Survey

- 4.36 No bats were recorded emerging from the building during the emergence survey.
- 4.37 Activity over the survey was very high, with continuous soprano pipistrelle activity through the survey from 21:23 onwards. Noctule activity was also high, with activity throughout the survey, starting at 21:23, three noctules were recorded continuously foraging over the site from 21:43 until the end of the survey. Myotis were recorded continuously foraging to the east of the site from 21:50 until the end of the survey, these again are considered to be Daubenton's. Common pipistrelles were occasionally recorded foraging and commuting around the site between 21:44 and 22:22. Long-eared bats were recorded commuting past the northern gable end of the house at 21:40 and heard but not seen, west of the building at 22:21 and 22:35. A single serotine was recorded commuting north past the east elevation at 21:48.

Summary

- 4.38 No bats were recorded emerging from the building during the emergence survey. Bat roosts are considered absent from the building; no further action is required.
- 4.39 The site is used by the local bat population for foraging and commuting, with high levels of activity recorded through the surveys, this is discussed further in the foraging and commuting section of the report.

Trees

- 4.40 The trees on site were recorded for their potential to support bat roosts. No potential roost features were recorded on the trees and the trees on site will all be retained in the proposed development, no further action is required.

Foraging and Commuting

- 4.41 The site is used by the local bat population for foraging and commuting, with foraging activity recorded around the building, along the river to the east of the site and in the habitats to the west of the site. High activity levels were recorded during the emergence survey with a range of species recorded including less light tolerant species such as *Myotis* and long-eared bats. It is considered that the habitats extending to the north of the site provides suitable foraging and commuting habitats and the river is an important corridor for bats.
- 4.42 The development may result in increased lighting on site, mitigation measures are provided in **Section 5.0**.

Birds

- 4.43 The WSBRC data search provided the following records for red list bird species of conservation concern that may be present on the site: corn bunting (*Emberiza calandra*), cuckoo (*Cuculus canorus*), greenfinch (*Chloris chloris*), grey partridge (*Perdix perdix*), grey wagtail (*Motacilla cinerea*), house martin (*Delichon urbicum*), house sparrow (*Passer domesticus*), lapwing (*Vanellus vanellus*), linnet (*Linaria cannabina*), mistle thrush (*Turdus viscivorus*), skylark (*Alauda arvensis*), spotted flycatcher (*Muscicpa striata*), starling (*Sturnus vulgaris*), swift (*Apus apus*), yellow wagtail (*Motacilla flava*) and yellowhammer (*Emberiza citrinella*).
- 4.44 In addition to the species above, the following Schedule 1 and/or Annex I species were returned: Cetti's warbler (*Cettia cetti*), hobby (*Falco subbuteo*), merlin (*Falco columbarius*), peregrine (*Falco peregrinus*) and red kite (*Milvus milvus*).
- 4.45 The scrub and trees provide suitable nesting habitat for common bird species; however, no bird nests were recorded during the walkover survey. The trees and scrub areas will be retained in the proposed development. The area of tall forb and reeds along the river channel provide suitable breeding habitat for Cetti's warbler.
- 4.46 Should any vegetation require removal then mitigation measures will be required and are provided in **Section 5.0**.

Great Crested Newts

- 4.47 The WSBRC data search returned no records of great crested newt presence within one kilometre of the site. The Defra run website, MAGIC, was searched for a list of granted EPSL's and found no granted licences within two kilometres of the site or great crested newt class survey licences.
- 4.48 Following a consultation of great crested newt risk zones for district licencing in Wiltshire the site was identified to be within a green risk zone, with sparsely distributed GCN populations and less likely to contain important pathways of connecting habitat for this species.

- 4.49 No evidence of amphibian presence was recorded during the survey. OS maps returned no evidence of waterbodies within 500 metres of the development site, watercourses associated with the River Avon are considered unsuitable for great crested newts.
- 4.50 The habitats on site provided suitable terrestrial habitat for great crested newts, however, due to the lack of suitable breeding ponds and records within the local area it is considered that great crested newts are absent from the site, and no further action is required.

Hazel Dormouse

- 4.51 The WSBRC data search returned no records of hazel dormouse presence within one kilometre of the site. No records of granted EPSLs were returned within two kilometres of the development site.
- 4.52 The habitats on site are mostly considered unsuitable for hazel dormouse as they lack suitable food species for hazel dormouse apart from the bramble scrub present, however, this is considered to lack connectivity to further suitable habitat off site.
- 4.53 It is therefore considered hazel dormice are not present on site and no further action is required.

