



Dunkirk Hill Farm. Preliminary Ecological Appraisal (PEA)



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Non-technical Executive Summary

Background and Proposals

In April 2026, BN Ecology was commissioned by Cesar Basanta (hereon referred to as 'the client') to undertake a Preliminary Ecological Appraisal to support planning proposals comprising the demolition of an existing barn and erection of one self-build residential dwelling on land at Dunkirk Hill Farm, Devizes, SN10 2BD (delineated as the redline boundary, totalling 0.0258 ha). The assessment also included a parcel of land within the same ownership immediately to the south of the Site boundary (the grid reference for the blueline land is ST99296161, totalling 0.0635 ha). The key objective of this Preliminary Ecological Appraisal was to record and highlight key habitats onsite and assess the potential the Site has to support or bolster the ecological network for protected species & species of conservation concern. Where necessary, any material ecological considerations for the Site have been noted, and in turn support the results and recommendations.

Ecology Survey Methods & Surveyor Competencies

The Preliminary Ecological Appraisal was undertaken in accordance with Codes of Practice as set out in the UK Habitats classification system¹; the Chartered Institute of Ecology and Environmental Management²; the Bat Conservation Trust Good Practice Guidelines for Bat Surveys³; and the BS 42020:2013 *Biodiversity – Code of Practice for Planning and Development* (BSI 2013).

The Preliminary Ecological Appraisal was performed by Evie Rice. All findings are supported by a desk study. Results of the Preliminary Ecological Appraisal are illustrated in a habitat map (Appendix 2), which represents habitat types (outlined as target notes ('TN')) and identifies locations of evidence or potential for protected species and species of conservation concern on Site. Photos of the site are also provided (Appendix 1). These support the results and recommendations outlined in this report.

Results

The Site is located on the western edge of Devizes, approximately 1.3 km from the town centre. Access to the Site is gained via an established track off Dunkirk Hill to the east. The track is bordered to the north by a line of Trees. Approximately 5 m north of the redline boundary, beyond the access track, lies an area of traditional orchard, identified as a Priority Habitat under Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006. Beyond this, the land is predominantly agricultural, consisting of improved grassland and arable fields divided by field boundaries and occasional hedgerows. Scattered rural properties and farmsteads are present within this agricultural landscape.

¹ UK Habitat Classification, Habitat Definitions, Version 2.0, 2023.

² Chartered Institute of Ecology and Environmental Management, *Guidelines for Preliminary Ecological Appraisal, Second Edition*: Ampfield, Romsey. Issued December 2017.

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

Immediately to the east, the adjacent blueline land is bordered by an off-site 33 – Line of Trees. The wider landscape to the east transitions into more densely developed urban areas associated with Devizes. Directly south of the blueline land lies a bank supporting 16 – Tall Forbs, dominated by common nettle, with scattered native scrub including elder and occasional individual trees, including a mature Japanese flowering cherry. Approximately 100 m to the south of the redline boundary lies the Kennet and Avon Canal, which forms a prominent linear landscape feature. The canal corridor supports bankside vegetation, scrub, and scattered trees, contributing to local ecological connectivity. To the west, the landscape becomes increasingly rural, characterised by agricultural land and intermittent woodland belts.

The redline boundary of the Site consists of u1b 5 – Developed Land – Sealed Surface – Buildings; u1c – Artificial Unvegetated – Unsealed Surface; u1f 16 – Sparsely Vegetated – Tall Forbs. The blueline boundary comprises 510 – Bare Ground; u1c – Artificial Unvegetated – Unsealed Surface; u1b – Developed Land – Sealed Surface; u1f 16 – Sparsely Vegetated Land – Tall Forbs; and 32 – Individual Trees – Rural Trees.

The proposed development site is not located within, nor does it directly adjoin, any priority habitat. The nearest designated priority habitat is a traditional orchard situated approximately 5 metres to the north of the site, beyond the existing access track.

Consideration has been given to the following protected species or notable features:

- Above-ground nesting birds
- Foraging and commuting habitats for bats
- Terrestrial badger activity
- The habitat suitability for amphibians during terrestrial phases
- Habitat suitability for hazel dormouse
- The habitat suitability for reptiles during terrestrial phases
- Terrestrial habitat potential for hedgehog
- Terrestrial habitat potential for brown hare
- Terrestrial and riparian habitat suitability for otter and water vole
- Root Protection Zones for retained blueline trees and off-site treelines

Recommendations

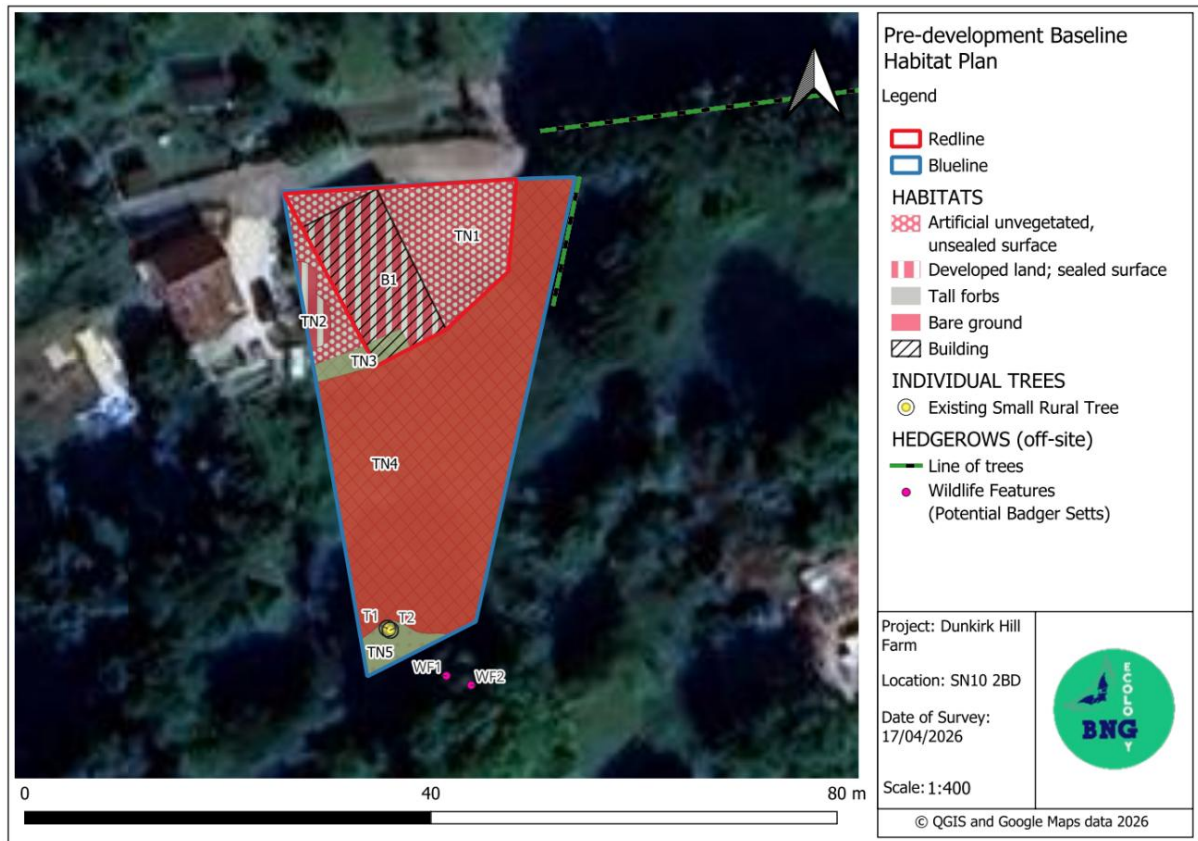
The recommendations outlined in this report briefly comprise:

- Mitigation measures for:
 - Bats
 - Badgers
 - Protection of retained habitats
 - On-site enhancements

The report also recommends that a sensitive lighting scheme for bats is designed (if any artificial lighting is required to facilitate the proposals) to ensure the boundary features are not subject to excessive artificial light spill.

No further survey effort is recommended, subject to the recommendations delineated in this report being secured. It is considered that the recommendations can be secured by way of planning obligations, such as conditions.

Baseline Habitat Map



1. Introduction, Background and Project Details

- 1.1. This report has been compiled to support a proposal comprising the demolition of an existing barn and erection of one residential dwelling on land at Dunkirk Hill Farm, Devizes, SN10 2BD, (delineated as the redline boundary, totalling 0.0258 ha). The grid reference for the redline boundary site is ST99296164. The assessment also included a parcel of land within the same ownership immediately to the south of the Site boundary (the grid reference for the blueline land is ST99296161, totalling 0.0635 ha).
- 1.2. The Preliminary Ecological Appraisal has been carried out by BN Ecology to assess the ecological baseline of the site, and where necessary, determine if further Phase II species specific surveys are required.
- 1.3. This report demonstrates and confirms that there are no significant ecological constraints beyond the implementation of avoidance, mitigation and minor compensatory measures, as outlined in section six of this report, in relation to foraging and commuting bats; hedgehogs & badgers during terrestrial cycles; and protection protocols for off-site trees and off-site treelines.

Table 1. – Site Specific Information	
Category	Site Specific Information
Site Name	Dunkirk Hill Farm
Site Location	Devizes, SN10 2BD
Local Authority	Wiltshire Council
Overall Site Area (Redline)	0.0258 ha
Existing Land Use (Redline)	Agricultural
Proposed Land Use (Redline)	Residential

2. Report Objectives

2.1 – The Objectives Set Out in this Report
- To establish the baseline ecological conditions within the redline boundary and future changes resultant from the proposed development. - To consider significant impacts resultant from the proposed development and identify any ecological considerations and constraints that will inform the proposals design and working methods during the construction phase. - To assess if development is likely to be in accordance with wildlife legislation. - HRA Screening (only if within a Consultation/Impact Risk Zone). - To identify the need for further species specific (commonly referred to as Phase Two) surveys if needed. - To establish enhancements in accordance with the National Planning Policy Framework (excluding mandatory Biodiversity Net Gain as instilled by the Environment Act 2021, which is addressed in a separate report).

3. Methodology

3.1 Desk Study Assessment

A desk study was performed in April 2026 to inform of local records, some or all information which may be relevant to the proposal. Online resources (in this instance, the Multi-Agency Geographic Information for the Countryside (MAGIC)⁴ website) were used as part of this exercise, and included the following:

- Information pertaining to Statutory Site Designations within 2km of the Site, and within 5km for designations relating to bats.
- Information pertaining to European Protected species licences that have been issued within 2km of the Site.
- Any notable Priority Habitats listed under the Priority Habitats inventory onsite or close to the Site.
- Information relating to Sites of Special Scientific Interest (SSSI), including any associated features that may be within the Site boundary, or within an Impact Risk Zone.
- Any other relevant faunal, floral or geological information.

Google Maps⁵ was also used to view satellite images of the Site from an aerial and street view context.

Not all of the below abbreviations are necessarily used within this report. However, for thoroughness, common abbreviations used in such reports include:

- SAC = Special Areas of Conservation
- SPA = Special Protection Area
- SSSI = Site of Special Scientific Interest
- NNR = National Nature Reserve
- LNR = Local Nature Reserve
- AONB = Area of Outstanding Natural Beauty
- SNCI = Site of Nature Conservation Importance
- ASNW = Ancient Semi-Natural Woodland
- RAWs = Restored Ancient Woodland Site
- PAWS = Plantation of Ancient Woodland Site
- NE = Natural England
- WSBRC = Wiltshire and Swindon Biological Records Centre

PLEASE NOTE: As part of the Preliminary Ecological Appraisal, the client did not commission local records to be obtained by Wiltshire Environmental Records Centre.

Aerial images and Ordnance Survey maps were utilised to characterise the wider landscape. Off-site features and habitats were examined and assessed in relation to the ecological value they contribute to existing ecological networks that are tangibly associated with the site.

⁴ <https://magic.defra.gov.uk/MagicMap.aspx>

⁵ <https://www.google.co.uk/maps/@52.8382004,-2.3278149,6z>

Ancient woodland has been defined as non-statutory designated sites for the purposes of this report. Such habitats are defined as 'irreplaceable' and receive strong protection through the National Planning Policy Framework (NPPF). More recently, their protection is further strengthened in Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006 as a result of the Biodiversity Net Gain (BNG) policy, specifically associated with Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024.

3.2 Field Survey

Habitats:

A walkover of the Site was undertaken on the 17th of April 2026. The survey nature was an extended UK Habitat Classification Survey, specifically to inform the baseline of the habitats present on-site and their potential to support protected species and species of conservation concern. Any evidence suggestive of protected species being present on-site was noted throughout the course of the survey. The survey was carried out in reference to CIEEM 2017, UK Habitat Classification 2023 and BS 42020:2013 *Biodiversity – Code of Practice for Planning and Development* (BSI 2013).

Habitats on site were assessed to determine whether habitats present are listed under Section 41 Natural Environment and Rural Communities (NERC) Act, (2006), Priority Habitats UK's listed within the National Biodiversity Strategy and Action Plan (2024), habitats of local priority for conservation such as those that pertain to Local Biodiversity Action Plan (LBAP), or if there are any qualifying features that may justify further designation such as non-statutory designated site inclusions (SINC/ LWS/ SNCI).

Schedule 9 of the Wildlife and Countryside Act 1981 provides a list of non-native invasive species, which essentially prohibits the introduction or accidental introduction/spread of these species into the wild in Great Britain. Examples include Japanese knotweed *Fallopia japonica*, Himalayan balsam *Impatiens glandulifera* and giant hogweed *Heracleum mantegazzianum*. Where observed, such species were noted during the survey.

