

TITLE:
Ecological Impact Assessment Report

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**The Silver Plough
White Hill
Pitton
Salisbury
SP5 1DU
Wiltshire**

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ADLEM & Kemp Ltd

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APPROVING AUTHOR:
Dr J. Rabineau BSc (Hons) PhD ACIEEM



**Colmer Ecology Ltd
Unit 3
Fortescue Court Business Park
Brampford Speke
Exeter
Devon
EX5 5JN**

T: 01392 758 325
E: mail@colmer-ecology.co.uk
W: www.colmer-ecology.co.uk

Statement of compliance

This report was written as a stand-alone document, with no previous ecology report provided and following the Chartered Institute of Ecology and Environmental Management (CIEEM) Code of Professional Conduct and to the principles and requirements of British Standard BS42020. Guidelines for Ecological Report Writing – 2nd edition (2017a), CIEEM Guidelines for Preliminary Ecological Appraisal – 2nd edition (2017b), CIEEM Guidelines for Ecological Impact Assessment in the UK and Ireland (2018 – updated 2022), as well as CIEEM Good Practice Guidance for Habitats and Species, version 3 (2021) were followed.

Data validity

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Surveyors are either Full CIEEM members (MCIEEM), Associate CIEEM (ACIEEM) members or Qualifying CIEEM (no post nominal) members and follow the CIEEM Code of Professional Conduct.

<i>Project Reference: The Silver Plough, Salisbury – EclA Report</i>			
	<i>Name</i>	<i>Position</i>	<i>Date</i>
<i>Surveyed by:</i>	Dr J. Rabineau BSc (Hons) PhD ACIEEM	Principal Ecologist	01/07/2025
	Miss E. Allistone BSc (Hons)	Assistant Ecologist	
<i>Report prepared by:</i>	Dr J. Rabineau BSc (Hons) PhD ACIEEM	Principal Ecologist	02/12/2025
	Mr J. Hawksley BSc (Hons) MSc ACIEEM	Senior Ecologist	11/08/2026
<i>Report reviewed by:</i>	Dr J. Rabineau BSc (Hons) PhD ACIEEM	Principal Ecologist	17/08/2026
<i>Report approved by:</i>	Dr J. Rabineau BSc (Hons) PhD ACIEEM	Principal Ecologist	17/08/2026

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Summary

An ecological impact assessment comprising a desk study, a habitat survey, a protected species habitat assessment, and a protected species building assessment was undertaken of land and buildings at The Silver Plough, Salisbury, Wiltshire. The proposals include two separate planning applications within the same plot of land. One is for the extension of an existing Annex. The second is for alterations to the main building (The Silver Plough), including fitting of new cladding, aluminium fascia, entrance door and stairway.

All habitat types were mapped, with the dominant habitat being other developed land, with additional habitats including modified grassland, non-native and ornamental hedgerow, bramble scrub, building suburban mosaic of developed and natural surfaces (including trees) and built linear feature. At the time of the survey, no rare or nationally scarce botanical species were identified with no evidence of protected species.

During the protected species building assessment, the Annex, garage and outbuildings were considered to offer 'Negligible' (Collins, 2023) roosting potential for bats, with no evidence of breeding birds recorded. The Silver Plough was considered to offer 'Moderate' (Collins, 2023) roosting potential for bats, with evidence of breeding birds recorded at the feather boarding of the skittle alley. However, the current proposed works at the main building were not envisaged to affect any of the potential bat roost features, and therefore, impacts from the proposed development were considered negligible with no further Stage 2 bat surveys deemed necessary at this stage, provided the recommendations are followed. Should proposals be altered at the Silver Plough, and impact envisaged of any of the potential roosting areas, further Stage 2 presence/likely absence surveys will be required.

In the absence of mitigation measures, the proposed developments were considered likely to have, at worst, medium-term, adverse effect at the 'Site' level (indirect impact to trees). However, based on the proposed works and plans provided, and by following the proposed mitigation and precautionary measures, the development was not considered to have any significant residual effect to ecological features within or adjacent to the application area. No European protected species licences were required in this instance. The ecological mitigation as outlined must be followed and conditioned.

Summary of Actions

The following ecological mitigation and/or compensation/enhancement must be applied and conditioned.

Ecological Features		Mitigation Measures	Compensation/Enhancement Measures
All Habitats on and off Site		Contractors to work in accordance with the pollution prevention for business guidance (DEFRA and EA, 2016 – updated 2023)	N/A
All habitats		Construction best practice measures via CEMP provided by contractor	
Habitats on Site			
Modified grassland	-		-
Non-native and ornamental hedgerow	-		Post development planting/landscaping to be of native species and locally sourced where possible, aiming to incorporate a varied vegetation structure
Bramble scrub			
Building	-		-
Other developed land	-		-
Suburban mosaic of developed and natural surfaces (excluding trees)	-		-
Suburban mosaic of developed and natural surfaces (including trees)	Root protection zone implemented in accordance with BS5837:2012		-
Trees in Relation to Design, Demolition and Construction			
Built linear feature	-		-
Habitats off Site			
Modified grassland	-		-
Other developed land	-		-
Trees (suburban mosaic of developed and natural surfaces)	Root protection zone implemented in accordance with BS5837:2012		-
Trees in Relation to Design, Demolition and Construction			
Built linear feature	-		-
Protected and Noteworthy Species on Site			
Bodgers	Trenches to be covered at night and/or fitting of suitable terrestrial mammal ladders, as well as coping pipes		-
Bats – habitat	LED luminaires, ideally of a warm white spectrum (< 2,700 Kelvin), upward light ratio negligible or of 0 % and with good optical control, with any external security lighting to be set on motion-sensors and short (1 – 2 minutes) timers		
Bats – roost	No impact to any of the roofs/lofts (external or internal) at The Silver Plough, with no impact to any of the potential roosting features (i.e. Plough,		-