Invertebrates

- 4.54 The WSBRC search provided three records of Desmoulin's whorl snail from 2006 within two kilometres of the site. This is an Annex II species and is a citation feature of the River Avon SAC. The records are located 680 metres upriver from the site.
- 4.55 The habitats on the site are not considered suitable for Desmoulin whorl snail as the habitats largely comprise of scrub, modified grassland and ruderal species and not those associated with wetland habitats. The areas of suitable habitat on the site are restricted to the riparian edges where a narrow band of reeds is present. These areas are considered too small in area to support any viable population with more suitable habitat present in the wider catchment of the river corridor.
- 4.56 The habitats of any suitability for Desmoulin whorl snail will not be impacted by the proposed development on the site.

Otter

- 4.57 The WSBRC data search returned five records of otter within one kilometre of the site. These include spraints and counts of otter sightings including one sighting located within the village, just north of the development site. The site is located adjacent to the river Avon which has confirmed otter records.
- 4.58 The banks of the river include areas where tree branches extend into the river corridor which provide suitable spraint locations for otters. There are no suitable holt locations on the banks of the river and during the surveys of the banks no evidence of otter was recorded.
- 4.59 It is considered highly likely that otters use the river corridor to commute through the site but the site does not form an important part of a territory. Any additional lighting on the site may disrupt otters commuting through the river which is discussed further in **Section 5.0**.

Reptiles

- 4.60 The WSBRC data search returned no records of reptiles within one kilometre of the site. This is likely due to the area being under recorded.
- 4.61 The habitats present on site comprises suitable habitat for reptiles in the form of grassland and scrub edges, these areas may be impacted by the proposed development. Targeted surveys were completed on the site and the results are provided in **Table 9**.

Table 9: Reptile survey results.

Date	Grass snakes
13/05/25	0
20/05/25	0
04/06/25	0
10/06/25	0
13/06/25	0
17/06/25	0
24/06/25	0
Peak Adults	0

- 4.62 No reptiles were recorded on site, it is therefore considered that reptiles are absent from the site, and no further action is required should habitat clearance be required.

Water Vole

- 4.63 The WSBRC data search returned 15 records of water vole within one kilometre of the site post-2005 with only three records returned post-2014. The closest of the three most recent records is located within Upper Woodford, indicating in close proximity to the development site. The record was for a water vole burrow.
- 4.64 Surveys were conducted on the river in May and August, no evidence of water vole was recorded. Vegetation along the west bank comprises dense tall forb vegetation with reeds on the bank face and within the water. The reeds along the bank provide suitable foraging habitat for wolveroles but the bank on the eastern elevation is shallow (**Figure 20**). The bank is not considered suitable to provide burrow locations for water voles.



Figures 20: Riverbank profile adjacent to the existing building.

- 4.65 There was no access to the eastern riverbank, and it could only be viewed with the use of binoculars. The western bank had a steeper bank which was more suitable for burrows with reeds and sedges along the bank providing foraging areas.
- 4.66 Water vole burrows are considered to be absent from the area of the bank adjacent to the existing building and near the proposed working area. Water voles are likely present within the wider river corridor and may be disturbed by any additional lighting on the site. This is discussed further in **Section 5.0**.