Protected Species and Species of Conservation Concern:

Species taken into consideration included those listed under;

- Section 41 The NERC Act 2006;
- Species lists such as those of local priority and conservation interest, e.g. ones listed within Local Biodiversity Action Plans (LBAP);
- International Union for Conservation of Nature (IUCN);
- Species of Conservation concern (listed as Red, Amber, Near Threatened or Data Deficient or otherwise listed in a Red Data Book if taxonomic group updated assessments have not been undertaken);
- Species listed within the Species Status Project Reviews, such as those that have been listed as Nationally Rare or Nationally scarce.

Bats:

The assessment of the suitability of structures (if present) for roosting bats was based on current guidance set out by the Bat Conservation Trust⁶.

The assessment comprised a Daytime Bat Walkover survey of the Site for its potential to provide roosting features for bats (if appropriate). The focus of attention was to determine if the habitat features onsite form part of foraging and flight-path networks for local bat populations. Photographs were taken of the Site, including the hedgerows and immediate habitat surroundings. Structures (if present) were assessed on a five-point scale (1-5) for their potential as roost sites (where 1 = High potential, 2 = Moderate potential, 3 = Low potential, 4 = Negligible potential, 5 = No potential (Collins et al, 2023)). The assessment was made according to the criteria set out in Table 2. Habitat was also assessed and made according to the criteria set out in Table 3.

The survey concentrated on looking for signs and evidence of bat usage as follows:

- Live and/or dead bats,
- Chattering and squeaking sounds (social calls) heard,
- Droppings,
- Feeding remains (e.g. butterfly or moth wings, beetle wing cases),
- Bat-fly (Nycteribiid) pupal cases,
- Perch abrasions,
- Characteristic staining from urine,
- Marks from oil secretions.

Table 2 – Roosting potential suitability in reference to presence of roosting and habitat features. (Collins et al, 2023).		
Suitability	Description of roosting habitats	Number of activity survey visits required
None	POINT SCALE: 5 There are no habitat features on site likely to be used by any roosting bats at any time of the year.	None
Negligible	POINT SCALE: 4 There are no noticeable habitat features on site likely to be used by roosting bats.	None
Low	POINT SCALE: 3 The structure in question provides one or more potential roost sites that could be used by individual bats, on an opportunistic basis, at any time of the year.	One, in the period May to August
Moderate	POINT SCALE: 2 The structure in question provides one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions, and	Two, in the period May to September with at least one of the surveys

⁶ Collins, J. (ed.) (2023). Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th Edition). The Bat Conservation trust, London; Mitchell-Jones A. and McLeish A. (2004). Bat Workers Manual (3rd Edition). Joint Nature Conservation Committee, Peterborough; ell-Jones A. (2004). Bat Mitigation Guidelines. English Nature, Peterborough.

	surrounding habitat, but are unlikely to support a roost of high conservation status.	between May and August
High	POINT SCALE: 1 The structure in question provides one or more potential roost sites that are obviously suitable for use by possibly significant numbers of bats on a recurring basis and if the conditions are appropriate, potentially for longer periods of time due to their size, shelter, protection, conditions, and surrounding habitat. These structures have the potential to support roosts of high conservation status.	Three, in the period May to September, with at least two of the surveys between May and August
Confirmed	POINT SCALE: 0 Evidence of bats or use by bats found during the Daytime Bat Walkover, usually found during the external or internal inspection.	Minimum of two surveys to characterise the roost in the period May to September, with at least one of the surveys between May and August

Table 3 – Summary of guidelines for assessing the suitability of surrounding bat habitat (Collins et al, 2023).

Suitability	Description of commuting and foraging habitats
None	No habitat features on site likely to be used by commuting or foraging bats at any time of the year.
Negligible	No key and/or apparent habitat features on site likely to be used as foraging resources or associated flightpaths.
Low	Habitat is generally isolated but may possess a few features that could be used by small numbers of bats, such as flightpaths, e.g. gappy hedgerow.
Moderate	The concerned habitat is continuous and usually connected to the wider landscape that could be used by bats for flightpaths such as treelines, well developed scrub or linked back gardens.
High	The concerned habitat is usually high-quality habitat that is well-connected to the wider landscape that is likely to be used regularly by bats for flightpaths such as river valleys, streams, hedgerows, lines of trees and woodland edge.

If appropriate, a Ground Level Tree Assessment (GLTA) for trees was also undertaken if trees with potential suitability were identified on-site. The purpose of this is to ascertain and locate

Potential Roosting Features (PRF) on the exterior of the trees (for example, woodpecker holes). The criteria applied to this assessment is outlined as follows:

- PRF – I: PRF(s) only suitable for individual bats or a very small number of bats, either due to their size or a lack of suitable surrounding habitats.
- PRF – M: PRF(s) suitable for multiple bats and could be used by a maternity colony.

An assessment was also undertaken to classify the surrounding habitats suitability for commuting, foraging and roosting bats. This survey was in direct reference to methods recommended in the Bat Conservation Trust Survey Guidelines, 2023⁷.

Badgers:

A search within the Site, which extended across a 30m buffer around the site perimeter where accessible, was undertaken. Where present, the locations of badger evidence, such as runs, setts, latrine, prints, hair, scratching posts, and/or foraging signs such as snuffle holes were noted. The survey considered the Badger Trusts 'Badger Protection: Best Practice Guidance for Developers, Ecologists and Planners (England)'⁸.

Birds:

All bird observations and calls were noted during the survey. Features that could be utilised by nesting birds were also noted, and potential suitability for Schedule 1 listed birds, under the Wildlife and Countryside Act 1981 (as amended), were assessed.

Dormice:

Dormice are small, nocturnal mammals which make use of habitats such as hedgerows, scrub and rich mosaics such as woodland complexes. The dormouse requires a good linear network which is well connected with a good range of food sources such as fruit, nuts, flowers (notably petals) or insects. Notable favourites for the species include hazel, bramble, oak and honeysuckle, but they will utilise other species such as hawthorn, hornbeam, blackthorn, sweet chestnut and sycamore in the network's composition.

Great Crested Newts:

Features on-site, and where appropriate off-site, were assessed for their potential to support great crested newt. The Great Crested Newt Conservation Handbook (Frog life 2001) and Herpetofauna Workers' Manual (Joint Nature Conservation Committee, 2003) were referred to. Aerial maps and Ordnance survey maps were utilised to determine whether any waterbodies within 500m of the site could be used by the species and thus have relevance to the site boundary in terms of terrestrial supporting habitat.

Reptiles:

Features on-site were assessed for their suitability for reptiles. Features relevant to reptiles' ecological lifecycle depending on the time of year were assessed and noted, with

⁷ BCT (2023): Collins, J. (ed.) (2023) *Bat Surveys for Professional Ecologists: Good Practice Guidelines* (4th Edition). The Bat Conservation Trust, London.

⁸ Anon. (2023), *Badger Protection: Best Practice Guidance for Developers, Ecologists and Planners*, Badger Trust, Brighton.

particular consideration given to the Reptile Management Handbook (Edgar, Foster & Baker, 2011) and the Reptile Mitigation Guidelines Technical Note TIN 102 (Natural England, 2013).

Other species:

Other species considerations were noted where appropriate habitat suitability was present or otherwise ruled out where no potential features were found that could be utilised by a species(s).

4. Limitations

4.1 Survey Limitations

The field survey that informs this report is a snapshot of the ecological features and evidence onsite at a specific time of year and is informed by the information obtained during the site visit for a particular period. It cannot be ruled out that important ecological features may be missed due to survey timings, unusual climate events that can disrupt ecological cycles, or the year of the survey. Every effort has been taken to ensure the advice provided within this report is balanced and in depth, but a lack of evidence for protected species does not always mean a likely absence.

Bats are very small animals, capable of accessing small spaces, and it is possible that bats, or their signs, might have been missed during the survey if they are normally present opportunistically or in small numbers for a short period of time each year. Not all features in trees or buildings suitable for use by bats are visible from the ground, and there can be no external evidence of use; consequently, it is only possible to make a best effort when carrying out such a survey.

These limitations have been taken into consideration in the conclusions and recommendations following the assessment.

Please note that planning permission has already been granted under Planning Application Reference PL/2022/07176 for the change of use of an existing agricultural building to form 1 no. dwellinghouse (Use Class C3), together with associated operational development, in accordance with Condition 1.

The existing building is currently roofless, following the permitted removal of an asbestos roof. Site clearance works have also been undertaken in line with the approved permission. However, the current proposal differs from the extant consent in that it seeks full planning permission for the demolition of the existing structure and the erection of a new self-build dwelling.

5. Results

5.1 Desk Study and Local Policy and The Law

Local Plan Policies & strategies

Wiltshire Core Strategy, adopted in January 2015, is the principle planning framework guiding development across Wiltshire. Within that strategy, **Core Policy 50: Biodiversity & Geodiversity**, sets out how biodiversity and geological interests

must be incorporated into planning decisions throughout the country.

Policy CP50: Biodiversity and Geodiversity

All proposals for development, including those affecting national, international or locally protected sites or geological features, will be assessed against the following principles:

- Retain, buffer and favourably manage ecological and geological features to maintain their functional value, connectivity and integrity over time.
- Where retention is not feasible, development must incorporate mitigation and appropriate compensatory measures to ensure no net loss of local biodiversity, maintaining ecological networks and ecosystem services.
- Avoid and reduce disturbance to sensitive species or habitats through design, phasing, buffers, lighting control, noise mitigation, and other measures.
- Proposals affecting European/Natura 2000 sites must either follow the county's strategic guidance (e.g. for bats, rivers, Stone Curlew) or present bespoke avoidance/mitigation measures to demonstrate no adverse effect on the designated site's integrity.
- Major developments should include habitat creation, restoration or enhancement to deliver biodiversity gains, aligned with local Biodiversity Action Plans and catchment/river basin objectives.
- Local sites (e.g. County Wildlife Sites) should be avoided where possible. Impacts may only proceed in exceptional cases if unavoidable, minimised, justified in the public interest, and properly compensated or managed.
- All effects — direct and indirect, cumulative, on- and off-site, over the life of the development — must be considered, including disturbance factors (e.g. recreation, pets, lighting)
- Wiltshire Council also supports implementation of Biodiversity Net Gain principles (ensuring measurable gains in biodiversity), consistent with national policy, so that development must aim for at least no net loss and ideally a positive net gain in biodiversity value.

Wiltshire and Swindon Local Nature Recovery Plan was published in 2025 and provides a clear framework to reserve biodiversity decile and build resilience across the county's landscapes. It prioritises nine mapped priority habitats that are of BNG Strategic Significance including:

- Calcareous Grassland
- Neutral Grassland

- Woodland
- Heathland, Acid Bogs and Acid Grassland,
- Mixed Habitats
- Open Mixed Habitats
- Rivers, Streams and Wetlands
- Chalk Rivers
- Nature on Our Doorstep

Additionally, the following mapped priority species that are not of BNG Strategic Significance include:

- Bats
- Farmland birds
- Great bustard
- Lapwing and Stone-curlew
- Eurasian Curlew
- Wart Biter Bush Cricket
- Duke of Burgundy Butterfly
- Juniper
- Arable Plants

Wiltshire's Local Biodiversity Action Plan Prioritises the following listed habitat types and networks:

- **Woodland:** This includes ancient woodland and wood-pasture/parkland
- **Arable Farmland:** This focuses on specific needs of arable fields for biodiversity
- **Wet Habitats:** Broadly, this comprises of reedbeds, fen and marsh, and wet grassland
- **Hedgerows:** Hedgerows of varying types are included, with action plans specifically addressing the conservation and management of these
- **Scrub:** Action plans to protect and manage scrub habitats
- **Acid and Calcareous Grassland:** This addresses these particular grassland types
- **Open Water:** Broadly, includes lakes, reservoirs, and other water bodies
- **Field Margins, Churchyards, Gardens:** Often overlooked, the plan focuses on these
- **Lowland Heathland:** Action plans are delineated for this specific type of habitat