Ecological Features	Mitigation Measures	Compensation/Enhancement Measures
	<i>gaps in soffit at front elevation, raised roof and ridge tiles, gap by chimneystack and raised feather boarding)</i>	
Birds	Should any suitable breeding bird habitat require removal during the bird breeding season of 1 st March – 30 th September inclusive, a suitably qualified individual would need to undertake an inspection for breeding birds within 24 hours prior to any clearance	Proposed swift boxes on new extension at Annexe – subject to LEMP
Dormice	-	-
Great crested newts	-	-
Hedgehogs	Trenches to be covered at night and/or fitting of suitable terrestrial mammal ladders, as well as capping pipes	-
Invertebrates (terrestrial)	-	-
Reptiles	-	-

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1 Introduction

1.1 Colmer Ecology was commissioned by Adlem & Kemp Ltd to undertake an ecological impact assessment (EclA) of land and buildings at The Silver Plough, Salisbury, Wiltshire, hereinafter referred to as the Site. The EclA comprises a desk study, a habitat survey, a protected species habitat assessment, and a protected species building assessment (PSBA). The EclA provides information on the potential for and, if apparent, evidence of use of the Site by protected species, as well as requirements for any further Stage 2 surveys.

1.2 It is understood that proposals for the Site include two separate planning applications within the same plot of land. One is for the extension of an existing Annexe. The second is for alterations to the main building (The Silver Plough), including fitting of new cladding, aluminium fascia, entrance door and stairway.

Site Description

1.3 The Site is located in a sub-urban environment, to the south of Pitton, approximately 7 km west of Salisbury at National Grid Reference (NGR) SU 21268 31270 (Figure 1). The Site is bordered by adjacent properties to the north and east, with ornamental gardens to the west and parking area to the south. The wider landscape comprises the village of Pitton amongst a mosaic of pastoral/arable fields, agricultural complexes and woodlands, connected by mature hedgerows, tree lines and lanes.

Scope of Surveys/Purpose of Report

1.4 The objectives are to:

- Carry out a desk study;
- Carry out a habitat survey and map all habitat types within the Site, and where possible, described those immediately adjacent;
- Carry out a protected species habitat assessment;
- Carry out an internal and external protected species building assessment, specifically for bats and birds, and establish the presence of, or potential for protected species;
- Establish the need for further Stage 2 surveys and identify key ecological constraints;
- Propose suitable mitigation/compensation where necessary and advise on the need for any European protected species licence;
- Provide recommendations for ecological mitigation/enhancements;
- Provide an assessment of residual effects and their significance (habitats and protected species); and
- Set out the requirement for any post-construction monitoring.

Scope of Evaluation/Assessment of Ecological Features

- 1.5 The following were considered regarding the findings from the baseline ecological survey, and the evaluation and assessment of impacts:

Evaluation

- Evaluate the significance of ecological features using criteria set out by the Chartered Institute of Ecology and Environmental Management (CIEEM, 2018) based on a geographical scale of importance from Negligible to International and European (i.e. high importance).

Impact Assessment

- Assess whether important ecological features will be subject to impacts, to characterise these impacts and their effects.

Mitigation, Compensation, Enhancement and Monitoring Measures

- Propose suitable mitigation/compensation/enhancements where necessary and advise on the need for any European protected species licences; and
- Set out the requirements for post-construction monitoring.

Residual Effects

- To provide an assessment of the significance of any residual effects following development.

Legislation and Planning Context

- 1.6 Although it is not the purpose of this report to present legislation and planning context in relation to the proposal, their applicability was explained where appropriate.
- 1.7 The following wildlife legislation and policy were considered in relation to the proposed development and protected species:
- The Conservation of Habitats and Species Regulations (as amended) 2017 amended by The Conservation of Habitats and Species (Amendment) (EU exit) Regulations 2019;
 - The Wildlife and Countryside Act (WCA) (as amended) 1981;
 - The Countryside and Rights of Way (CROW) Act 2000;
 - The Natural Environment and Rural Communities (NERC) Act 2006;
 - The Protection of Badgers Act 1992;
 - The Hedgerows Regulations 1997;
 - National Planning Policy Framework (NPPF) revised 2025;
 - Environment Act 2021; and
 - Wiltshire Local Plan; and
 - The Wiltshire Biodiversity Action Plan (2008).

Approving Author

- 1.8 The approving author of this report is Dr J. Rabineau BSc (Hons) PhD ACIEEM¹, a principal ecologist with seven years' experience as a research scientist and an additional 15 years' experience as a bat ecologist. Dr Rabineau holds a Natural England bat class 2 survey licence, is a registered bat mitigation class licence holder (formerly low impact class licence) Annex B and Annex D and a Bat Earned Recognition (BER) accredited ecologist. Dr Rabineau holds an honours degree from the University of London, a PhD from the University of Exeter, and is an associate (qualifies for full) member of CIEEM.

Caveat

- 1.9 Descriptions of Site conditions and photographs are based on the PEA undertaken in July 2025. It should be noted that a habitat survey does not aim to identify all botanical species within a site, or constitute a full contaminated land/invasive species assessment. In addition, protected species can be highly mobile and be found in buildings/structures or habitats at any time of year. Although Colmer Ecology is confident in the survey results, we cannot ensure that protected species will/will not be present on Site at any other time. Assessments of ecological impacts are based on the supplied existing/proposed layout plan numbers AK_230_01 – 03, provided by Adlem & Kemp Ltd, as well as drawing numbers 25-0701a, 0701b and 0701 b provided by The Chickpea Group. In addition, the cover letter and planning statement provided by Brimble Lea Ltd was reviewed.

Nomenclature

- 1.10 For ease, common names were used throughout this report, however, where no common name existed or it was not possible to identify to species level, genus/family names were used. Details of indicative Latin names were provided in Appendix 1.

¹ Associate Member of the Chartered Institute of Ecology and Environmental Management (ACIEEM)

2 Methodology

2.1 Zone of Influence

- 2.1.1 The zone of influence is defined by CIEEM as, *'the area over which ecological features may be affected by biophysical changes as a result of the proposed project and associated activities. This is likely to extend beyond the project site, for example where there are ecological or hydrological links beyond the site boundaries'* (CIEEM, 2018). Based on the scale of the proposed development, a zone of influence of 1 km from the centre of the Site was deemed appropriate in this instance, to consider any potential ecological impacts (including impacts to mobile species such as bats and birds).