5.0 Impacts and Mitigation

Impacts and Required Mitigation for the Proposed Development

Designated Sites

- 5.1 The site is located directly adjacent to the River Avon SAC which is an internationally important area. The SAC is primarily designated due to the presence of water courses of plain to montane levels with *Ranunculus fluitantis* and *Callitriche-Batrachion* vegetation. Secondary reasons for designation include the presence of Desmoulin's whorl snail, brook lamprey, Atlantic salmon and bullhead.
- 5.2 The development proposals are small in scale and are largely restricted to the conversion of the existing building on the site with no changes to the existing footprint of the building. The development will therefore not result in any direct impacts to the river channel itself and will not impact any of the citation features within the river channel. The site also does not provide any suitable habitat for Desmoulin's whorl snail. The proposed development will not directly impact the banks of the river.
- 5.3 There is potential for indirect impacts from pollution incidents from surface water run-off and dust deposition during the construction phase on the River Avon SAC and SSSI. These will be mitigated through the implementation of a Construction Environmental Management Plan (CEMP).
- 5.4 The following matters will be addressed (but not restricted to) in the CEMP:
- Appropriately store and control materials/chemicals to avoid pollution and siltation incidents (e.g. fit all plant with drip-trays and re-fuel machinery off-site);
 - Avoid working at night to minimise disturbance to wildlife;
 - Standard dust suppression methods will be employed as necessary e.g. dampen down with water;
 - Traffic control to ensure the movement of plant is located away from any designated sites;
 - A toolbox talk should be provided to all contractors to outline the importance of the adjacent river.
- 5.5 Furthermore, construction workers should ensure that fuel, oil and chemical storage on site is secure. The storage should be sited on an impervious base within a secondary containment system such as a bund. The base and bund walls should be impermeable to the material stored and able to contain at least 110% of the volume stored. The storage area should be sited above any flood water level and where possible away from high-risk locations (such as within 10 metres of the riverbank), to minimise the risk of a spill entering the aquatic environment.
- 5.6 Fresh concrete and cement are very alkaline and corrosive and can cause serious pollution. Concrete and cement mixing and washing areas should:
- Be sited 10 metres from any watercourse or surface water drain to minimise the risk of run off entering a watercourse.
 - Have settlement and re-circulation systems for water reuse, to minimise the risk of pollution and reduce water usage.
 - Have a contained area for washing out and cleaning of concrete batching plant or ready-mix lorries.

- 5.7 Wash waters should be collected and, where necessary, discharged to the foul sewer (you must have permission from the local sewerage provider for this), or contain wash water for authorised disposal off site.

Bats - Lighting

- 5.8 The site is adjacent to the River Avon which is an important commuting and foraging corridor for local bat populations. It is anticipated that the development will require minimal lighting but any proposed lighting will adhere to the following guidelines (ILP, 2023):
- Not result in an increase of 1-3 lux on the river corridor.
 - LED luminaires should be used of a warm white spectrum (<2700 Kelvin) which will feature peak wavelengths higher than 550 nm.
 - Internal luminaires should be recessed to reduce light spill outside the property.
 - Only luminaires with a negligible or zero Upward Light Ratio, and with good optical control, should be considered.
 - Luminaires should always be mounted horizontally, with no light output above 90° and/or no upward tilt.
 - Where appropriate, external security lighting should be set on motion sensors and set to as short as possible.

Birds

- 5.9 The trees, tall forbs and scrub areas on site are considered to have suitable habitat for common nesting bird species, alongside the Schedule I species Cetti's warbler. It is an offence under the Wildlife and Countryside Act 1981 (as amended) to take, damage or destroy the nest of any wild bird while that nest is in use. Should the proposed plans include the removal of the trees and scrub on site, any vegetation clearance must be scheduled to avoid peak bird nesting season (1st March to 31st August, although this will vary between species and local conditions) to avoid contravention of protected species legislation; unless inspection by an ecologist concludes that there are no nesting birds present immediately prior to the commencement of works.
- 5.10 If the presence of nesting birds is confirmed, a 5-metre buffer will be implemented, and no works will be permitted within this buffer. Works will be able to proceed once the young birds have fledged the nest of their own accord. If the inspection by the ecologist concludes that Cetti's warbler are breeding within the habitats on the site then all clearance works will need to stop until after the breeding season to avoid any disturbance to this Schedule I species.

Otters and Water Voles

- 5.11 While evidence of otter and water voles was not recorded during the survey the River Avon is considered likely to be used by these species with records returned in the wider area. The development will not directly impact any water vole burrows as these are absent along the stretch of bank adjacent to the proposed works areas.
- 5.12 Any additional lighting on the site may disturb otters and water voles which are present within the wider river channel. The mitigation measures outlined for bats will ensure that any impacts to foraging and commuting routes are minimised.

Ecological Enhancements

Biodiversity Net Gain

- 5.13 In accordance with the Natural Planning Policy Framework (NPPF, 2024) development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to incorporate biodiversity improvements in and around developments should be encouraged, especially where this can secure measurable net gains for biodiversity.
- 5.14 To provide enhancements and to secure net gains which are specific to protected species on the site the following measures will also be included within the development design, shown in **Appendix E**:
- The retained banks of the river can be enhanced through additional planting of reeds and marginal vegetation to provide additional habitat for river birds and water voles.

Bat and bird boxes should be included within the development, with boxes installed on the trees on site.