	• Other Semi-Natural Habitats: The Plan Recognises the importance of various semi-natural habitats for biodiversity In Wiltshire, Local Priority species are those that have been determined as vulnerable or declining and therefore in need of focused conservation interventions. These include the water vole <i>Arvicola amphibius</i>, hedgehog <i>Erinaceus europaeus</i>, common toad <i>Bufo bufo</i>, curlew <i>Numenius Arquata</i>, Duke of Burgundy butterfly <i>Hamearis lucina</i>, and reintroduced Great Bustard <i>Otis tarda</i>. The Wiltshire Wildlife Trust has identified these species as critically important and has developed resources to support their conservation.
Ecological Context	The redline boundary of the Site consists of u1b 5 – Developed Land – Sealed Surface – Buildings; u1c – Artificial Unvegetated – Unsealed Surface; u1f 16 – Sparsely Vegetated – Tall Forbs. The blueline boundary comprises 510 – Bare Ground; u1c – Artificial Unvegetated – Unsealed Surface; u1b – Developed Land – Sealed Surface; u1f 16 – Sparsely Vegetated Land – Tall Forbs; and 32 – Individual Trees – Rural Trees The Site is located on the western edge of Devizes, approximately 1.3 km from the town centre. Access to the Site is gained via an established track off Dunkirk Hill to the east. The track is bordered to the north by a line of Trees. Approximately 5 m north of the redline boundary, beyond the access track, lies an area of traditional orchard, identified as a Priority Habitat. Beyond this, the land is predominantly agricultural, consisting of improved grassland and arable fields divided by field boundaries and occasional hedgerows. Scattered rural properties and farmsteads are present within this agricultural landscape. Immediately to the east, the adjacent blueline land is bordered by an off-site 33 – Line of Trees. The wider landscape to the east transitions into more densely developed urban areas associated with Devizes. Directly south of the blueline land lies a bank supporting 16 – Tall Forbs, dominated by nettle, with scattered native scrub including elder and occasional individual trees, including a mature Japanese flowering cherry. Approximately 100 m to the south of the redline boundary lies the Kennet and Avon Canal, which forms a prominent linear landscape feature. The canal corridor supports bankside vegetation, scrub, and scattered trees, contributing to local ecological connectivity. To the west, the landscape becomes increasingly rural, characterised by agricultural land and intermittent woodland belts. Overall, the Site lies within a semi-rural fringe setting, influenced by both urban development and agricultural land use, with the

	canal corridor forming a locally important landscape and ecological feature.
Statutory & Non-statutory Designated Sites	The desk study revealed that the Site does not sit within any Statutory Designated Sites, and none lie within 2km. The Site is covered by a <u>SSSI Impact Risk Zone</u>. Consultation is required with Natural England if development types fit one or more of the following criteria: • Infrastructure: Airports, helipads and other aviation proposals. • Air Pollution: Livestock & poultry units with a floorspace > 500m², slurry lagoons > 750m² & manure stores > 3500 tonnes. • Combustion: General combustion processes >50MW energy input. Including: energy from waste incineration, other incineration, landfill gas generation plant, pyrolysis/gasification, anaerobic digestion, sewage treatment works, other incineration/combustion. The nature of the proposed development does not meet any of the above criteria; therefore, consultation with Natural England is not anticipated to be required. <u>River Avon Species Area of Conservation</u> The principles of nutrient neutrality in Wiltshire are that where a proposal is deemed to be a 'phosphate affected development', it must be demonstrated that the adverse effect on the integrity of the protected site can be ruled out by achieving 'nutrient neutrality' i.e. resulting in there being no net increase in phosphorus from the change of land use and/or discharged foul wastewater effluent from associated overnight accommodation. This development does not fall within the catchment of the River Avon SAC. Therefore, consultation with Natural England is not required. <u>Special Areas of Conservation or Component Sites of Special Scientific Interest (Bats):</u> There are no Special Areas of Conservation (SAC) associated with bats within 5km of the site. Moreover, the site does not lie within a 'core' or 'buffer' impact risk zone according to Wiltshire's Planning Explorer map. Therefore, consultation with Natural England is not considered necessary.

Habitats	<u>The Law</u> There is a list of habitats and species, noted as such by their principal importance in England. This includes 56 habitats and 943 species. These were originally highlighted as priority habitats and species in the UK Biodiversity Action Plan (UK BAP)⁹. The publication of this list is a legal duty under Section 41 of the Natural Environment and Rural Communities (NERC) Act. A desk study using the Multi-Agency Geographic Information for the Countryside (MAGIC) shows that there are no Priority Habitats located on the site. The nearest known Priority Habitat lies approximately 5 metres north, which is identified as a Traditional Orchard. Priority habitat that lies within 2km of the Site include: • Traditional Orchard • Deciduous Woodland • Wood-pasture and Parkland • Chalk Rivers Blanket bog, Lowland fens, Limestone pavements, Coastal sand dunes, Ancient woodland, Ancient trees and veteran trees, Spartina saltmarsh swards and Mediterranean saltmarsh scrub are defined as 'irreplaceable' habitats and receive strong protection through the National Planning Policy Framework (NPPF). More recently, their protection is further strengthened by the Biodiversity Net Gain (BNG) policy, specifically associated with <u>Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024</u>. There are no habitats defined as 'irreplaceable' within 2km of the site. The proposals are located far enough away from the Priority and Irreplaceable Habitat to conclude that no impact is foreseen, subject to appropriate Root Protection Areas (RPA), as defined by British Standard <u>BS 5837:2012</u>, being delineated to protect the identified traditional orchard. Wiltshire and Swindon Local Nature Recovery Plan was published in 2025 and provides a clear framework to restore biodiversity decile and build resilience across the county's landscapes. It prioritises nine mapped priority habitats that are of BNG Strategic Significance, including: • Calcareous Grassland • Neutral Grassland • Woodland • Heathland, Acid Bogs and Acid Grassland,
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⁹ <https://jncc.gov.uk/our-work/uk-bap/>

	• Mixed Habitats • Open Mixed Habitats • Rivers, Streams and Wetlands • Chalk Rivers • Nature on Our Doorstep None of these priority habitats lie within the Site redline or blueline boundary.
Amphibians	<u>The Law</u> Great crested newts and natterjack toads are protected under The Conservation of Habitats and Species Regulations 2017 (as amended) and the Wildlife and Countryside Act 1981 (as amended). It is an offence to: - Deliberately capture, injure or kill a great crested newt or natterjack toad - Intentionally or recklessly disturb a great crested newt or natterjack toad - Intentionally or recklessly obstruct access to any structure or place which a great crested newt or natterjack toad uses for shelter or protection - Damage or destroy a breeding site or resting place. Species of principal importance in England include great crested newt, pool frog, natterjack toad and common toad. <u>Findings</u> A desk study using the Multi-Agency Geographic Information for the Countryside (MAGIC) website shows that there are no records confirming the presence of great crested newt within 2km of the site. In addition, no European Protected Species Class Survey Licence Returns for the species were identified within 2km. The Site in its entirety lies within a Green Risk Zone for great crested newt. Green Zones contain sparsely distributed records and are less likely to contain important pathways of connecting habitat for the species. The Site lies within a 'Fringe' Great Crested Newt Strategic Opportunity Area; these are areas where adding new ponds could benefit GCN populations, especially those on the edge of "core" areas. The Site is not on the edge of a "core" area. A review of OS maps identified two ponds within 500m of the Site, and none within 250m of the site. The Great Crested Newt Mitigation Guidelines (2001) states that the species can be capable of commuting up to 500m from their

	ponds during their terrestrial phase; however, these distances for such migration are energetically expensive, very dangerous and only considered necessary where there is a scarcity of habitats within the locality. English Nature (2004) published that most individuals will only travel within 100m of their pond, and few migrated beyond 200m. There are no significant physical barriers between the ponds and the Site; however, the intervening land comprises intensively managed arable fields, which are likely to reduce the suitability of the landscape for amphibian migration to the Site. There are also other ephemeral or flowing ditches within 500m; however, these are not suited to amphibians.
Badgers	<u>The Law</u> Badgers and their setts are protected under the Protection of Badgers Act 1992. Under this legislation, it is an offence to; - Take, injure, or kill a badger - Treat a badger cruelly - Interfere with a badger sett - Possess or control a live badger - Mark or ring a badger - Damage or destroy a badger sett - Obstruct access to a badger sett - Disturb a badger when it is occupying a sett
Bats	<u>The Law</u> All bat species are protected under The Conservation of Habitats and Species Regulations 2017 (as amended) and the Wildlife and Countryside Act 1981 (as amended). Under this legislation, it is an offence to: - Deliberately capture, injure or kill bats - Intentionally or recklessly disturb bats; or under the habitat regulations deliberately disturb in a way that would affect their local distribution or abundance, or affect their ability to survive, breed or rear young - Intentionally or recklessly obstruct access to any structure or place which bats use for shelter or protection - Damage or destroy a breeding site or resting place. - Possess, control, transport, sell, exchange or offer for sale/exchange any live or dead bat or any part of a bat Bat species of principal importance include: - Greater horseshoe bat

	- Lesser horseshoe bat - Greater mouse-eared bat - Bechstein's bat - Barbastelle - Common pipistrelle - Soprano pipistrelle <u>Findings</u> A desk study using the Multi-Agency Geographic Information for the Countryside (MAGIC) website shows that there has been seven European Protected Species licence issued within 2km of the Site, specifically pertaining to bats. The closest licence for the species was issued approximately 308 m to the east of the Site, for brown long-eared, common pipistrelle and serotine, allowing the destruction of a resting place. The licence expired in in March 2017.
Birds	<u>The Law</u> All wild birds are granted legal protection under the Wildlife & Countryside Act 1981 (as amended). Under this legislation, it is an offence to: • Kill, injure or take any wild bird • Take, damage or destroy the nest of any wild bird while it is in use or being built • Take or destroy the egg of any wild bird Schedule 1 listed bird species under this Act are afforded further protections, making it illegal to disturb these species while building a nest, or if a nest contains eggs or young, or disturb dependent young. <u>Findings</u> A desk study using the Multi-Agency Geographic Information for the Countryside (MAGIC) website shows that the Site sits within the following Countryside Stewardship targeting areas: • Lapwing – Lapwings are listed on the UK Red list. They are listed on Schedule 1 of the Wildlife and Countryside Act 1981 (as amended), which provides special protection for wild birds, their nests, eggs, and young. It's an offence to disturb them during nesting season. Lapwings require arable land, grazed pasture and wet features such as scrapes and flushes, which enhance a 'muddier' environment for invertebrates. No such habitats are present on the Site.

	The Site also sits within a sighting zone for lapwing and corn bunting: • Corn Bunting are listed on the UK Amber list and receive protected under the Wildlife and Countryside Act 1981 (as amended), safeguarding them, including their nests and eggs, from intentional harm or disturbance. Corn Buntings nest on the ground mainly in cereal fields, grass silage fields or grass field margins. No such habitats are present on the Site.
Flora & Invertebrates	<u>The Law – Flora</u> Many species of plant are afforded protection under The Conservation of Habitats and Species Regulations 2017 (as amended) and the Wildlife and Countryside Act 1981 (as amended). It is an offence to deliberately collect, pick, uproot, cut or destroy these plants. It is also an offence to possess, sell or exchange such a plant. Additionally, many of these species are also listed as species of principal importance. <u>The Law - Invertebrates</u> The Wildlife & Countryside Act 1981 affords protection to 45 invertebrate species. It is an offence to: - Intentional kill, injure or take such species - Deliberately damage or destroy a breeding site or resting place used by such species - Disturb such species when occupying a structure or place For eight species of invertebrate, the species and associated habitat(s) are afforded further protection under The Conservation of Habitats and Species Regulations 2017 (as amended). An additional 21 species benefit from partial protection. Nearly 400 species of invertebrate are included as species of principal importance. <u>Findings</u> A desk study using the Multi-Agency Geographic Information for the Countryside (MAGIC) website shows that there have been no European Protected Species licences issued within 2km of the Site. The Site does not sit within any priority, targeted or conservation areas pertaining to invertebrates.

Hazel Dormice	<u>The Law</u> Hazel Dormice are protected under The Conservation of Habitats and Species Regulations 2017 (as amended) and the Wildlife and Countryside Act 1981 (as amended). Under this legislation, it is an offence to: - Deliberately capture, injure or kill a dormouse - Intentionally or recklessly disturb dormice - Intentionally or recklessly obstruct access to any structure or place which a dormouse uses for shelter or protection - Damage or destroy a breeding site or resting place - Possess, control, transport (alive or dead) Dormice are also listed as a species of principal importance. <u>Findings</u> A desk study using the Multi-Agency Geographic Information for the Countryside (MAGIC) website shows that there have been no European Protected Species licences issued within 2km of the Site.
Otter	<u>The Law</u> Otters are protected under The Conservation of Habitats and Species Regulations 2017 (as amended) and Wildlife and Countryside Act 1981 (as amended). Under this legislation, it is an offence to: • Kill, injure, or capture an otter • Harass an otter • Disturb an otter while it is caring for its young or in its resting place • Damage or destroy an otter's resting place or breeding site • Obstruct access to an otter's resting place or breeding site • Possess, control, or transport an otter, alive or dead
Reptiles	<u>The Law</u> Smooth snakes and sand lizards are protected under The Conservation of Habitats and Species Regulations 2017 (as amended) and the Wildlife and Countryside Act 1981 (as amended). Under this legislation, it is an offence to: - Deliberately capture, injure or kill a smooth snake or sand lizard

	- Intentionally or recklessly disturb a smooth snake or sand lizard - Intentionally or recklessly obstruct access to any structure or place which a smooth snake or sand lizard uses for shelter or protection - Damage or destroy a breeding site or resting place - Advertise sale, barter, exchange, transport for sale and/or advertise to sell or buy a reptile Slow worm, grass snake, adder and common lizard are protected under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended) against killing, injury and sale. <u>Findings</u> A desk study using the Multi-Agency Geographic Information for the Countryside (MAGIC) website shows that there have been no European Protected Species licences issued within 2km of the Site.
Water Vole	<u>The Law</u> Water voles are protected under The Wildlife and Countryside Act 1981 (as amended). Under this legislation, it is an offence to intentionally: - Kill, injure or take them - Possess or control them (alive or dead) - Damage or destroy a structure or place used for shelter or protection - Disturb them in a place used for shelter or protection - Obstruct access to a place used for shelter or protection
Other Notable Species	<u>The Law</u> Other species are identified as species of principal importance in England. Many species are required to be considered under National and often Local Planning Policies. Species of principal importance also include hedgehog and brown hare. Hedgehogs are listed with the following protections and considerations: • Red (IUCN) List mammal species • Have partial protection under the Wildlife and Countryside Act (1981) • Listed as priority species under Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006 • Hedgehogs are highlighted as a priority species under the UK Biodiversity Action Plan

	- The Countryside and Rights of Way (CROW) Act 2000 was established in light of dramatic population declines. The legislation afforded to hedgehogs in Act 2016 and National Planning Policy Framework (2024) enforces that public authorities must have due regard when exercising their functions to conserve biodiversity. 'Conserving biodiversity' is defined in relation to a living organism or type of habitat, and restoring or enhancing a population or habitat. Brown hare are listed with the following protections and considerations: - Protected in the UK under the Wildlife and Countryside Act, 1981 (as amended). Their protection under this act is limited during a closed season from February 1st to September 30th. During this period It is illegal to intentionally or recklessly kill, injure, or take a brown hare without a license - Brown hare are also a Priority Species under the UK Post-2010 Biodiversity Framework. <u>Findings</u> A desk study using the Multi-Agency Geographic Information for the Countryside (MAGIC) website shows that the Site does not sit within any other related protected species zones such as Countryside Stewardship Targeting Areas.
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5.2 Field Survey	
Statutory Designated Sites	No Statutory Designated Sites of such interest are located within or adjacent to the site boundary.
Site Description	Redline u1b5 – Developed Land – Sealed Surface; Buildings, 0.0123 ha, B1 Comprising a derelict agricultural barn of timber and metal construction. The structure is in a dilapidated condition, with the roof largely removed as part of a separate application (Planning reference: PL/2022/07176), leaving the building almost entirely exposed to the elements. The remaining structure consists of a metal frame with remnants of corrugated roof sheeting present

on the lean-to section. The floor comprises poured concrete hardstanding, with a raised timber flooring layer. Internal areas contain scattered materials and agricultural debris, including hay.

u1c – Artificial Unvegetated – Unsealed Surface, 0.0135 ha, TN1 | Comprising an area of gravel around B1, currently serving as a parking and turning area to the east of B1.

u1f 16 – Sparsely Vegetated – Tall Forbs, 0.0008 ha (within the 0.0123ha of B1), TN3 | Vegetation within this area is sparse and largely confined to beneath the lean-to section of B1, where the roof has collapsed, and extending into blue-line land where small patches of vegetation are growing through the gravel substrate to the west of B1. Species recorded were limited in extent and included rare occurrences of bramble, nettle, ragwort, cock's-foot, and cleavers.