2.2 Desk Study

- 2.2.1 Following guidance produced by CIEEM (2017b), records of statutory and non-statutory designated sites, *'Priority Habitat Inventory'* areas, ancient woodland and granted European protected species licence (EPSL) applications were reviewed from the government-based website MAGiCMap within a 1 km desk study area based on the central NGR SU 21268 31270 on 2nd December 2025, extended to 2 km for statutory designated sites only. Colmer Ecology's own biological records, protected species licences and knowledge of local ecological designations were also reviewed. At this stage, a full data request to the Wiltshire and Swindon Biological Records Centre (SWRC) was not considered proportionate based on the size and nature of the development (CIEEM, 2017b).
- 2.2.2 In addition, local designations for protected species (with associated consultation zones/bands) were also reviewed where available/applicable.

2.3 Habitat Survey

- 2.3.1 The Site was subject to a habitat survey on 1st July 2025 by Dr J. Rabineau. Each habitat present within, and where possible, surrounding the Site was mapped in accordance with Version 2.01 of the UK Habitat (UKHab) classification survey methodology. Habitats and features of interest were described, with botanical species recorded. Based on the very small size of the Site, a colour coded habitat map was not provided in this instance, although annotated photographs were produced (Figure 2). Non-native invasive species were also identified (where possible) and mapped where appropriate.
- 2.3.2 Following guidance in UKHab Classification survey methodology, all habitats were classified to level five of the Primary Habitat Hierarchy (where possible). All essential secondary codes were considered and additional codes applied when necessary, with no more than six secondary codes applied to a single habitat parcel. Based on the size of the development, the minimum mappable area was considered 5 sqm for the purposes of mapping.

2.4 Protected Species Habitat Assessment

2.4.1 The survey also included an assessment of the potential for the Site to support protected species due to the habitat types present. This was based on professional experience, and also reviewing industry standard habitat assessment methodologies, however, the survey did not include any specific survey methods designed to demonstrate presence/likely absence of protected species themselves.

2.4.2 The following guidance were consulted:

- Bat Conservation Trust (BCT), Bat Surveys for Professional Ecologists – Good Practice Guidelines 4th Edition (Collins, 2023);
- UK Bat Mitigation Guidelines. A guide to impact assessment, mitigation and compensation for developments affecting bats (Reason and Wray, 2023);
- Bat Special Areas of Conservation (SAC), 2015. Planning Guidance for Wiltshire. Wiltshire Council. Issue 3.0, 10th September 2015;
- Bird Survey and Assessment Steering Group Bird Survey Guidelines for Assessing Ecological Impact, v.1.1.1 (2023);
- Herpetofauna Workers Manual. JNCC. Peterborough (Gent and Gibson, 2003);
- Considering Invertebrates in Preliminary Ecological Appraisal. In Practice. CIEEM (Jukes, 2021);
- Organising Surveys to Determine Site Quality for Invertebrates. A Framework Guide for Ecologists (Webb, 2005);
- Good Planning Practice for Invertebrates: Surveys (Buglife, 2015);
- Hazel Dormouse Conservation Handbook, Third Edition. The Mammal Society (Bullion *et al.*, 2025);
- Hazel Dormouse Mitigation Handbook. The Mammal Society (Wells *et al.*, 2025);
- Hazel Dormice: Advice for Making Planning Decisions (published 14th January 2022); and
- Natural England WML-G37 (12/11). Interim Natural England Advice Note – Dormouse Surveys for Mitigation Licensing – Best Practice and Common Misconceptions.

2.5 Protected Species Building Assessment – Bats

2.5.1 An external and internal daylight PSBA of the buildings was carried out on 1st July 2025 by Dr J. Rabineau and assistant ecologist Mr E. Allistone BSc (Hons). Inspections were made of the outer aspects, looking for signs of potential bat roosting opportunities, such as raised ridge tiles, hanging or roof slates/tiles, raised timber frames/bargeboards/cladding, lintels, loose masonry and any internal access points. Where possible, ledges and windowpanes were also searched for any signs of bat droppings. Internally, the survey concentrated on looking for potential bat entry points, a search for bat droppings, staining and individual bats themselves. In addition, other signs searched for included discarded insect remains, which are a feature indicative of night roosts and/or feeding perch. Finally, a distinctive smell is sometimes present in large, confined roosts and chattering emitted by bats may also be heard. Inspections were aided by the use of both small and large handheld Cree LED torches, ladders, adjustable mirrors, a Ridgid CA-330 endoscope, close focusing binoculars and a Hikvision handheld thermal imaging

camera. Survey methodology followed that suggested within the Bat Conservation Trust (BCT), Bat Surveys for Professional Ecologists – Good Practice Guidelines 4th Edition (Collins, 2023).

2.5.2 The potential of the buildings to support roosting bats was based on Collins (2023) as summarised in Table 2.1:

Table 2.1: Guidelines for assessing potential suitability of buildings/structures for bats

Suitability	Description
<i>None</i>	<i>No habitat features on site likely to be used by any roosting bats at any time of the year (i.e. a complete absence of crevices/suitable shelter at all ground/underground levels)</i>
<i>Negligible</i>	<i>No obvious habitat features on site likely to be used by roosting bats; however, a small element of uncertainty remains as bats can use small and apparently unsuitable features on occasion</i>
<i>Low</i>	<i>A structure with one or more potential roost sites that could be used by individual bats opportunistically at any time of the year...unlikely to be suitable for maternity and not a classic cool/stable hibernation site</i>
<i>Moderate</i>	<i>A structure with one or more potential roost sites that could be used by bats...but unlikely to support a roost of high conservation status</i>
<i>High</i>	<i>A structure with one or more potential roost sites that are obviously suitable for use by larger numbers of bats...potential to support high conservation status roosts, e.g. maternity or classic cool/stable hibernation site</i>
<i>Roost</i>	<i>Where presence has been confirmed</i>

2.6 Protected Species Building Assessment – Birds

2.6.1 In combination with the survey for bats, the buildings were assessed for their suitability to support roosting and breeding birds. This involved specifically looking for evidence of house sparrow, starling, swift and hirundine species. Flat roof areas were assessed for their likelihood to support nesting gull species.