6.0 References and Bibliography

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- Oldham R.S., Keeble J., Swan M.J.S. & Jeffcote M. (2000). *Evaluating the suitability of habitat for the Great Crested Newt (Triturus cristatus)*. Herpetological Journal 10(4), 143-155.
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Appendices

Appendix A: Site Location and Block Plan



KEY PLAN

Scale: 1:1250 @ A3

0 25000 50000 75000 100000



BLOCK PLAN

Scale: 1:200 @ A3

0 5000 10000 15000



General Notes
Please inform affinity architects of any discrepancy immediately
This drawing is to be read in conjunction with Structural Engineer's Calculations
Use Marked dimensions where shown in preference to scaling
Check dimensions prior to construction or off-site fabrication
No liability can be guaranteed due to printing variations and site measurements should be taken to ensure accuracy
New work or any existing work affected by power lines shown in drawing

Revision:

THE OLD FORGE
MIDDLE WOODFORD
SP4 6NU
for Mr G CHITTY

PROPOSED REPAIRS
AND CONVERSION

BLOCK PLAN
AS PROPOSED

Date:	Scale:	Drawn:
JUNE 2025	1:1250 and 1:200 @ A3	MTL
Drawing No.	Status	Revision
25-03-02-001	2	



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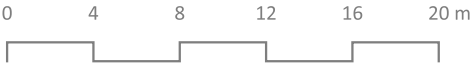
Appendix B: Reptile Mat Locations



ISSUE	DATE	DESCRIPTION	DRAWN	CHECKED
v1	26.09.25	First Issue	DC	LSJ

Legend

- Survey Boundary
- Reptile Mat



CLIENT:	George Chitty		
PROJECT:	The Old Forge		
DRAWING:	Reptile Mat Locations		1:350
NUMBER:	8806-XX-E1-01		A4
ISSUE:	v1		26.09.25

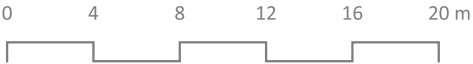
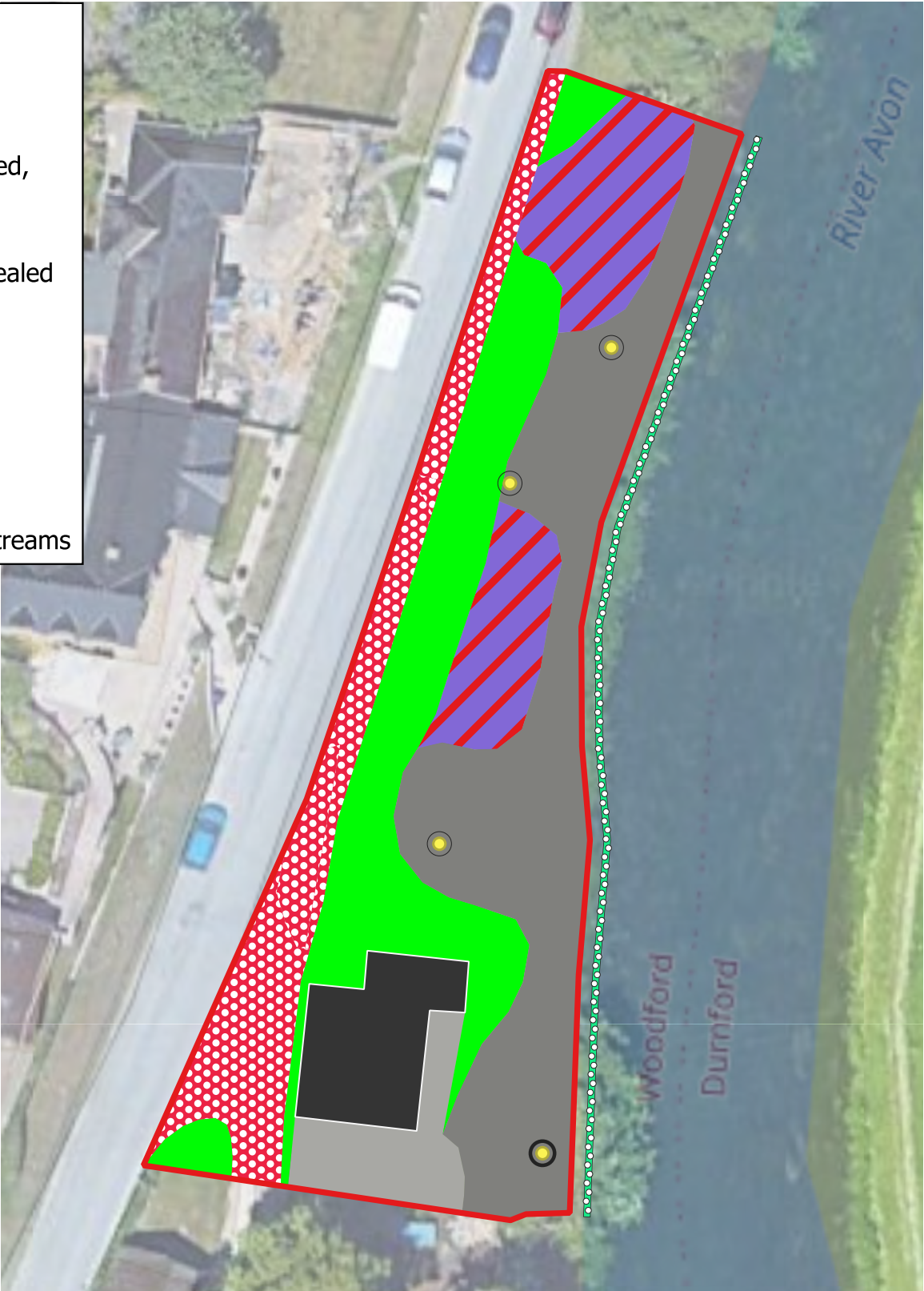
Appendix C: Habitat Survey Map