Blue-line

u1c – Artificial Unvegetated – Unsealed Surface, 0.003 ha, TN1 | Comprising an area of gravel around the west of B1.

u1B – Developed Land – Sealed Surface, 0.0017 ha, TN2 | Comprising a small area of cracked poured concrete to the west of B1.

u1f 16 – Sparsely Vegetated – Tall Forbs, 0.0011 ha, TN3 | Vegetation within this area is sparse and largely confined to small patches growing through the gravel substrate to the west of B1 and extends into the red-line boundary beneath the lean-to section of B1, where the roof has collapsed. Species recorded were limited in extent and included rare occurrences of bramble, nettle, ragwort, cock's-foot, and cleavers.

510 – Bare Ground, 0.0555 ha, TN4 | The area comprises a steep bank located immediately south of B1, which plateaus before gradually sloping upwards towards the southern blue-line boundary. The area appears to have been recently cleared, with 2025 aerial historic imagery indicating the presence of low vegetation, likely comprising grassland and tall forbs. There is currently less than 5% vegetation with very rare occurrences of common nettle, common comfrey and cock's-foot.

	u1f 16 – Sparsely Vegetated Land – Tall Forbs, 0.0022 ha, TN5 Sparse vegetation is present around and beneath T1 and T2 in the southern part of the blueline area, comprising occasional occurrences of nettle, common comfrey, drooping sedge, cocksfoot and perennial rye-grass. 32 – Individual Tree – Rural Tree, T1 Comprising a 'small' in size class goat willow. 32 – Individual Tree – Rural Tree, T2 Comprising a 'small' in size class goat willow.
Amphibians	Amphibians (and notably great crested newts) utilise an array of habitats including open woodland and associated fringes, grassland (varying in sward height, with a preference to rough grassland), hedgerows, scrub, field margins, allotments, gardens (particularly those with ponds), coastal sand dunes, lowland dry heath, log and stone piles, and even misplaced stockpiles, especially those that have been subject to vegetative overgrowth. The mosaic of the above, in part or entirely, is important for the yearly lifecycles of amphibians, for foraging, commuting, shelter and hibernation activities. Field survey No suitable aquatic breeding habitat is present within the Site boundary, and the redline boundary is dominated by urban developed land, offering limited suitability for amphibians. The predominance of bare ground in the adjacent blueline land provides little opportunity for humidity retention and offers minimal shelter from predation or extreme weather conditions. The sparsely vegetated land within the blueline boundary supports occasional taller forb species; however, it lacks the dense vegetation structure and well-developed leaf litter typically required to provide suitable refuge, foraging opportunities, and thermoregulation for amphibians. The most suitable terrestrial habitat within the local area is located off-site, including a line of trees directly adjacent to the northeast boundary of the blueline and an area of tall ruderal vegetation and elder scrub to the south of the blueline boundary. However, no ponds are located within 250 m of the Site, and the Site falls within a Green Risk Zone. Although two ponds are present within 500 m of the Site, the intervening land comprises intensively managed arable fields, which are likely to reduce the suitability of the landscape for amphibian migration to the Site.

	On this basis, it is considered reasonably unlikely that amphibians are present within the Site.
Badgers	Field survey The redline boundary is dominated by urban developed land, offering no suitable habitat for badgers. No evidence of badger activity, including active setts or associated field signs such as well-defined mammal paths, latrines, or foraging evidence, was recorded within the Site during the survey. The blueline boundary supports only sparse vegetation of limited structural diversity, providing minimal ecological value. The absence of undisturbed habitats such as woodland, dense scrub, or well-established hedgerows further reduces the suitability of this area for badger sett construction. Consequently, the blueline boundary is considered to provide limited opportunities for badger settlement. However, land immediately adjacent to the south of the blueline boundary comprises more suitable habitat, consisting of a vegetated slope dominated by tall ruderal vegetation with patches of elder and bramble scrub. This habitat provides greater structural diversity and potential foraging opportunities. There is no physical barrier separating this adjacent land from the blueline boundary. Within this adjacent habitat, a potential badger sett entrance (WF1) was identified approximately 4m south of the blueline boundary, measuring approximately 50cm in width. Further inspection identified a second entrance (WF2) approximately 6m from the blueline boundary, measuring approximately 45cm in width. WF1 is located approximately 32m from the nearest point of the redline boundary, while WF2 is located approximately 34m from the nearest point of the redline boundary. Additional mammal paths were observed within the adjacent habitat, indicating regular mammal activity. No definitive badger footprints were recorded during the survey; however, roe deer footprints and droppings were identified. Due to the absence of suitable foraging habitat within the redline boundary, it is considered reasonably unlikely that badgers would regularly forage or establish setts within the site boundary. However, it cannot be ruled out that badgers occasionally commute through the Site.
Bats	Field survey The primary purpose of the Daytime Bat Walkover Survey was as follows:

- Determine whether species of bat are using the buildings, in particular, the parts of the buildings that will be affected by the proposed works
- Confirm the type of bat roost(s) (e.g. maternity roost, day roost, feeding perch, night roost, mating roost, transitional roost, hibernation roost) and species(s) if present
- Establish how bats use any roosts (e.g. the location of roosting bats, possible exit and entrance points to the roost)
- Determine the intensity of roost use (e.g. number of bats, time and duration of use)
- Identify features and characteristics of the roost and the surroundings that are important
- If a confident assessment can be made, the times of year the bats are likely to be present.

B1 Barn Overview

B1 is a derelict agricultural barn in a highly dilapidated condition. The majority of the roof has been removed, leaving the building open and fully exposed to the elements.

The remaining fabric consists primarily of a metal frame, with limited remnants of corrugated roof sheeting retained on a lean-to section. Overall, the building provides minimal enclosure, with no substantial enclosed or sheltered spaces.

No evidence of bat activity was observed internally or externally. Given its open and degraded condition, the barn offers no suitable features for bat roosting and is therefore considered unsuitable to support roosting bats. Therefore, the barn is assessed as having **Negligible roosting potential** (Point Scale: 4).

The Site is characterised by urban, developed land that offers limited foraging opportunities for bats. The absence of continuous linear features, such as hedgerows, tree lines, or watercourses, further reduces its suitability for use as a commuting route. Consequently, the Site is considered unlikely to make a meaningful contribution to the local ecological network or to be regularly utilised by bats for commuting or foraging.

However, a mature treeline comprising cedar trees located immediately to the northeast of the blueline boundary, together with a second treeline located to the north of the off-site access track, provides valuable linear landscape features that may function as commuting corridors for bats within the wider landscape. In addition, an area of traditional orchard located

approximately 5m to the north of the redline boundary provides potentially valuable off-site foraging habitat. It is therefore likely that bats utilise the off-site treelines as commuting corridors to access this orchard habitat. Given the proximity of these features, bats may occasionally commute over the Site, although such use is expected to be incidental rather than regular.

The wider site with the context of the surrounding landscape is considered to provide low foraging and commuting opportunities for bats.

Wider landscape

The Site's immediate network is well connected by mature hedgerows, hedgerows with trees, hedgerows with associated bank or ditch, mature treelines and linear water features. This all provides good interlinks between natural and plantation woodland, ranging from broadleaved, mixed to dominant conifer woodland, as well as a myriad of traditional orchard networks.

Grazed pasture was noted within 1km of the site; several bat species (particularly horseshoes) have a strong preference for permanently grazed pastures, which are optimised by interspersed patches of deciduous woodland that are well connected by hedgerows. There are habitats comprising broad-leaved woodland within 1km of the Site. Nearby land uses may generate higher levels of favourable prey which could disperse across the landscape, including the Site's boundary, such as Aphodius beetles, as well as Melontha and Tupilid species, which require short grass to oviposit, which the land provides.

Many juvenile bats, including barbastelles pipistrelle spp., and several Myotis spp. foraging areas, small woodland floodplains and ponds or small river systems with dense layers of shrubby growth. Such habitat lies within 500m of the Site.

Mosquitoes and caddies fly larvae are aquatic invertebrates, as well as gnat larvae, and midges use riparian habitats to breed. Two ponds lie within 500m of the site, with other rivers and streams situated within 100m of the Site, meaning bats may occasionally travel across the perimeter of this site to exploit these water features. Studies have found that soprano pipistrelles preferred foraging in wetland habitats (Vaughan et al., 1997) and typically favour riparian habitats, as known water features are often found within a 2km radius of their maternity roosts.

Traditional orchards provide a significant resource for foraging bats, especially greater horseshoe bats. Orchards can provide a protective and sheltered microhabitat for local bat populations, and the concentration of small trees enables bats (particularly

	low-wing-bearing and aerial hawking species) to move through the area more easily and take advantage of the insect prey from under the canopy and underlying grassland, which is often species-rich. Such habitat lies within 5m of the Site. The roads bordering the Site do not appear to be subject to street lighting, and the surrounding residential and agricultural landholdings comprise relatively large plots within a rural, low-density setting. As such, levels of artificial lighting within the immediate surroundings are likely to be low. Therefore, the wider landscape, including the adjacent orchard, which is functionally connected by nearby treelines, is likely to provide suitable habitat for a range of bat species. These features are unlikely to be significantly affected by artificial light spill, thereby maintaining their suitability for use as commuting routes and foraging areas. Whilst the assemblage of Priority, Irreplaceable and other related optimal bat foraging/commuting habitat/resources are well dispersed across the wider landscape, rationale has been applied to the context of the Site's integral relationship with such features. The proposals will not result in any losses to such features beyond low-quality, predominantly urban habitats within the Site Boundary.
Birds	Field survey The Site provides limited opportunities for above-ground nesting birds. The most suitable features are two small goat willow trees (T1 and T2) within the blue line boundary, which offer some limited potential to support nesting birds. The wider surrounding landscape provides considerably greater value for nesting birds, including adjacent treelines, areas of elder and bramble scrub, a traditional orchard, and scattered individual trees. During the survey, several bird species were observed and/or heard calling within the surrounding habitat, including robin, wren, wood pigeon, blackcap, chiffchaff, blackbird, and goldcrest. Due to the predominantly urbanised and developed nature of the red line boundary, which lacks suitable nesting features such as dense vegetation or sheltered structures, it is considered reasonably unlikely that birds would regularly nest within the red line boundary itself.
Flora & Invertebrate	Field survey The habitats present on-site are commonplace and of generally low ecological value. The small areas of sparsely vegetated land within both the red line and blue line boundaries are species-poor

	and structurally simple, offering limited resources for notable or specialist invertebrate species. Although areas of marginal vegetation, including bramble and common comfrey, may provide some limited foraging opportunities for generalist pollinators and other common invertebrate taxa, the Site lacks the habitat diversity, floral richness, and range of microhabitats typically associated with ecologically important invertebrate assemblages. Therefore, common invertebrates are likely to be present on-site. No invasive and non-native species listed under Schedule 9 of the Wildlife and Countryside Act 1981 (as amended) were observed. However, the survey was undertaken at a time when many plants were not present, and so the absence of such species cannot be definitively confirmed.
Hazel Dormice	Field survey No evidence of hazel dormouse activity, such as nests, feeding remains (e.g. characteristic gnawed hazelnuts), or other field signs, was recorded during the survey. Overall, the Site provides limited opportunities to support this species. Hazel dormice rely on structurally diverse habitats comprising well-connected trees, scrub, and hedgerow networks, supporting a range of key forage species throughout the active season. Typical forage plants include hazel, hawthorn (particularly important as an early-season food source following emergence from hibernation), honeysuckle, bramble, blackthorn, and field maple. Within the redline boundary, only very limited bramble was recorded, occurring in small, isolated patches beneath the lean-to section of B1. Other key forage species were absent. The Site is dominated by developed land and lacks dense vegetation, continuous canopy cover, and the structural diversity required to support this arboreal species. The nearest area of priority deciduous woodland identified through MAGIC mapping is located approximately 180m to the southwest of the Site. However, this woodland is functionally isolated from the Site by several significant barriers, including The Locks Road, residential dwellings, private gardens, and associated infrastructure. No continuous or suitable habitat corridors were identified linking this woodland to the Site, further reducing the likelihood of dormice accessing or utilising habitats within the Site. In addition, there are no known records of hazel dormouse within the Site, or its immediate surroundings, and the Site is not located within a recognised local stronghold for the species.