2.7 Evaluation/Assessment of Ecological Features

2.7.1 Following CIEEM (2018), each ecological feature (i.e. designated sites, habitats on and off Site and protected/noteworthy species) was evaluated using the following geographical scale:

- International value (internationally designated sites or those meeting criteria for international designations);
- National (such as Site of Special Scientific Interest [SSSI] or those meeting criteria for national designations – sites with significant Priority Habitat or sustaining Red Data Book species);
- Regional (regional designation – sites with significant regional Biodiversity Action Plan [BAP] habitats or sustaining regional BAP species);
- County (county designation – sites with significant county BAP habitats or sustaining county BAP species or rarities species, County Wildlife Sites [CWS]);
- District (district level designation);
- Local/Parish (local/parish/neighbourhood level designation);
- Site (interest at the site level only); and
- Negligible.

- 2.7.2 In addition, schedules and annexes under the Conservation of Habitats and Species Regulations (as amended) 2017, amended by the Conservation of Habitats and Species (Amendment) (EU exit) Regulations 2019, WCA (as amended) 1981, any local designation or conservation lists were also utilised/reviewed.

2.8 Assessment of Effects

- 2.8.1 Following CIEEM (2018), an assessment of effects without mitigation of each ecological feature (i.e. designated sites, habitats on and off Site and protected/noteworthy species) was undertaken using the following timescale:

- Acute (immediate and discrete);
- Short-term (0 – 3 years);
- Medium-term (3 – 10 years); and
- Long-term (> 10 years).

- 2.8.2 Following the description of suitable mitigation measures, compensation and enhancement measures, the residual effects were also established, as suggested by CIEEM (2018).

2.9 Survey Constraints and Best Practice

Desk Study

- 2.9.1 It should be noted that an absence of desk study records for particular species does not necessarily convey an absence of such species in that area, and is often a facet of under-recording. Because the desk study was designed to give an overview of the species already recorded in the local area, it was not considered to be a significant constraint.

Habitat Survey

- 2.9.2 The habitat survey was undertaken at a suitable time of year with methodology proposed following industry standards and recommended guidelines. Weather conditions at the time of the survey were considered suitable with temperature of 29 °C, no rain, 40 % cloud cover and light breeze. No constraints were encountered during the survey with all parts of the Site accessible and with good visibility.

Protected Species Building Assessment

- 2.9.3 The PSBA was undertaken at a suitable time of year with methodology proposed following industry standards and recommended guidelines. The loft section of part of the Silver Plough was not accessible (no loft hatch). This constraint was taken into consideration during the evaluation, with a conservative assessment applied where necessary.

Biodiversity Net Gain

- 2.9.4 Colmer Ecology was not requested to carry out any biodiversity net gain (BNG) calculation(s) at this stage.

3 Results

3.1 Desk Study

Statutory Designated Sites

- 3.1.1 According to data held on MAGiCMap the Site is not within any statutory designated sites, although within the impact risk zones of several SSSI, including Blackmoor Copse SSSI, Bentley Wood SSSI, Britford Water Meadows SSSI, River Avon System SSSI (part of River Avon Special Area of Conservation [SAC]), and Porton Down SSSI (part of Salisbury Plain SAC and Porton Down Special Protected Area [SPA]). No statutory designated sites were noted within the desk study area.

Other Designated Sites/Information

- 3.1.2 Based on MAGiCMap, there was no 'Priority Habitat Inventory' within the Site, although several were present in the desk study area, including lowland meadows, lowland calcareous grassland, deciduous woodland and, 'no main habitat but additional habitat exists'. The Site is within the National Habitat Network All Habitats Combined – Network Enhancement Zone 1.
- 3.1.3 According to data provided by MAGiCMap, the Site is not within any additional non-statutory designated sites, although the following were noted within the desk study area, as summarised in Table 3.1.

Table 3.1: Non-statutory designated sites within desk study area

Name	Importance	Location	Qualifying Features
Clarendon Park Copses	Regional	575 m south-west	Ancient and semi-natural woodland (priority habitat inventory)
Clarendon Park Copses	Regional	685 m south-west	Ancient replanted (priority habitat inventory)
Hound Wood/Church Copse	Regional	950 south-east	Ancient replanted woodland (priority habitat inventory)

- 3.1.4 The Site is not within any of consultations or buffer zones associated with the Bath and Bradford-on-Avon bats SAC, Mottisfont SAC or Chilmark Quarries SAC.

European Protected Species Licence Applications

- 3.1.5 When reviewing the most recent (2025) Natural England licence update on MAGiCMap, no EPSL applications were located within the desk study area.

3.2 Habitat Survey

- 3.2.1 The habitats present within and where possible, immediately adjacent to the Site were identified and described below in Table 3.2. Annotated photographs of habitats (Figure 2) were also provided.