ISSUE	DATE	DESCRIPTION	DRAWN	CHECKED
v1	24.09.25	First Issue	DC	LSJ

Legend

- Survey Boundary
- Building
- Artificial Unvegetated, Unsealed Surface
- Bramble Scrub
- Developed Land; Sealed Surface
- Modified Grassland
- Ruderal/Ephemeral
- Tall Forbs
- Large Tree
- Medium Tree
- Other Rivers and Streams



CLIENT:	George Chitty		
PROJECT:	The Old Forge		
DRAWING:	Habitat Survey Results		1:350
NUMBER:	8806-XX-E1-02		A4
ISSUE:	v1		24.09.25

Appendix D: Emergence Survey Results

The plan shown here is for the purpose of supporting a planning application only. Only scale from this drawing for the purposes of determining a planning application. Do not scale from this drawing for construction purposes.

The proposal presented here is subject to review by specialist consultants, and is to be read in conjunction with all relevant specialist's drawings and information where available. Any discrepancies between this and any other consultant's drawings and information should be reported to Pro Vision immediately.

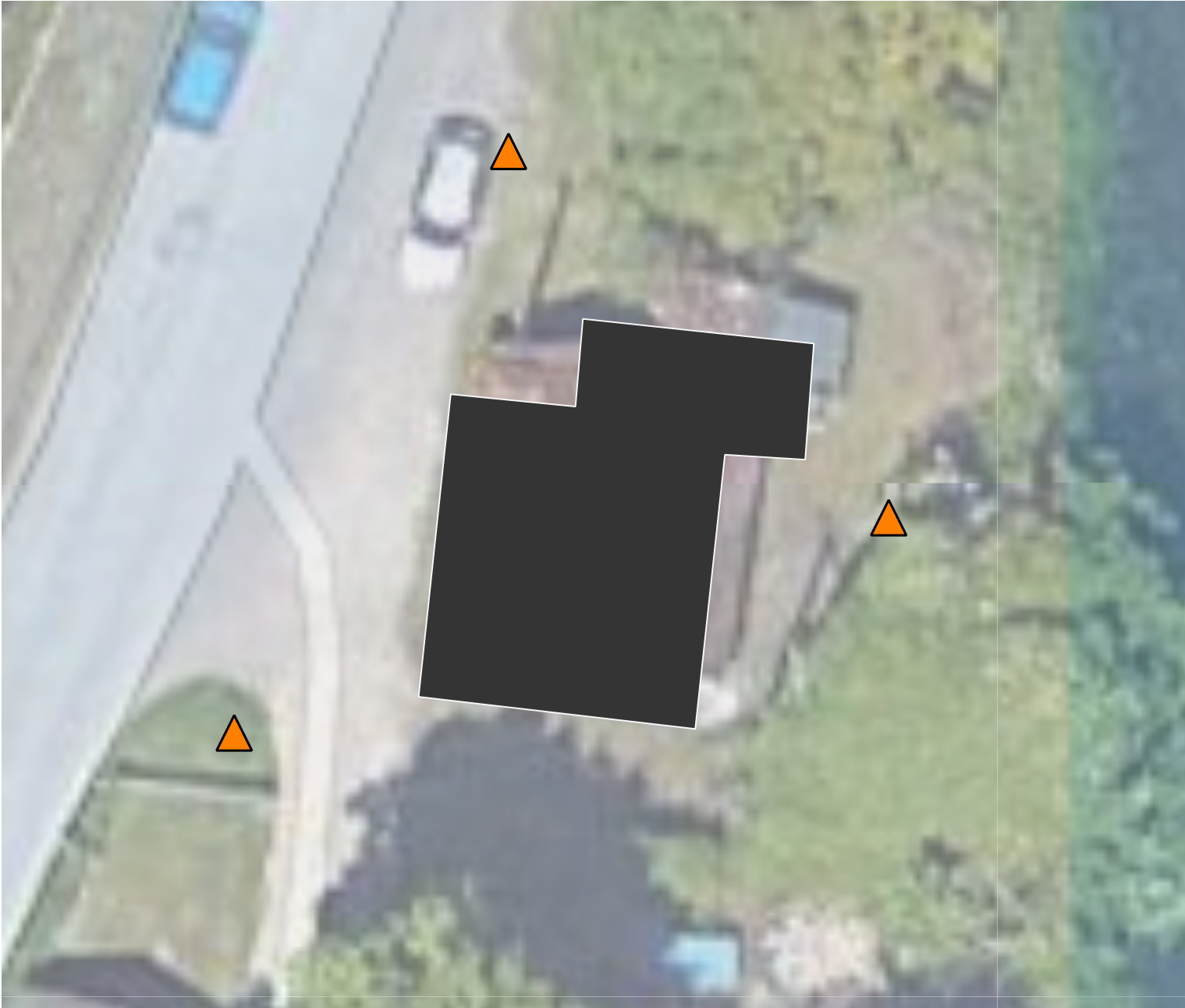
Legend

■

 Building

▲

 Surveyor and Camera



ISSUE	DATE	DESCRIPTION	DRAWN	CHECKED
v1	24/09/25	First Issue	DC	LSJ

CLIENT:	George Chitty		
PROJECT:	The Old Forge		
DRAWING:	Emergence Survey Results	1:150	
NUMBER:	8806-XX-E1-03	A4	
ISSUE:	v1	24.09.25	

Date:	29/05/2025	Surveyors:	Alex Hannam, Jamie Palmer, Ewan Hitchcoe
Time	Species	Description	
21:30	Soprano pipistrelle	Commuting east to west over centre of roof	
21:37	Soprano pipistrelle	Commuting past east elevation	