	Overall, the absence of suitable habitat features, limited availability of key forage species, and lack of functional connectivity to suitable habitats within the wider landscape indicate that the Site provides negligible suitability habitat for hazel dormouse.
Reptiles	Habitat for reptiles (particularly with the United Kingdom's unpredictable weather patterns) requires optimal thermal and structural properties (Edgar et al. 2011). Field survey The redline boundary is dominated by gravel and developed land, with only very small and isolated patches of sparse vegetation present, including occasional occurrences of nettle and bramble. These habitats are highly disturbed, lack structural diversity, and provide minimal shelter, refugia, or foraging opportunities. The largely open and exposed nature of the Site also increases vulnerability to predation and limits the availability of suitable thermal refuges, reducing its suitability for reptiles. Common UK reptiles, including slow worm, common lizard, and grass snake, typically require a mosaic of habitats providing suitable basking locations, dense ground cover, and opportunities for shelter and overwintering. The habitats present within the redline boundary do not provide these requirements, lacking both suitable refuge features and the varied vegetation structure necessary to support reptiles. Habitats located off-site are of comparatively greater suitability. In particular, areas of taller ruderal vegetation on the slope to the south of the blueline boundary, along with nearby treeline habitats, provide increased vegetation cover and structural diversity that may offer localised basking opportunities, shelter, and foraging potential. These habitats may support occasional reptile presence within the wider landscape. Given the predominance of hardstanding and gravel, together with the absence of suitable refugia, it is considered reasonably unlikely that reptiles would be present within the red line boundary. At best, there is a low likelihood of occasional transient movement through adjacent off-site habitats, with minimal potential for reptiles to utilise the Site itself.
Otter	The Site does not present habitats required for this species, such as watercourses, vegetated riverbanks, reedbeds and woodland. Otters are likely to be active in the wider landscape, but their presence is considered to be unlikely on-site.

Water Vole	The Site does not present habitats required for this species, such as slow-moving or still watercourses, and soft banks. Therefore, their presence is considered to be unlikely on-site.
Other Notable Species	The Site may offer limited refuge for small mammals, notably hedgehog. Hedgehogs typically rely on habitats that provide dense cover and shelter, such as woodland edges, rough grassland, scrub, and areas supporting log or leaf piles and thick undergrowth. The Site itself does not provide a suitable habitat for hedgehogs, as it is largely composed of hardstanding and gravel with very limited vegetation and an absence of features that would provide shelter or nesting opportunities. However, adjacent habitats, including nearby treelines, areas of tall ruderal vegetation, and scrub, provide more suitable conditions for hedgehogs within the wider landscape. Given the proximity of these habitats, it is possible that hedgehogs may occasionally pass through or commute across the Site, although the Site itself is unlikely to provide suitable habitat for foraging or shelter. Brown hare are unlikely to utilise Site boundary, the species favour arable land because it provides a mosaic of open fields, grassland and hedgerow to feed as well as escape predators.

6. Recommendations and Enhancement Opportunities

6.1 Assessment of Impacts	
Statutory and Non-Statutory Designated Sites	All sites as listed within section 5.1 are not foreseen to be subject to any impact in relation to the proposals owing to the small-scale nature of the proposals, as well as the distance from the site and intervening barriers obstructing the ecological connectivity to the site.
Habitats	The desk study revealed that there are no habitats listed under Section 41 of the Natural Environment and Rural Communities Act 2006 present. Within the redline boundary of the Site, there are four habitat types: • u1b5 – Developed Land – Sealed Surface; Buildings • u1b – Developed Land – Sealed Surface • u1c – Artificial Unvegetated – Unsealed Surface • u1f 16 – Sparsely Vegetated Land – Tall Forbs

	The habitats recorded within the site are classified as having 'very low' or 'low' distinctiveness under the Statutory Biodiversity Metric framework. According to the Statutory Biodiversity Metric User Guide (DEFRA, July 2025), habitat distinctiveness reflects the ecological value of a habitat based on its type and defining characteristics. This assessment takes into account factors such as species diversity, habitat coverage, statutory protection status, and the extent to which the habitat supports species that are uncommon elsewhere. Overall, the Site is considered to be of Site value for habitats. No further surveys are recommended. Please see section 6.2.
Amphibians	The desk study confirmed that no European Protected Species Class Survey Licence returns for great crested newt have been issued within 2km of the Site. In addition, the Site lies entirely within a Green Risk Zone, indicating a low likelihood of great crested newts being present within the surrounding landscape. Although two ponds are located within 500m of the Site, and the Site falls within a 'Fringe' Great Crested Newt Strategic Opportunity Area, the habitats present within the redline boundary are considered unsuitable to support amphibians. The Site is dominated by hardstanding and gravel, with only very small areas of sparsely vegetated land, offering limited opportunities for shelter, foraging, or terrestrial dispersal. Furthermore, the proposed works are limited in scale and involve the removal of only a very small area of sparse vegetation, reducing the likelihood of direct impacts on suitable terrestrial habitat. Given the limited habitat suitability within the Site and its location within a Green Risk Zone, the potential for amphibians to be present within the redline boundary is considered to be low, and direct impacts on the species as a result of the proposed development are considered unlikely. Overall, the Site is considered to be of Site value for amphibians. No further surveys are recommended.
Badgers	It is not expected that there will be direct impacts on the species as a result of the proposed development. However, due to the identification of a potential badger sett adjacent to the blueline boundary (WF1 and WF2, likely attributed to an outlier sett), it cannot be ruled out that local populations utilise the site for commuting and foraging purposes. Therefore, there is a risk that badgers may commute through the Site and fall into excavations (if any are created) during the construction phase. Overall, the Site is considered to be of Site value for badgers. No further surveys are recommended. Please see section 6.2.

Bats	No direct impacts to bats are anticipated as a result of the proposed development. However, it is possible that local populations may use the Site for commuting and foraging, particularly as the desk study revealed that seven European Protected Species Class Survey Licences have been granted within 2km of the Site, making it entirely plausible that bats may occasionally pass the Site boundary on their way to more suitable foraging habitats. The proposed development has the potential to increase light spill. Any external lighting should therefore be carefully designed to minimise light spill impacts, particularly by avoiding illumination of the off-site treelines and maintaining dark corridors where possible. Increased artificial lighting could otherwise reduce or sever commuting routes and limit access to foraging habitats for local bat populations. Overall, the Site is considered to be of Site value for bats. No further surveys are recommended. Please see section 6.2.
Birds	The Site lies within a Countryside Stewardship targeting area and sighting zone for lapwing. Lapwing typically utilise arable land, grazed pasture, and wet features such as scrapes and flushes that support invertebrate-rich foraging habitats; however, no such habitats are present within the Site. The Site also lies within a sighting zone for corn bunting. Corn bunting generally nests within cereal fields, grass silage fields, or field margins. Habitats within the Site are of limited suitability for this species, although adjacent arable land to the south provides more suitable nesting and foraging habitat. The redline boundary provides low suitability for nesting birds, with habitats largely comprising hardstanding and gravel and only very small areas of sparsely vegetated land. These habitats offer limited opportunities for nesting, shelter, or foraging. No evidence of nesting activity was recorded within or on B1 during the survey. Given the limited extent and poor quality of vegetation within the Site, it is considered reasonably unlikely that local bird populations would regularly utilise the red line boundary for nesting or foraging. In addition, the barn is roofless and largely exposed, providing minimal sheltered opportunities for nesting birds. Overall, the site is considered to be of Site value for nesting birds. No further surveys are recommended.
Hazel Dormouse	A desk-based review of the Multi-Agency Geographic Information for the Countryside (MAGIC) database identified no European Protected Species licences for hazel dormouse within 2km of the Site.

	The nearest area of broadleaved deciduous woodland is located approximately 180m to the southwest of the Site. However, this woodland is functionally isolated from the Site by several significant barriers, including The Locks Road, residential dwellings, private gardens, and associated infrastructure. It is not expected that there will be direct impacts on the species as a result of the proposed development. Given the urbanised nature of the Site and the absence of suitable, well-connected and structurally diverse habitat, the presence of hazel dormouse is considered unlikely. Overall, the Site is considered to be of Negligible value for hazel dormouse. No further surveys are recommended.
Reptiles	Terrestrial habitats within the Site are of suboptimal quality for reptiles, with the majority of the redline boundary comprising surfaces offering little in the way of shelter, foraging opportunities, or thermoregulatory resources. In contrast, adjacent off-site habitats provide comparatively greater suitability, including small areas of elder and bramble scrub, the bases of nearby treelines, and patches of tall ruderal vegetation along the slope to the south of the blue line boundary. These features may offer limited opportunities for basking and refuge within the wider landscape. However, the Site itself lacks the necessary habitat structure, including dense vegetation, refugia, and connectivity, required to support reptiles or provide protection from predation and environmental extremes. As such, it is considered very unlikely that reptiles utilise the Site. Overall, the Site is considered to be of Site value for reptiles. No further surveys are recommended.
Flora & Invertebrates	The habitats on-site are common place and very limited in extent. It can be expected that common invertebrates will utilise the on-site sparsely vegetated land, albeit on a microhabitat scale. These habitats can be readily compensated, and indeed, habitat enhancement and creation proposals on adjacent land is recommended included wildflower planting to provide significant enhancement for the diversity and extent of habitats available for invertebrates. Overall, the Site is considered to be of Site value for invertebrates. No further surveys are recommended.

Other Notable Species

It is not expected that there will be direct impacts on the species as a result of the proposed development. However, due to adjacent off-site suitable habitat, it cannot be ruled out that hedgehog may occasionally commute through the Site. Therefore, there is a risk that hedgehogs may commute through the Site and fall into excavations (if any are created) during the construction phase.

No further surveys are recommended. Please see section 6.2.

6.2 Further Surveys (if required) and Recommendations

Methodology to Identifying Ecological Constraints

All potential ecological constraints in relation to the development proposals have been thoroughly considered in Section 5. Opportunities to deliver ecological enhancement in accordance with local and national planning policy have also been considered and are outlined below.

Planning policy makes it clear that any proposed development duly considers and applies the below mitigation hierarchy when considering impacts to ecological species and habitats:

1. **Avoidance:** every attempt should be made to avoid creating impacts on features from the outset;
2. **Minimisation:** where avoidance cannot be wholly achieved, measures by design, suitably designed methods of working or other actions to minimise impacts (otherwise known as mitigation) should be employed;
3. **Compensation/restoration:** if avoidance and minimisation cannot be wholly achieved, significant impacts on features should be compensated in such a way to restore an area to its original ecosystem or any other ecological functions/services that existed prior to impacts relating to the development.

The hierarchy requires that avoidance is applied where possible. When it is not feasible to avoid such impacts, rationale for minimisation/compensation/restoration should be sufficiently detailed, showing the measures are feasible to implement.

The ecological constraints associated with the development have been assessed in accordance with the mitigation hierarchy, with due consideration to apply, as much as possible, actions to avoid impacts on ecological features.

In addition to the above, Section 40 of the Natural Environment and Rural Communities Act 2006 states that 'Every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity' as well as 'Conserving biodiversity includes, in relation to a living organism or type of habitat, restoring or enhancing a population or habitat'.

Protection of Habitats

Retained blueline trees and off-site adjacent treelines should be protected during the works, including any groundworks, by the establishment of Root Protection Areas in accordance with BS 5837:2012. All off-site boundary features should be marked by Heras fencing, if appropriate, erected prior to works commencing. No materials or construction plant(s) should be allowed within the allocated buffer zone.

General

Prior to the commencement of any works, construction operatives should be inducted by a suitably qualified ecologist to make them aware of the possible presence of protected species, briefed on their legal protection, how to identify them, the habitats they are most likely to be found in, and the working practices to avoid harming them.

Species

Bats

The introduction of artificial lighting levels would increase light spill as a result of the proposals.

It is therefore recommended that a sensitive lighting design for bats, which follows Guidance Note 08/23 Bats and artificial lighting in the UK (ILP and BCT 2023), should be prepared by a suitably qualified consultant. The design should show how and where external lighting will be installed and supported, where appropriate, with technical specifications. The sensitive lighting design for bats should also ensure that areas to be lit will not disturb or prevent bats using their territory. The design should accord with Step 5 of Guidance Note 08/23. The Local Planning Authority will likely require that all external lighting needs to be installed in accordance with the specifications and locations set out in the agreed design and thereafter maintained in accordance with the design.

Badger & Hedgehog

No setts or evidence of commuting or foraging badgers were recorded within the Site boundary. However, potential badger setts were identified in adjacent habitats, within approximately 32m of the Site. Given the presence of suitable surrounding habitat and the proximity of these features, the Site is considered likely to be used occasionally by commuting badgers as part of their wider range. In addition, the presence of suitable off-site habitats for hedgehogs means that occasional movement through or across the Site cannot be ruled out, although the Site itself provides limited functional habitat for this species.

It is recommended that, during construction, if excavations or large pipes are created (>200mm diameter) these must be covered at night. If excavations are left open, then it is essential that a means of escape is created. As an example, this may include a plank to allow badgers and other small mammals to escape if they fall in. If further signs of badgers are encountered during the works, then works should stop until advice is sought from a suitably qualified ecologist at the earliest possible opportunity.

A precautionary stand-off zone will be implemented to safeguard the identified outlier badger sett. A minimum 30m buffer will be retained between the proposed development works and the nearest entrance of the outlier sett. This buffer is in accordance with current best practice guidance, which recognises that works in close proximity to badger setts have the potential to cause disturbance even in the absence of direct impacts.