Table 3.2: Summary of habitats and their potential for protected species

Habitat (based on UKHab)	On/Off Site	Location or TN	Notes/Species List	Potential for Protected Species
Modified grassland – frequently mown g4, 108	On and off	To the south of the Site	Cut grassland Species: ribwort plantain, bindweed, ground elder, ragwort, dandelion and common daisy	Invertebrates (terrestrial)
Non-native and ornamental hedgerow	On	To the west of the Annex	Privet hedge	- Invertebrates (terrestrial) - Breeding birds
h2b Bramble scrub	On	To the north-west of the Annex	Fringe of bramble scrub	- Invertebrates (terrestrial) - Breeding birds
h3d Building – commercial building	On	North and south of the Site	The Silver Plough and Annex, shed outbuilding and garage	- Roosting bats - Breeding birds
u1b5, 815 Other developed land	On and off	Centrally	Driveways (tarmac)	-
u1b6 Suburban mosaic of developed and natural surfaces	On	Adjacent to buildings to To the north-west of the Annex	Concrete pads Cut grassland with areas of gravel, ephemeral, ruderal and ornamental planting	Invertebrates (terrestrial)
u1d Suburban mosaic of developed and natural surfaces – tree	On and off	Scattered	Species: ribwort plantain, bindweed, ground elder, ragwort, dandelion, common daisy, bramble, dog rose, sedge sp. and green alkanet Scattered trees including willow sp., ash, ornamental species	- Invertebrates (terrestrial) - Breeding birds - Foraging bats (synanthropic species)
u1d, 200 Built linear feature – fence	On and off	Adjacent buildings	Concrete pads	-
u1e, 612				

3.3 Protected Species Habitat Assessment

3.3.1 The evidence of and/or potential for protected species within the Site was identified and described below in Table 3.3.

Table 3.3: Summary of evidence of and/or potential for protected species

Species	Evidence	Potential	Records
<i>Badgers</i>	<i>No evidence</i>	<i>No potential</i>	<i>No records</i>
<i>Bats – habitat</i>	<i>N/A</i>	<i>Dominated by buildings and hardstanding within Site – synanthropic species considered likely</i>	<i>Not within any consultation or buffer zones</i>
<i>Bats – roost</i>	<i>No evidence</i>	<i>None of the trees had any potential for roosting bats</i> <i>The buildings were assessed separately in Section 3.4</i>	
<i>Birds (breeding)</i>	<i>No evidence</i>	<i>Suitable habitat in scattered trees and hedge</i> <i>The buildings were assessed separately in Section 3.5</i>	<i>No records</i>
<i>Dormice</i>	<i>No evidence</i>	<i>No potential</i>	<i>No records</i>
<i>Great crested newts</i>	<i>No evidence</i>	<i>No potential</i>	<i>No records</i>
<i>Hedgehogs</i>	<i>No evidence</i>	<i>Limited suitable habitat for foraging and dispersal</i>	<i>No records</i>
<i>Invertebrates (terrestrial)</i>	<i>No evidence</i>	<i>Suitable habitat for common and widespread species</i>	<i>No records</i>
<i>Reptiles</i>	<i>No evidence</i>	<i>No potential</i>	<i>No records</i>

3.4 Protected Species Building Assessment – Bats

3.4.1 A total of four buildings were noted within/adjacent to the Site, including The Silver Plough, Annex, outbuilding and garage (Figures 3 and 4). Table 3.4 details key construction features/materials, whilst Table 3.5 summarises evidence of, and/or potential for bats, as well as overall suitability.

Table 3.4: Summary of construction features/materials

Component	External	Internal
The Silver Plough (including extension and skittle alley)		
Walls	• Render finish • Wooden feather boarding at southern elevation of skittle alley only • Fascia and soffit in places • Cladding at rear, flat roof extension	• Top of wall plate exposed within lofts
Roof/Loft	• Mix of hipped, gabled and flat roofs • Terracotta tiles and ridge • Brick chimneystack • Tight render at hip beam	Main loft: • Modern truss • Bitumen felt throughout • Partially boarded • Double layer of fiberglass insulation • Ridge board present and heavily cobwebbed Extension loft: • Bitumen felt (some ripped) • Fiberglass insulation • Ridge board present • Partially boarded Skittle alley loft: • No access (no loft hatch)
Doors and windows	• Mix of wooden and PVCu, all intact	• No extending lintels
Annex		
Walls	• Painted brick • Soffit with vents	• Top of wall plate open (light from vents visible) • Gable walls of block construction
Roof/Loft	• Terracotta tiles very tight • Modern slate mix, very tight • No access at verge	• Modern truss • Fiberglass insulation • Not boarded • Bitumen felt with occasional gaps
Doors and windows	• Wooden doors and windows, all intact	• No extending lintels
Garage		
Walls	• Painted block • Fascia tight	• Exposed walls • Top of wall plate capped with wooden beam
Roof/Loft	• Flat bitumen	• Wood truss and ply lined
Doors and windows	• Garage doors	• No extending lintels
Outbuilding		
Walls	• Painted block and partial wooden cladding • Fascia tight	• Exposed walls • Top of wall plate capped with wooden beam
Roof/Loft	• Flat bitumen	• Wood truss and ply lined
Doors and windows	• Open fronted and wooden doors	• No extending lintels

Table 3.5: Summary of potential for, and/or evidence of bats, as well as overall suitability

Building/Structure	Potential Features	Evidence of Bat	Suitability ²
<i>The Silver Plough</i>	- Occasional gaps in soffit at front elevation - Occasional raised tile - Occasional raised ridge - Small gap at chimneystack - Raised feather boarding with cavity	- No evidence of bat use - Occasional mouse droppings	Moderate
<i>Annex</i>	None	- No evidence of bat use - Numerous rat droppings	Negligible
<i>Garage</i>	None	No evidence of bat use	Negligible
<i>Outbuilding</i>	None	No evidence of bat use	Negligible

3.5 Protected Species Building Assessment – Birds

3.5.1 At the time of the survey, evidence of breeding birds was noted within The Silver Plough only (as summarised in Table 3.6).

Table 3.6: Summary of breeding bird evidence

Species	Evidence	Location
<i>House sparrow</i>	Nest	Behind feather boarding at skittle alley

² Following Collins (2023)

4 Evaluation and Recommendations

4.1 Summary

- 4.1.1 The current proposals for the Site include two separate planning applications within the same plot of land. One is for the extension of an existing Annexe. The second is for alterations to the main building (The Silver Plough), including fitting of new cladding, aluminium fascia, entrance door and stairway. In order to evaluate impacts on biodiversity and protected species, the location, proposed development and likely level of works have been reviewed (where possible) against current standing advice and legislation. In addition, professional judgment has also been used.