21:37	Soprano pipistrelle	Foraging west to east, north of building	
21:38	Common pipistrelle	Commuting south to north along east elevation	
21:39	Soprano pipistrelle	1-2 bats foraging around building building	
21:42	Soprano pipistrelle	Foraging around building	
21:43	Common pipistrelle	Foraging over garden south of site	
21:44	Soprano pipistrelle	Foraging around building	
21:49	Soprano pipistrelle	Foraging around building	
21:52	Soprano pipistrelle	2 bats foraging around and over building	
21:53	Noctule	Heard not seen - brief	
21:54	Common pipistrelle	Foraging around building	
21:56	Soprano pipistrelle	2 bats foraging around and over building	
21:59	Soprano pipistrelle	2 bats foraging around and over building	
22:01	Soprano pipistrelle	Continuous foraging around building	
22:03	Long-eared bat	Foraging around north of building	
22:03	Myotis spp	Foraging over river, likely Daubenton's	
22:04	Common pipistrelle	Foraging west of building	
22:06	Serotine	Heard not seen	
22:07	Soprano pipistrelle	Multiple bats foraging around north and west of building until 22:30	
22:10	Serotine	Heard not seen - foraging	
22:13	Common pipistrelle	Heard not seen - foraging	
22:16	Serotine	Heard not seen - foraging	
22:19	Serotine	Heard not seen - foraging	
22:20	Noctule	Heard not seen	
22:21	Common pipistrelle	Heard not seen - continuous foraging	
22:22	Noctule	Heard not seen	
22:27	Soprano pipistrelle	3-4 bats foraging west of site until end of survey	
22:30	Myotis spp	Heard not seen - foraging, east of building	
22:31	Common pipistrelle	Heard not seen - continuous foraging until end of survey	