The buffer will be clearly demarcated on site and maintained as a no-disturbance area for the duration of the construction phase. No vegetation clearance, excavation, storage of materials, or use of machinery will occur within this zone unless otherwise agreed with a suitably qualified ecologist and, if necessary, under licence.

This measure is intended to avoid disturbance to badgers and ensure compliance with relevant wildlife legislation and guidance, which identifies that activities within close proximity (including within 30m for heavy machinery) may require careful control or licensing.

Bird

It is recommended that no works to or demolition of building on-site should take place between 1st March and 30th of September inclusive, unless a competent ecologist has undertaken a careful, detailed check for active birds' nests immediately before the vegetation is cleared or works to or demolition of the buildings commence. In no circumstances should netting be used to exclude nesting birds. If nesting birds are recorded during this inspection(s), then the vegetation must remain with a sufficient sectioned exclusion zone marked around the nest site until any dependent young have fledged.

Enhancement Opportunities

The National Planning Policy Framework (193d) requires biodiversity enhancement to be provided within the development boundary.

- It is recommended that consideration is given to proposed on-site hedgerow creation (if feasible). Species composition of new hedgerow(s) should be planted with native species comprised of the following: hazel, blackthorn, hawthorn, field maple, and elder.
- It is recommended that any new shrubs incorporated within the Site boundary should be high nectar producing to encourage invertebrates to the Site, as well as provide continued foraging for bats. The Royal Horticultural Society guide, "RHS Perfect for Pollinators, www.rhs.org.uk/perfectforpollinators" provides a well-suited plants list of both native and non-native species. In addition, all new trees planted on site should ideally be from local native stock, such as field maple, ash, hornbeam, beech and spindle.
- It is recommended that a Vivara Pro Woodstone House Martin nest or similar is mounted directly under the eaves of the north elevation of the dwelling.
- A bee brick is recommended to be built into the walls about 1 metre above ground level on the south or southeast elevation of the dwellings.
- It is recommended that new fencing incorporates accessible hedgehog holes, measuring 13cm x 13cm to allow the movement of hedgehogs into and out of the Site.

7. Conclusion

It is considered that the proposals will not breach wildlife legislation, national or local planning policies, subject to the recommendations as outlined in section 6.2 being followed.

Appendix 1: Figures

For convenience – press “Alt + Left Arrow” to return to the section of the report



Site Photos

Figure A:
Photo
showing
eastern
elevation of
B1.



Figure B:
Photo
showing
eastern
elevation of
B1.



Figure C:
Photo
showing
lean-to of B1.



Figure D:
Photo
showing
lean-to of B1.



Figure E:
Photo
showing TN3
under lean-
to.



Figure F:
Photo
showing
western
elevation of
B1.



Figure G:
Photo
showing
southern
elevation of
B1.



Figure H:
Photo
showing
northern
elevation of
B1.



Figure I:
Photo
showing TN1.



Figure J:
Photo
showing Site
facing north.



Figure K
(blueline):
Photo
showing TN4.



Figure L
(blue line):
Photo
showing T1,
T2 and TN5.



Figure M
(blue line):
Photo
showing TN3
and TN2.



Figure N
(blue line):
Photo
showing TN4
facing south.



Figure O (off-site): Photo showing WF1.



Figure P (off-site): Photo showing WF2.



Figure Q (off-site): Photo showing likely roe deer prints.



Figure R (off-site): Photo showing likely roe deer droppings.



Figure S (off-site): Photo showing mammal path.



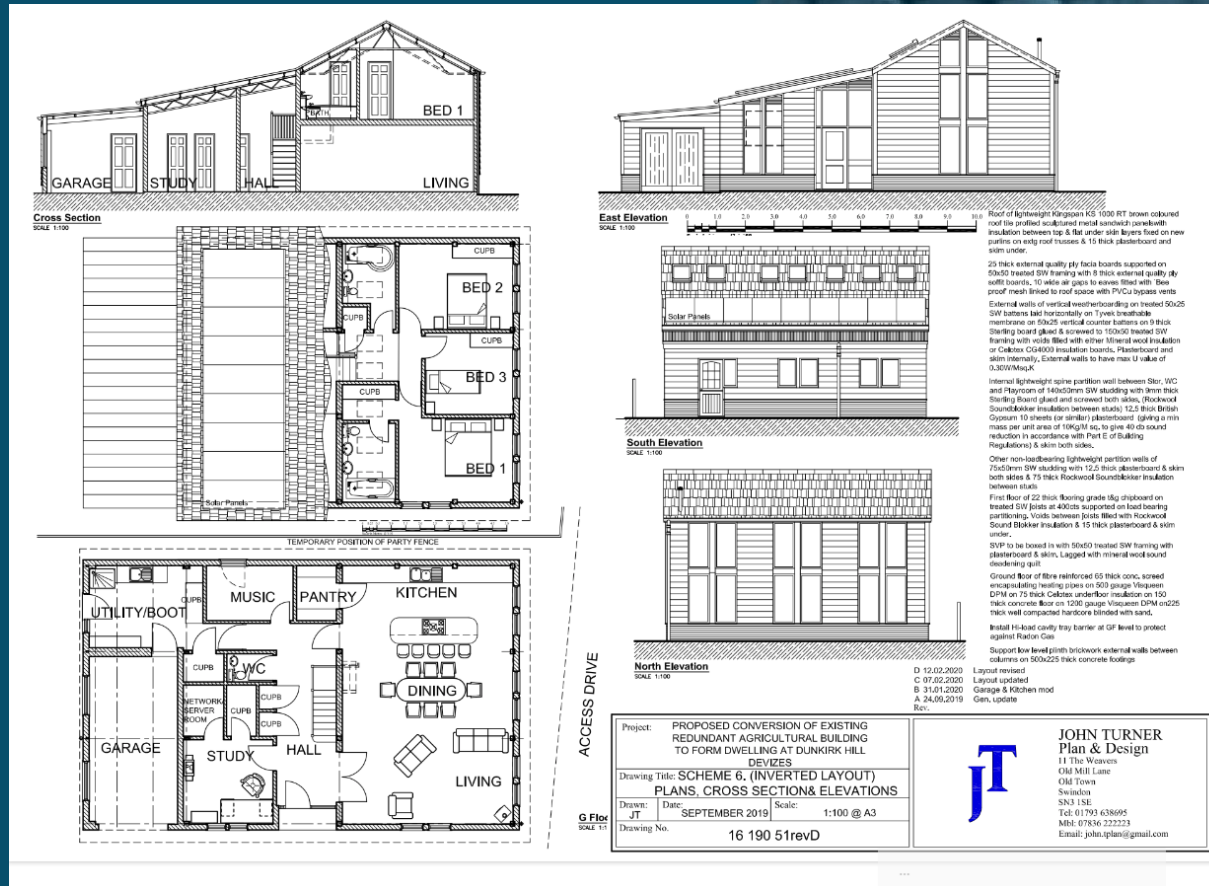
Figure T (off-site): Photo showing access track and treeline.



BNG
Y

Site Plan and Enhancement Proposals

Any new shrubs should be high nectar producing. The Royal Horticultural Society guide, "RHS Perfect for Pollinators, www.rhs.org.uk/perfectforpollinators" provides a well suited plants list of both native and non-native species.



Any new trees on site should ideally be from local native stock, such as field maple, ash, hornbeam, beech and spindle.

Any new hedgerow to be planted should be done so with native species comprised of the following: hazel, blackthorn, hawthorn, field maple and elder.



Eco Hedgehog
Hole Fence Plate



Vivara Pro
WoodStone House
Martin Nest Box



Bee Brick

Appendix 2: Latin names

<i>Floral species</i>	
Species	Latin name
Annual meadow grass	<i>Poa annua</i>
Barren brome	<i>Bromus sterilis</i>
Bird's-foot trefoil	<i>Lotus corniculatus</i>
Bittersweet	<i>Solanum dulcamara</i>
Bluebells	<i>Hyacinthoides non-scripta</i>
Broad-leaved dock	<i>Rumex obtusifolius</i>
Bulbous buttercup	<i>Ranunculus bulbosus</i>
Carnation sedge	<i>Carex panicea</i>
Chickweed	<i>Stellaria media</i>
Cleavers	<i>Galium aparine</i>
Comfrey	<i>Symphytum officinale</i>
Common bent	<i>Agrostis capillaris</i>
Common bindweed	<i>Calystegia sepium</i>
Common dock	<i>Rumex obtusifolius</i>
Common fleabane	<i>Pulicaria dysenterica</i>
Common nettle	<i>Urtica dioica</i>
Common ragwort	<i>Jacobaea vulgaris</i>
Common reed	<i>Phragmites australis</i>
Common sorrel	<i>Rumex acetosa</i>
Common thistle	<i>Cirsium vulgare</i>
Cocks-foot	<i>Dactylis glomerata</i>
Cows parsley	<i>Anthriscus sylvestris</i>
Cranesbill	<i>Geranium dissectum</i>
Creeping bent	<i>Agrostis stolonifera</i>
Creeping buttercup	<i>Ranunculus repens</i>
Creeping cinquefoil	<i>Potentilla reptans</i>
Crested dogs-tail	<i>Cynosurus cristatus</i>
Cut-leaved cranesbill	<i>Geranium dissectum</i>
Dandelion	<i>Taraxacum officinale</i>
Devil's-bit scabious	<i>Succisa pratensis</i>
Dog's mercury	<i>Mercurialis perennis</i>
Dyer's greenweed	<i>Genista tinctoria</i>
False oat grass	<i>Arrhenatherum elatius</i>
Field bindweed	<i>Convolvulus arvensis</i>
Floating sweet-grass	<i>Glyceria fluitans</i>
Garlic mustard	<i>Alliaria petiolata</i>
Great mullein	<i>Verbascum thapsus</i>
Ground ivy	<i>Glechoma hederacea</i>
Hairy sedge	<i>Carex hirta</i>
Hawksbeard	<i>Crepis</i>
Heath spotted-orchid	<i>Dactylorhiza maculata</i>
Hedge bedstraw	<i>Galium mollugo</i>
Hedgerow woodruff	<i>Galium odoratum</i>
Hedge woundwort	<i>Stachys sylvatica</i>
Hemlock	<i>Conium maculatum</i>



Herb-Robert	<i>Geranium robertianum</i>
Hogweed	<i>Heracleum sphondylium</i>
Hop	<i>Humulus lupulus</i>
Horse parsley	<i>Smyrniolus olusatrum</i>
Horsetail	<i>Equisetum arvense</i>
Honeysuckle	<i>Lonicera periclymenum</i>
Lilac	<i>Syringa vulgaris</i>
Lady's bedstraw	<i>Galium verum</i>
Lords and ladies	<i>Arum maculatum</i>
Meadow barley	<i>Hordeum secalinum</i>
Meadow buttercup	<i>Ranunculus acris</i>
Meadow foxtail	<i>Alopecurus pratensis</i>
Meadow thistle	<i>Cirsium dissectum</i>
Meadow vetchling	<i>Lathyrus pratensis</i>
Morning glory	<i>Ipomoea purpurea</i>
Oval sedge	<i>Carex ovalis</i>
Oxeye daisy	<i>Leucanthemum vulgare</i>
Ragwort	<i>Senecio jacobaea</i>
Red campion	<i>Silene dioica</i>
Red clover	<i>Trifolium pratense</i>
Red fescue	<i>Festuca rubra</i>
Ribwort plantain	<i>Plantago lanceolata</i>
Rosebay willowherb	<i>Chamerion angustifolium</i>
Rosemary beetle	<i>Chrysolina americana</i>
Roses	<i>Rosa</i> spp.
Rough hawksbeard	<i>Crepis biennis</i>
Rough meadow grass	<i>Poa trivialis</i>
Pendulous sedge	<i>Carex pendula</i>
Pepper-saxifrage	<i>Silene silaus</i>
Perennial rye grass	<i>Lolium perenne</i>
Purple beech	<i>Fagus sylvatica purpurea</i>
Purple orchid	<i>Orchis mascula</i>
Saw-wort	<i>Serratula</i>
Self-heal	<i>Prunella vulgaris</i>
Sharp-flowered rush	<i>Juncus acutiflorus</i>
Shepherd's purse	<i>Capsella bursa pastoris</i>
Silverweed	<i>Potentilla anserina</i>
Smooth meadow grass	<i>Poa pratensis</i>
Smooth hawksbeard	<i>Crepis capillaris</i>
Snowberry	<i>Symphoricarpos albus</i>
St. brome	<i>Bromus hordeaceus</i>
Stiff rush	<i>Juncus effusus</i>
St. bear thistle	<i>Cirsium vulgare</i>
Spiked sedge	<i>Carex spicata</i>
Stitchwort	<i>Stellaria holostea</i>
Sweet vernal grass	<i>Anthoxanthum odoratum</i>
T. lathy grass	<i>Phleum pratense</i>
Virginia creeper	<i>Parthenocissus quinquefolia</i>
Wall barley	<i>Hordeum murinum</i>



White clover	<i>Trifolium repens</i>
White dead nettle	<i>Lamium album</i>
Wild onion	<i>Allium vineale</i>
Wild privet	<i>Ligustrum vulgare</i>
Wood avens	<i>Geum urbanum</i>
Wood speedwell	<i>Veronica montana</i>
Yarrow	<i>Achillea millefolium</i>
Yorkshire fog	<i>Holcus lanatus</i>