4.2 Desk Study

- 4.2.1 The Site is within the impact risk zones of several SSSI and associated SAC/SPA. These designated sites are classified for their habitats, geology and associated flora and fauna and any development in close proximity to these sites may have a detrimental impact on their ecological functionalities. This may result from the development activities themselves, or increased visitors and subsequent pressure on ecological resources of species linked to the designated sites.
- 4.2.2 The Local Planning Authority (LPA) or ‘competent authority’ will need to review the proposed developments against each citation and/or impact risk zone criteria to ascertain whether the proposed development is likely to have a significant effect on these designations. The LPA will be required to consider the developments alone, and also in conjunction with other proposals or local plans. In determining impacts on these designations, the location, nature of the proposal and plans for the Site will all be assessed. If the proposed development is considered likely to have significant impact on any SAC, SPA and/or Ramsar, the LPA/competent authority will be required to conduct a formal assessment of the ecological implications of the proposed works. Generally termed a Habitat Regulations Assessment (HRA), the proposed works may require a formal screening to the LPA for any likely significant effects (alone or in combination with other projects).
- 4.2.3 Natural England suggests, *‘Where these effects cannot be excluded, assessing them in more detail through an appropriate assessment (AA) is required to ascertain whether an adverse effect on the integrity of the site can be ruled out. Where such an adverse effect on the site cannot be ruled out, and no alternative solutions can be identified, then the project can only then proceed if there are imperative reasons of over-riding public interest and if the necessary compensatory measures can be secured’* (Natural England).
- 4.2.4 When evaluating impacts from the level of works proposed, consideration to the actual area of impact should be measured, which in this case was relatively small. The proposed works were considered unlikely to impact designated sites, or species linked to these designated sites or their ecological functionalities, however, it will be for the LPA to determine this against the aforementioned criteria.

4.3 Habitat Survey

4.3.1 The dominant habitat within the Site was other developed land, with additional habitats including modified grassland, non-native and ornamental hedgerow, bramble scrub, building suburban mosaic of developed and natural surfaces (including trees) and built linear feature. At the time of the survey, no rare or nationally scarce botanical species were identified.

4.3.2 The ecological importance of habitats on, and off Site was summarised in Table 4.1.

Table 4.1: Ecological importance of habitats on and off Site

Ecological Features	Ecological Importance	Explanation
<i>Designated Sites</i>		
SPA and SAC	International	As per designation status
SSSI	National	As per designation status
<i>Habitats on Site</i>		
Modified grassland	Negligible	Common and widespread habitat of limited ecological interest
Non-native and ornamental hedgerow	Site	Common and widespread habitat of limited ecological interest
Bramble scrub	Site	Common and widespread habitat of limited ecological interest
Building	Negligible	No ecological interest (potential for bats in Silver Plough but not within zone of impact)
Other developed land	Negligible	No ecological interest
Suburban mosaic of developed and natural surfaces (excluding trees)	Negligible	No ecological interest
Suburban mosaic of developed and natural surfaces (including trees)	Site	Common and widespread habitat of ecological interest at the Site level
Built linear feature	Negligible	No ecological interest
<i>Habitats off Site</i>		
Modified grassland	Negligible	Common and widespread habitat of limited ecological interest
Other developed land	Negligible	No ecological interest
Trees (suburban mosaic of developed and natural surfaces)	Site	Common and widespread habitat of ecological interest at the Site level
Built linear feature - fence	Negligible	No ecological interest

Evaluation

4.3.3 For the extension of the Annexe, all the habitats proposed to be directly impacted on Site qualified as 'Negligible' or 'Site' ecological importance (Table 4.1). Without mitigation, the impact to these habitats would therefore be considered to have (at worse) medium-term, adverse effect, at the 'Site' level. For the alteration of the main building (The Silver Plough), all the habitats proposed to be directly impacted on Site qualified as 'Negligible' potential. Mitigation/recommendations were proposed in Section 5.

4.3.4 Most adjacent scattered trees were proposed to be retained. However, accidental damage could occur during construction such as root compaction, particularly from vehicular access, removal of materials and digging activities. Without mitigation, the impact would lead to an adverse effect in the medium-

term, at the 'Site' level for the trees adjacent to the Site (indirect impact). Therefore, suitable precautionary measures were proposed in Section 5.

4.3.5 Construction activity may also cause indirect damage from contaminant run-off. Without mitigation, the impact would lead to an adverse effect in the short-term, at the 'Site' level (indirect impact). Therefore, suitable precautionary measures were proposed in Section 5.

4.3.6 Finally, without mitigation, dust created from the proposed works and removal of materials, may be deposited on adjacent trees or vegetation, which would lead to an adverse, short-term effect at the 'Site' level (indirect impact). Therefore, suitable precautionary measures were proposed in Section 5.

4.3.7 Based on the impact of the development being restricted to a relatively small working footprint with a large proportion of the associated works undertaken on habitats of negligible ecological interest, no additional Stage 2 habitat surveys were considered necessary.

4.4 Protected Species

4.4.1 The ecological importance of the Site for protected or noteworthy species was summarised in Table 4.2.

Table 4.2: Ecological importance of the Site for protected or noteworthy species

Ecological Features	Ecological Importance	Explanation
<i>Badgers</i>	<i>Negligible</i>	<i>No evidence of badger use with no potential</i>
<i>Bats – habitat</i>	<i>Site</i>	<i>Garden area and scattered trees with limited potential for synanthropic species</i>
<i>Bats – roost</i>	<i>Site</i>	<i>Moderate roosting potential within the Silver Plough only (not proposed to be impacted by proposals)</i>
<i>Birds</i>	<i>Site</i>	<i>Suitable breeding bird habitat within the hedge and scattered trees</i>
<i>Dormice</i>	<i>Negligible</i>	<i>No suitable habitat within Site</i>
<i>Great crested newts</i>	<i>Negligible</i>	<i>No suitable habitat within Site</i>
<i>Hedgehogs</i>	<i>Site</i>	<i>Limited suitable habitat for foraging and dispersal</i>
<i>Invertebrates (terrestrial)</i>	<i>Site</i>	<i>Some potential for common/widespread species</i>
<i>Reptiles</i>	<i>Negligible</i>	<i>No suitable habitat within Site</i>

4.4.2 Badgers: At the time of the survey, no evidence of badgers was found within the Site with no potential for this species. Therefore, based on current proposals, no further Stage 2 badger surveys were considered necessary, although suitable precautionary measures were proposed in Section 5 (for badgers and other terrestrial mammals).