22:34	Noctule	Heard not seen
22:36	Serotine	Foraging high over building
22:36	Serotine	Heard not seen - foraging
22:36	Common pipistrelle	Heard not seen
22:37	Myotis spp	Heard not seen
22:38	Soprano pipistrelle	Heard not seen - brief

Date:	26/06/2025	Surveyors:	Alex Hannam, Ewan Hitchcoe, Heidi Staines
Time	Species	Description	
21:42	Soprano pipistrelle	Commuting south to east, east of building	
21:43	Soprano pipistrelle	Foraging around building	
21:45	Soprano pipistrelle	Commuting west to east, south of building	
21:48	Soprano pipistrelle	2 bats foraging around building	
21:51	Soprano pipistrelle	Foraging around building	
21:54	Noctule	Heard not seen	
21:55	Soprano pipistrelle	Foraging past east of building	
21:56	Soprano pipistrelle	Foraging around building until 21:59	
21:57	Noctule	Heard not seen - commuting	
21:58	Myotis spp	Heard not seen - brief, likely Daubenton's along river	
22:00	Serotine	Heard not seen - west of site	
22:00	Common pipistrelle	Heard not seen - foraging, west of site	
22:00	Soprano pipistrelle	Foraging along riverbank	
22:02	Soprano pipistrelle	2 bats foraging around building	
22:04	Common pipistrelle	Heard not seen	
22:06	Soprano pipistrelle	Continuous foraging east of building, along river until 22:12	
22:06	Noctule	Heard not seen - commuting, off-site	
22:10	Noctule	Heard not seen - faint	
22:13	Noctule	Heard not seen - foraging, north of site	
22:14	Soprano pipistrelle	Heard not seen - foraging	
22:16	Noctule	Heard not seen - foraging	
22:17	Soprano pipistrelle	Multiple bats continuously foraging around building and along river until 22:48	
22:23	Serotine	Heard not seen - commuting, east of site	
22:26	Noctule	Heard not seen - commuting, off-site	
22:28	Serotine	Heard not seen - commuting, off-site	
22:31	Long-eared bat	Heard not seen - east of building, brief	
22:33	Long-eared bat	Heard not seen - east of building, brief	
22:34	Common pipistrelle	Heard not seen - foraging	
22:38	Noctule	Heard not seen - foraging, north of site	
22:44	Myotis spp	Heard not seen - foraging, likely Daubenton's over river	
22:48	Myotis spp	Heard not seen - foraging, likely Daubenton's over river	

22:49	Common pipistrelle	Heard not seen - faint
22:52	Soprano pipistrelle	Heard not seen - foraging
22:53	Myotis spp	Foraging south along east elevation

Date	21/07/25	Surveyors:	David Casson, Heidi Staines, Aimee Cockayne
Time	Species	Description	
21:23	Soprano pipistrelle	Commuting south to north past east elevation	
21:23	Noctule	Commuting west to east high over site	
21:26	Soprano pipistrelle	Commuting east over building	
21:28	Soprano pipistrelle	Heard not seen - north of building, brief	
21:29	Noctule	Foraging over east of site and river	
21:30	Soprano pipistrelle	2 bats commuting north past east elevation	
21:32	Soprano pipistrelle	4 bats commuting north past east elevation	
21:32	Noctule	Foraging over east of site and river	
21:33	Soprano pipistrelle	Commuting south past northern gable end	
21:33	Soprano pipistrelle	Commuting northwest, west of building	
21:34	Soprano pipistrelle	Foraging up and down east elevation	
21:35	Soprano pipistrelle	Commuting north past east elevation	
21:37	Noctule	Foraging over east of site and river, intermittent until 21:43	
21:37	Soprano pipistrelle	2 bats commuting north past east elevation	
21:38	Soprano pipistrelle	Foraging around building	
21:39	Noctule	Foraging east to west over site	
21:40	Long-eared bat	Commuting past northern gable end	
21:43	Noctule	3 bats continuously foraging over the site until end of survey	
21:44	Soprano pipistrelle	Commuting east to west over building	
21:44	Common pipistrelle	Heard not seen - commuting	
21:46	Soprano pipistrelle	Heard not seen - foraging, west of building	
21:48	Serotine	Commuting north past east elevation	
21:48	Soprano pipistrelle	Foraging around building until end of survey	
21:50	Myotis spp	Foraging over river - Daubenton's	
21:53	Myotis spp	Foraging over river - Daubenton's, continuous until end of survey	
21:54	Myotis spp	Heard not seen - commuting, west of site	
22:14	Myotis spp	Commuting east to west past southern elevation	
22:21	Long-eared bat	Heard not seen - southwest of building	
22:22	Common pipistrelle	Heard not seen - foraging, west of building	
22:33	Myotis spp	Heard not seen - foraging, west of building	
22:35	Long-eared bat	Heard not seen - west of building	