Tree species	
Species	Latin name
Ash	<i>Fraxinus excelsior</i>
Beech	<i>Fagus sylvatica</i>
Blackthorn	<i>Prunus spinosa</i>
Bramble	<i>Rubus fruticosus</i> agg
Buddleia	<i>Buddleja davidii</i>
Bird cherry	<i>Prunus padus</i>
Canadian poplar	<i>Populus × canadensis</i>
Common buckthorn	<i>Rhamnus cathartica</i>
Dog rose	<i>Rosa canina</i>
Dogwood	<i>Cornus sanguinea</i>
Elder	<i>Sambucus nigra</i>
Elm	<i>Ulmus procera</i>
Field maple	<i>Acer campestre</i>
Garden privet	<i>Ligustrum ovalifolium</i>
Goat willow	<i>Salix caprea</i>
Hawthorn	<i>Crataegus monogyna</i>
Hazel	<i>Corylus avellana</i>
Highbush cranberry	<i>Viburnum trilobum</i>
Holly	<i>Ilex aquifolium</i>
Hornbeam	<i>Carpinus betulus</i>
Horse chestnut	<i>Aesculus hippocastanum</i>
Lime	<i>Tilia cordata</i>
Oak	<i>Quercus robur</i>
Rowan	<i>Sorbus aucuparia</i>
Scot pine	<i>Pinus sylvestris</i>
Silver birch	<i>Betula pendula</i>
Spindle	<i>Euonymus europaeus</i>
Sweet chestnut	<i>Cryphonectria parasitica</i>
Sycamore	<i>Acer pseudoplatanus</i>
Wayfaring tree	<i>Viburnum lantana</i>

Mammal species	
Species	Latin name
Badger	<i>Meles meles</i>
Brown hare	<i>Lepus europaeus</i>
Hazel dormice	<i>Muscardinus avellanarius</i>
Hedgehog	<i>Erinaceus europaeus</i>



Otter	<i>Lutra lutra</i>
Roe deer	<i>Capreolus capreolus</i>
Water vole	<i>Arvicola amphibius</i>

<i>Bat species</i>	
Species	Latin name
Alcathoe	<i>Myotis alcathoe</i>
Barbastelle	<i>Barbastella barbastellus</i>
Bechstein's	<i>Myotis bechsteinii</i>
Brandt's	<i>Myotis brandtii</i>
Brown long-eared	<i>Plecotus auritus</i>
Common pipistrelle	<i>Pipistrellus pipistrellus</i>
Daubentons	<i>Myotis daubentonii</i>
Greater horseshoe	<i>Rhinolophus ferrumequinum</i>
Greater mouse-eared	<i>Myotis myotis</i>
Grey long-eared	<i>Plecotus austriacus</i>
Leislars	<i>Nyctalus leisleri</i>
Lesser horseshoe	<i>Rhinolophus hipposideros</i>
Nathusius's pipistrelle	<i>Pipistrellus nathusii</i>
Natterer's	<i>Myotis nattereri</i>
Noctule	<i>Nyctalus noctula</i>
Serotine	<i>Eptesicus serotinus</i>
Soprano pipistrelle	<i>Pipistrellus pygmaeus</i>
Whiskered	<i>Myotis mystacinus</i>

<i>Bird species</i>	
Species	Latin name
Barn owl	<i>Tyto alba</i>
Bittern	<i>Botaurus stellaris</i>
Blackbird	<i>Turdus merula</i>
Black redstart	<i>Phoenicurus ochrurus</i>
Blue tit	<i>Cyanistes caeruleus</i>
Bullfinch	<i>Pyrrhula pyrrhula</i>
Buzzard	<i>Buteo buteo</i>
Carrion crow	<i>Corvus corone</i>
Curlew	<i>Numenius arquata</i>
Coal tit	<i>Periparus ater</i>
Common buzzard	<i>Buteo buteo</i>
Common gull	<i>Larus canus</i>
Common quail	<i>Coturnix coturnix</i>
Common redpoll	<i>Acanthis flammea</i>
Corn bunting	<i>Emberiza calandra</i>
Crossbill	<i>Loxia curvirostra</i>
Golden-capped tit	<i>Cinclus cinclus</i>
Blackbird	<i>Prunella modularis</i>
Eurasian hobby	<i>Falco subbuteo</i>
Firecrest	<i>Regulus ignicapilla</i>
Goldcrest	<i>Regulus regulus</i>



Goldfinch	<i>Carduelis carduelis</i>
Goosander	<i>Mergus merganser</i>
Great Bustard	<i>Otis tarda</i>
Great spotted woodpecker	<i>Dendrocopos major</i>
Great tit	<i>Parus major</i>
Greenfinch	<i>Chloris chloris</i>
Green sandpiper	<i>Tringa ochropus</i>
Green woodpecker	<i>Picus viridis</i>
Greylag goose	<i>Anser anser</i>
Grey Partridge	<i>Perdix perdix</i>
Grey wagtail	<i>Motacilla cinerea</i>
Hawfinch	<i>Coccothraustes coccothraustes</i>
Hen harrier	<i>Circus cyaneus</i>
Hobby	<i>Falco subbuteo</i>
House martin	<i>Delichon urbica</i>
House sparrow	<i>Passer domesticus</i>
Jack snipe	<i>Lymnocyrtus minimus</i>
Kingfisher	<i>Alcedo atthis</i>
Kestrel	<i>Falco tinnunculus</i>
Lapwing	<i>Vanellus Vanellus</i>
Lesser spotted woodpecker	<i>Dryobates minor</i>
Little egret	<i>Egretta garzetta</i>
Long-eared Owl	<i>Asio otus</i>
Magpie	<i>Pica pica</i>
Mandarin duck	<i>Aix galericulata</i>
Merlin	<i>Falco columbarius</i>
Mistle thrush	<i>Turdus viscivorus</i>
Moorhen	<i>Gallinula chloropus</i>
Nuthatch	<i>Sitta europaea</i>
Osprey	<i>Pandion haliaetus</i>
Peregrine	<i>Falco peregrinus</i>
Pigeon	<i>Columba livia domestica</i>
Redshank	<i>Tring tetanus</i>
Redstart	<i>Phoenicurus phoenicurus</i>
Reed bunting	<i>Emberiza schoeniclus</i>
Red kite	<i>Milvus milvus</i>
Robin	<i>Erithacus rubecula</i>
Siskin	<i>Spinus spinus</i>
Skylark	<i>Alauda arvensis</i>
Song thrush	<i>Turdus philomelos</i>
Sparrowhawk	<i>Accipiter nisus</i>
Spotted flycatcher	<i>Muscicapa striata</i>
Starling	<i>Sturnus vulgaris</i>
Stone curlew	<i>Burhinus oedicephalus</i>
Swallow	<i>Hirundo rustica</i>
Swift	<i>Apus apus</i>
Tawny owl	<i>Strix aluco</i>
Treecreeper	<i>Certhia familiaris</i>
Tree sparrow	<i>Passer montanus</i>



Turtle dove	<i>Streptopelia turtur</i>
Tundra swan	<i>Cygnus columbianus</i>
Whimbrel	<i>Numenius phaeopus</i>
Wood pigeon	<i>Columba palumbus</i>
Wren	<i>Troglodytes troglodytes</i>
Yellow-browed warbler	<i>Phylloscopus inornatus</i>
Yellow wagtail	<i>Motacilla flava</i>

Butterfly species	
Species	Latin name
Brown hairstreak butterfly	<i>Thecla betulae</i>
Crayling	<i>Hipparchia semele</i>
Duke of Burgundy butterfly	<i>Hamearis lucina</i>
Grizzled skipper	<i>Pyrgus malvae</i>
Marsh fritillary	<i>Eurodryas aurinia</i>
Meadow brown	<i>Maniola jurtina</i>
Red admiral	<i>Vanessa atalanta</i>
Ringlet	<i>Aphantopus hyperantus</i>
Silver washed fritillary	<i>Argynnis paphia</i>
Small Copper	<i>Lycaena phaeas</i>
Speckled wood	<i>Pararge aegeria</i>
Wall brown	<i>Lasiommata megera</i>

Invertebrate species	
Species	Latin name
Beautiful demoiselle	<i>Calopteryx virgo</i>
Blue ground beetle	<i>Carabus intricatus</i>
Bramble moth	<i>Epiblema uddmanniaria</i>
Buff ermine	<i>Spilarctia luteum</i>
Caddies fly	<i>Enicocampa pusilla</i>
Cinnabar moth	<i>Tyria jacobaeae</i>
Common hawk	<i>Aeshna juncea</i>
Gnat	<i>Trichocera larva</i>
Honeybee	<i>Apis mellifera</i>
Ladybird	<i>Coccinellidae</i>
Mediterranean oil beetle	<i>Meloe mediterraneus</i>
Midges	<i>Culicoides impunctatus</i>
Mullein moth	<i>Cucullia verbasci</i>
Pale palped spring beegrobber	<i>Myopa pellucida</i>
Rugged oil beetle	<i>Meloe rugosus</i>
Scarlet tiger moth	<i>Callimorpha dominula</i>

Reptile and amphibian species	
Species	Latin name
Adder	<i>Vipera berus</i>
Common lizard	<i>Zootoca vivipara</i>



Common toad	<i>Bufo bufo</i>
Grass snake	<i>Ix helvetica</i>
Great crested newt	<i>Triturus cristatus</i>
Natterjack toad	<i>Epidalea calamita</i>
Palmate newt	<i>Lissotriton helveticus</i>
Pool frog	<i>Pelophylax lessonae</i>
Sand lizard	<i>Lacerta agilis</i>
Slow worm	<i>Anguis fragilis</i>
Smooth newt	<i>Lissotriton vulgaris</i>
Smooth snake	<i>Coronella austriaca</i>



Appendix 3: Relevant Wildlife Legislation & Relevant National and Local Policies

Conservation of Habitats and Species Regulations 2017 (as amended)

The Conservation of Habitats and Species Regulations 2017 (SI No. 2017/1012) are the principal means by which the European Habitats Directive is transposed in England and Wales.

The Regulations provide for the designation and protection of a network of 'European Sites' termed Natura 2000, the protection of 'European protected species', and the adaptation of planning and other controls for the protection of European Sites.

These Regulations transpose Council Directive 92/43/EEC¹⁰ on the conservation of natural habitats and of wild fauna and flora (OJ No. L 206, 22.7.1992, p.7) ("the Habitats Directive"). This establishes protected wildlife sites across the European Union, known as 'Natura 2000'. This network consists of designated sites, including Special Areas of Conservation (SACs) designated under the Habitats Directive and Special Protection Areas (SPAs) designated under the Birds Directive (Council Directive 79/409/EEC)¹¹. These sites form part of a series of measures aimed at conserving important and threatened habitats and species.

These Regulations consolidate the Offshore Marine Conservation (Natural Habitats, &c.) Regulations 2007 (S.I. 2007/1842) with subsequent amending instruments, and make minor modifications reflecting changes to related legislation. The instruments being consolidated by these Regulations made, amongst things, provision for implementing Council Directive 2009/147/EC on the conservation of wild birds (OJ No. L20, 26.01.2010, p.7.) and Council Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora (OJ No. L206, 22.7.92, p.7) in relation to marine areas where the United Kingdom has jurisdiction beyond its territorial sea. The Regulations make provision in relation to the offshore marine area, offshore marine installations and certain ships and aircraft. The "offshore marine area" is defined in regulation 2(1).

Regulation 43 relates to the protection of European protected species listed under Schedule 2 of the Regulations. Taken together it is an offence to undertake the following acts with regard to European Protected Species:

- deliberately capture, injure or kill any wild animal of a European Protected Species;



¹⁰ European Commission (1992). Council Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora. European Commission, Brussels.

¹¹ European Commission (1979). Council Directive 79/409/EEC on the conservation of wild birds. European Commission, Brussels.

- deliberately disturb animals of any such species in such a way as to be likely to: impair their ability to survive, breed, rear or nurture their young, hibernate or migrate, or
- affect significantly the local distribution or abundance of the species to which they belong;
- deliberately take or destroy the eggs of such an animal; or
- damage or destroy a breeding site or resting place of such an animal.

The disturbance offence is generally taken to refer to a discernible effect at population level and biogeographic level, rather than simply to an individual animal. However, in certain circumstances the disturbance of one individual animal may have population level effects.

The Regulations also make it an offence (subject to exceptions) to deliberately pick, collect, cut, uproot, destroy, or trade in the plants listed in Schedule 5.

However, the actions listed above can be made lawful through the granting of licences (European Protected Species Licence) by the appropriate authorities (Natural England in England). Licences may be granted for a number of purposes (such as science and education, conservation, preserving public health and safety), but only after the appropriate authority has determined that the following regulations are satisfied:

- the works under the licence are being carried out for the purposes of 'preserving public health and public safety, or for other imperative reasons of overriding public interest, including those of a social or economic nature and beneficial consequences of primary importance for the environment';
- there is 'no satisfactory alternative'; and
- the action 'will not be detrimental to the maintenance of the population of the species concerned at favourable conservation status in their natural range'.

The Wildlife and Countryside Act 1981¹²

The Wildlife and Countryside Act 1981 (as amended) is the principal piece of UK legislation relating to the protection of wildlife. It consolidates and amends existing national legislation to implement the Convention on the Conservation of European Wildlife and Natural Habitats (Bern Convention) and Council Directive 79/409/EEC on the Conservation of Wild Birds (Birds Directive) in Great Britain.



The Act makes it an offence (with exception to species listed in Schedule 2) to intentionally kill, injure, or take any wild bird or their eggs or nests. Special penalties are available for offences related to birds listed on Schedule 1, for which there are additional offences of disturbing these birds at their nests, or their dependent young. The Secretary of State may also designate Special Protection Areas

¹² Secretary of State, 1981. Wildlife and Countryside Act. Her Majesty's Stationery Office.