4.4.3 Bats – habitat: Based on 'professional judgement' (Collins, 2023), the garden area and scattered trees provided suitable conditions for synanthropic species of bats. However, the dominant hardstanding, building and modified grassland habitats within the Site were not considered significantly diverse to support a large assemblage of bats. Importantly, no significant changes to the connectivity of the adjacent habitats or those in the wider landscape were likely, with no net loss of boundary features.

Based on the proposed works, no further Stage 2 bat activity surveys (manual or automated) to assess foraging or commuting activity were considered proportionate in this instance, although lighting restrictions were outlined in Section 5.

- 4.4.4 Bats – roost (trees): No potential bat roosting opportunities were noted within the trees on Site and therefore, no further Stage 2 bat roost surveys were proposed.
- 4.4.5 Bats – roost (building): The buildings on Site were subject to a thorough assessment looking for evidence of bats although none was found internally or externally. Only The Silver Plough was considered to offer ‘Moderate’ (Collins, 2023) roosting potential for bats (all other buildings providing ‘Negligible’ potential only). However, reviewing the current proposals for the Silver Plough, there will be no impact to any of the roofs/lofts (external or internal), with no impact to any of the potential roosting features. It was therefore considered that no further Stage 2 bat surveys were required in this instance. The proposed development was unlikely to have an effect on the ecological functionality of local bat populations or roosts, provided the recommendations in Section 5 were followed.
- 4.4.6 Birds (breeding): The only breeding bird habitat was within The Silver Plough, hedge, bramble scrub and trees. Both the Silver Plough and trees were not proposed to be impacted, however, the small hedge and the bramble scrub were proposed for removal to enable the construction of the Annex’s extension. Therefore, although no further Stage 2 breeding bird surveys (for example walked transects) were considered necessary in this instance, timing restrictions and recommendations were provided in Section 5.
- 4.4.7 Dormice: Based on the surveyor’s experience³ in habitat assessments for dormice, the habitats within the Site provided no potential for this species, with no impact to the boundary features. It was therefore considered that a Stage 2 presence/likely absence dormouse survey following current methodology proposed (Bullion *et al.*, 2025) was not necessary in this instance, with no mitigation or timing restrictions required.
- 4.4.8 Great crested newts: No suitable terrestrial habitat occurred within the Site with no ponds noted within, or in close proximity to the proposed works. The Site was therefore considered to provide negligible potential for this species with no further Stage 2 great crested newt surveys considered necessary and with no mitigation or timing restrictions required.
- 4.4.9 Hedgehogs: Whilst further Stage 2 surveys were not necessary for this species, public authorities have a responsibility to have due regard for hedgehog, to the purpose of conserving biodiversity. Hedgehogs

³ Mr H. Colmer BSc (Hons) Dip MCIEEM FLS – Dormouse licence.

were considered likely to disperse/forage through the Site and consequently, precautionary measures were highlighted in Section 5.

4.4.10 Invertebrates (terrestrial): The habitats within the Site were likely to support a range of common and widespread invertebrate species, however, it was considered that impacts were likely to be low. No further Stage 2 invertebrate surveys were considered necessary, with no mitigation or timing restrictions required.

4.4.11 Reptiles: No suitable reptile habitat was present and therefore a further Stage 2 reptile presence/likely absence survey was not considered necessary, with no mitigation or timing restrictions in relation to the works proposed.

5 Ecological Mitigation, Compensation and Enhancements

5.1 Protected Species

5.1.1 The following measures were required to avoid any adverse impacts to protected species:

1. Bat – habitat: If external lighting was required, this will be kept to a minimum and consist of LED luminaries, ideally of a warm white spectrum (< 2,700 Kelvin), upward light ratio negligible or of 0 % and with good optical control, and with any external security lighting to be set on motion-sensors and short (1 – 2 minutes) timers (Institution of Lighting Professionals and Bat Conservation Trust, 2023). Internal lighting in the new development to be recessed where possible to avoid glare and light spill, particularly into garden areas and along the boundary habitat. Refer to Guidance Note 08/23 on Bats and Artificial Lighting at Night for further details (Institution of Lighting Professionals and Bat Conservation Trust, 2023);
2. Bats – roost: No evidence of roosting bats was recorded within any of the buildings on Site, although The Silver Plough was considered to offer ‘Moderate’ potential for bats. No further surveys were considered necessary based on the current proposed works i.e. no impact to any of the the roofs/lofts (external or internal), with no impact to any of the potential roosting features (i.e. gaps in soffit at front elevation, raised roof and ridge tiles, gap by chimneystack and raised feather boarding). As no bats were recorded roosting on Site, no timing schedule was proposed with no impact to any potential roosting features. However, should a bat(s) be discovered during the works, construction must cease immediately, and professional advice gained before proceeding. Either contact the Bat Conservation Trust Bat Helpline on 0345 1300 228 or Colmer Ecology Ltd on 01392 758325 quoting reference number 2025-72. Bats are not to be handled or removed. It should be noted that additional surveys and/or consultation with Natural England would likely be required in such instances;
3. Birds (breeding): Should any suitable breeding bird habitat require removal during the bird breeding season of 1st March – 30th September inclusive (Hammer and Leech, 2024), a suitably qualified ecologist will need to undertake an inspection for breeding birds within 24 hours prior to any clearance. If breeding birds were identified, these must remain in place until breeding has ceased, with a suitable exclusion zone implemented where necessary. The advising ecologist will periodically monitor any occupied nest, until young have fledged. No inspection or supervised clearance would be required for removal of breeding bird habitat between 1st October – 28th February (or 29th in any leap year); and
4. Terrestrial mammals: During construction, any open dug trenches must be covered overnight to prevent any terrestrial mammals (such as otter, badgers, foxes or hedgehogs) from being trapped. If this was not possible, suitable mammal ladders, in the form of simple wooden planks with a maximum gradient of 1:2 must be provided. In addition, any piping with the potential to entrap terrestrial mammals will be capped at the end of each working day. The contractor shall implement an auditing system, documenting mammal ladder installation or the capping of pipes. Details to be

made available to an ecologist on request, although monitoring during or post construction was not proposed.