Appendix E: Mitigation and Enhancements

The plan shown here is for the purpose of supporting a planning application only. Only scale from this drawing for the purposes of determining a planning application. Do not scale from this drawing for construction purposes.

The proposal presented here is subject to review by specialist consultants, and is to be read in conjunction with all relevant specialist's drawings and information where available. Any discrepancies between this and any other consultant's drawings and information should be reported to Pro Vision immediately.

Legend

- Red Line Boundary
- Building
- Proposed Building Footprint
- Bat box
- Bird Box



ISSUE	DATE	DESCRIPTION	DRAWN	CHECKED
v1	24/09/25	First Issue	DC	LSJ

CLIENT:	George Chitty		
PROJECT:	The Old Forge		
DRAWING:	Ecological Enhancements	1:150	
NUMBER:	8806-XX-E1-03	A4	
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Appendix F: Relevant Legislation

THE CONSERVATION OF HABITATS AND SPECIES 2017

The Conservation of Habitats and Species Regulations 2017 (the Habitats Regulations) transpose Habitats Directive into UK legislation. The Habitats Regulations provide for the designation and protection of European Sites and European Protected Species. European Sites include Special Areas of Conservation (SACs) and Special Protection Areas (SPAs), which form part of the Natura 2000 network of protected areas across Europe.

European Protected Species (EPS) are those listed under Schedule 2 of the Habitats Regulations and include dormouse, great crested newt, otter and all species of bat. The regulations prohibit the deliberate capture, killing or disturbance of any EPS; it is also an offence to damage or destroy a breeding site or resting place of any of these species. In order to carry out a lawful operation (e.g. development work which has full planning permission) that may result in an offence under the Habitats Regulations, it is necessary to obtain a licence from Natural England. EPS Licences will only be granted after Natural England has been satisfied that there are no satisfactory alternative and that there will not be any adverse impacts on the favourable conservation status of the species.

WILDLIFE AND COUNTRYSIDE ACT 1981

The Wildlife and Countryside Act 1981 is the principal piece of legislative protection of wildlife in Great Britain. Various amendments have occurred since the original enactment. The Wildlife and Countryside Act contains both habitat and species protection. Certain bird, animal and plant species are afforded protection under Schedules 1, 5 and 8 of the Act. Measures for the protection of the countryside, National Parks, Sites of Special Scientific Interest (SSSIs) are also included within the Act.

THE NATURAL ENVIRONMENT AND RURAL COMMUNITIES ACT 2006

The Natural Environment and Rural Communities (NERC) Act 2006 improved wildlife protection by amending the WCA. The main function of the NERC Act was to raise the profile of biodiversity amongst public authorities. Section 40 (S40 of the Act places a 'Biodiversity Duty' on all public bodies to have regard to the conservation of biodiversity when carrying out their normal functions.

THE PROTECTION OF BADGERS ACT 1992

The Protection of Badgers Act 1992 consolidates previous legislation (including the Badgers Acts 1973 and 1991 Badgers (Further Protection) Act 1991). It makes it a serious offence to:

- kill, injure or take a badger;
- attempt to kill, injure or take a badger; or
- to damage or interfere with a sett.

The 1992 Act defines a badger sett as "any structure or place which displays signs indicating current use by a badger".

ENVIRONMENT ACT 2021

The Environment Act 2021 received royal assent in November 2021 and introduces new environmental protection regimes. This includes the creation of the Office for Environmental Protection who will oversee the framework. The Act includes several measures which impact on the planning application process to provide measures to ensure developments result in a net gain in biodiversity. The Act includes the mandatory requirement of 10% net gain for new developments, unless listed within the exemptions, which includes householder applications, self-build and developments below the threshold of impacts. Biodiversity net gain must be evidenced with the use of the statutory metric and associated documents.