(subject to exceptions) to provide further protection to birds. The Act also prohibits certain methods of killing, injuring, or taking birds, restricts the sale and possession of captive bred birds, and sets standards for keeping birds in captivity.

The Act makes it an offence (subject to exceptions) to intentionally kill, injure, or take, possess, or trade in any wild animal listed in Schedule 5, and prohibits interference with places used for shelter or protection, or intentionally disturbing animals occupying such places. The Act also prohibits certain methods of killing, injuring, or taking wild animals listed in Schedule 6.

The Act makes it an offence (subject to exceptions) to pick, uproot, trade in, or possess (for the purposes of trade) any wild plant listed in Schedule 8, and prohibits the unauthorised intentional uprooting of such plants.

The Act contains measures for preventing the establishment of non-native species which may be detrimental to native wildlife, prohibiting the release of animals and planting of plants listed in Schedule 9. It also provides a mechanism making any of the above offences legal through the granting of licences by the appropriate authorities.

The Countryside and Rights of Way Act 2000¹³

The Countryside and Rights of Way Act 2000 (CRoW) was passed to provide additional levels of protection for wildlife whilst also strengthening the protection afforded to Sites of Special Scientific Interest.

Schedule 12 of the Act amends the Wildlife and Countryside Act 1981, strengthening the legal protection for threatened species. The provisions make certain offences 'arrestable', create a new offence of 'reckless' disturbance, confer greater powers to police and wildlife inspectors for entering premises and obtaining wildlife tissue samples for DNA analysis, and enable heavier penalties on conviction of wildlife

Natural Environment and Rural Communities Act 2006



The Natural Environment and Rural Communities Act 2006 (NERC) is designed to help achieve a rich and diverse natural environment and thriving rural communities through modernised and simplified arrangements for delivering Government policy.

It was created to make provision in connection with wildlife, Sites of Special Scientific Interest, National Parks and the Broads; to amend the law relating to rights of way; to make provision as to the Inland

¹³ Secretary of State, 2000. The Countryside and Rights of Way Act. Her Majesty's Stationery Office.

Waterways Amenity Advisory Council; to provide for flexible administrative arrangements in connection with functions relating to the environment and rural affairs and certain other functions; and for connected purposes.

Section 40 of NERC carries an extension of the earlier CRow Act biodiversity duty to public bodies and statutory undertakers to ensure due regard to the conservation of biodiversity. Section 41 requires the Secretary of State, as respects England, to publish a list of the living organisms and types of habitat which in the Secretary of State's opinion are of principal importance for the purpose of conserving biodiversity. The updated S41 list, published in August 2010, identified 56 habitats and 943 species of principal importance.

The Wild Mammals (Protection) Act 1996

The Wild Mammals (Protection) Act 1996 makes it an offence for any person to mutilate, kick, beat, nail or otherwise impale, stab, burn, stone, crush, drown, drag or asphyxiate any wild mammal with intent to inflict unnecessary suffering.

The Animal Welfare Act 2006

Prior to the Animal Welfare Act 2006, people only had a duty to ensure that an animal didn't suffer unnecessarily. The new Act keeps this duty but also imposes a broader duty of care on anyone responsible for an animal to take reasonable steps to ensure that the animal's needs are met. This means that a person has to look after the animal's welfare as well as ensure that it does not suffer. The Act says that an animal's welfare needs include:

- a suitable environment (how it is housed);
- a suitable diet (what it eats and drinks);
- the ability to exhibit normal behaviour patterns;
- any need it has to be housed with, or apart from, other animals; and
- protection from pain, suffering, injury and disease.



With regards to development, this may have implications when translocations of animals are proposed. As such, care must be taken to ensure that any receptor sites are suitable for the species in terms of habitat and carrying capacity.

National and Local Planning Policy in Relation to Biodiversity

National Planning Policy Framework

The National Planning Policy Framework has recently been revised in response to the Proposed reforms to the National Planning Policy Framework and other changes to the Planning system consultation on 12 December 2024, and sets out the government's planning policies for England and how these are expected to be applied.

This revised framework replaces the previous National Planning Policy Framework published in March 2012, revised in July 2018, updated in February 2012, revised in July 2021, updated in September 2023 and revised in December 2023.

The NPPF places a presumption in favour of sustainable development.

'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.'

If a protected species is present it becomes a material consideration for a local planning



authority dealing with planning application for any development that would be likely to result in harm to the species or its habitat. Circular 06/2005¹⁴: Biodiversity and geological conservation, prepared in support of the former PPS9, is provides substantiated guidance on how the law is applied in relation to planning and nature conservation.

Biodiversity Action Plans

The UK BAP lists are delineated as statutory lists of priorities in England, Scotland, Wales and Northern Ireland. In England, there are 56 habitats of principal importance and 943 species of principal importance.

Local Planning Policy

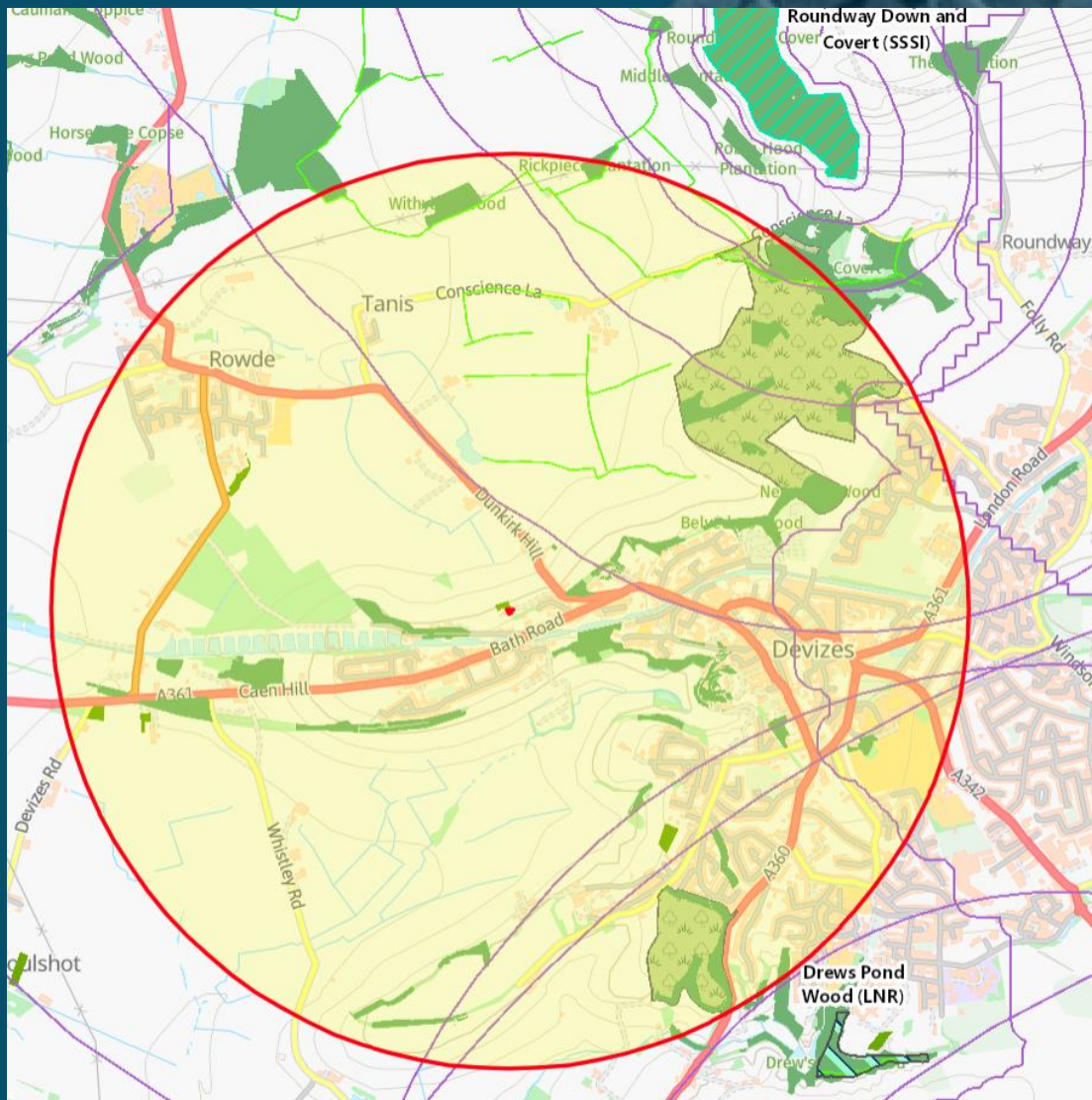
The Local Nature Recovery Strategy for Wiltshire and Swindon prioritises nine mapped priority habitats that are of BNG Strategic Significance including:

- Calcareous Grassland
- Neutral Grassland
- Woodland
- Heathland, Acid Bogs and Acid Grassland,
- Mixed Habitats
- Open Mixed Habitats
- Rivers, Streams and Wetlands
- Chalk Rivers
- Nature on Our Doorstep



¹⁴ ODPM Circular 06/2005 Government Circular: Biodiversity and Geological Conservation – Statutory Obligations and their Importance within the Planning System.

Appendix 4: Listed Habitats, UK Biodiversity Action Plan Habitat and Irreplaceable Habitat Locations within 2km of the Site



Designations

Land-Based Designations

Statutory

Local Nature Reserves (England)

Local Nature Reserves (England)



Sites of Special Scientific Interest (England)

Sites of Special Scientific Interest (England)



SSSI Impact Risk Zones - for LPAs to determine likely impacts on terrestrial SSSIs and when to consult Natural England



Habitats and Species

Habitats

Wetland

Chalk Rivers

High certainty

Low certainty

Woodland

Priority Habitat Inventory - Deciduous Woodland (England)



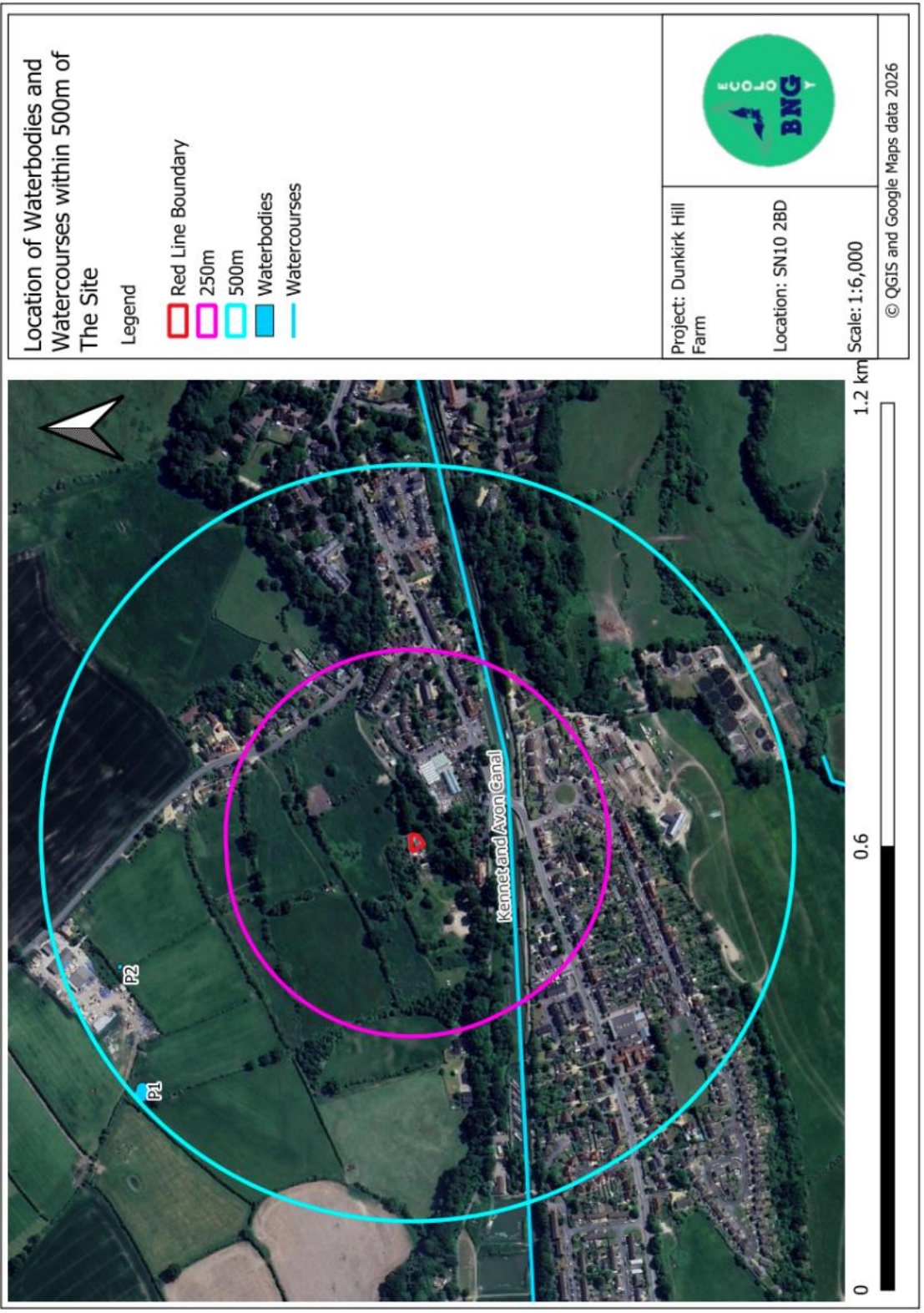
Priority Habitat Inventory - Traditional Orchards (England)



Woodpasture and Parkland BAP Priority Habitat (England)



Appendix 5: Locations of Waterbodies and Watercourses Within 500m of The Site



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