5.2 Site Wide Mitigation Measures

5.2.1 In order to avoid any adverse impacts to habitats on and in the vicinity of the Site, the following ecological avoidance measures/mitigation were made:

1. Contractors must work in accordance with the pollution prevention for businesses guidance, Department for Environment, Food and Rural Affairs (DEFRA) and Environment Agency (EA) (2016 – updated 2023) and follow guidelines for preventing adverse dust levels, minimising run off and using bunded storage, for example when refuelling vehicles and storing oil and fuel. Contractors shall be made aware of the potential that pollution incidents may occur, with spills kits to remain on Site for the duration of the development and where necessary, ‘toolbox’ talks to be given. It is the responsibility of the applicant and their contractors to supply appropriate information and monitoring for the LPA to review; and
2. In order to prevent any ground works exposing roots of retained trees/hedgerows, a root protection zone will be implemented in accordance with BS5837:2012 Trees in Relation to Design, Demolition and Construction (BSI, 2012). The root protection zone(s) will be monitored throughout the construction phase and with appropriate signage in place. In addition, any trees that require pruning to be carried out following good silvicultural practices, following consultation with a qualified arboriculturist where appropriate and only where the lack of any Tree Preservation Order has been confirmed.

5.3 Ecological Enhancements

5.3.1 In accordance with the NPPF (revised 2025), new habitats or features of biodiversity gain must be created within a sustainable development, or by managing existing features for ecological and biodiversity gain. Although this may be restricted with the small-scale development proposal, the following enhancements were proposed:

1. Planting: Any post development planting/landscaping to be of native species and locally sourced where possible, aiming to incorporate a varied vegetation structure. An ecologist to review any planting proposal in order to suggest species of known ecological gain. Possible enhancements include the addition of log and rubble piles, flower-rich and taller scrubby areas, and plants resilient to drought and nectar rich for invertebrates; and
2. Swifts: Swifts are a UK Bird of Conservation Concern (BoCC) 5 red listed species (Stanbury *et al.*, 2021) and also declining nationally. To provide additional enhancements, a total of four integrated swift boxes will be fitted at the south-eastern elevation of the new Annex. Boxes to be installed at eaves height, at least 5 m high, out of direct sunlight, away from windows in an uncluttered environment and in clusters due to the colonial nesting of this species (Figure 5). Swift box installation must be overseen and signed off by an ecologist with a ‘toolbox’ talk to contractors (Day

et al., 2019). It is the applicant's responsibility to contact an ecologist prior to installing any boxes. To increase occupancy rate, and where possible, a swift nest cup to be provided inside each box (Action for Swifts). Swift provisions are now considered the '*universal*' nest brick (box), catering for a variety of bird species (such as swift, house sparrow, blue tit, great tit and starling) (Barlow and Prialux, 2022). These swift boxes will comprise either:

- Habitat swift box or Habitat swift brick – can be supplied unfaced or with facing brick, and importantly, suitable for rendering/cladding for a seamless integration into the units (a hole cut into cladding to entrance). Made from insulating concrete; or
- S Brick AfS Trading Ltd (Action for Swifts) brick nest box. Can be supplied in a variety of cavity depths, and in either brick facing, or left blank for rendering; or
- Cambridge swift box comprising inner nest chamber and outer brick slip and access hole; or
- Ibstock swift box – can be supplied in smooth blue, cream or red facing, although not suitable for rendering. Brick and block construction; or
- Manthorpe swift nesting 'brick' – supplied in antique red, terracotta, buff, grey or black and not suitable for rendering. Made from uPVC and polypropylene; or
- Schwegler 1A lightweight swift nest box – can be installed flush with wall and clad over with a hole cut in cladding to provide access.

5.3.2 Architectural drawings must be updated to reflect these enhancements provision.

5.4 Residual effects

5.4.1 The residual effects following implementation of mitigation and compensation were summarised in Table 5.1 for each ecological feature following CIEEM (2018).

Table 5.1: Summary of residual effects

Ecological Feature	Impact	Level	Mitigation Measures	Compensation/Enhancement Measures	Residual Effects
Designated Sites					
SPA and SAC	LPA to confirm if HRA is required	International	-	-	-
SSSI	LPA to review impact risk zone criteria	National	-	-	-
All Habitats on and off Site					
All habitats	Contaminant run-off during construction	N/A	Contractors to work in accordance with the pollution prevention for business guidance (DEFRA and EA, 2016 – updated 2023)	N/A	N/A
	Dust from works				
Habitats on Site (Based on UKHab)					
Modified grassland	Partial removal	Negligible	-	-	-
Non-native and ornamental hedgerow	Removal	Site	-	Post development planting/landscaping to be of native species and locally sourced where possible, aiming to incorporate a varied vegetation structure	Neutral
Bramble scrub	Removal	Site			
Building	Extension/modification	Negligible	-	-	-
Other developed land	No impact	Negligible	-	-	-
Suburban mosaic of developed and natural surfaces (excluding trees)	Partial removal	Negligible	-	-	-
Suburban mosaic of developed and natural surfaces (including trees)	No impact	Site	Root protection zone implemented in accordance with BS5837:2012 Trees in Relation to Design, Demolition and Construction	-	Neutral
Built linear feature	No impact	Negligible	-	-	-
Habitats off Site (Based on UKHab)					
Modified grassland	No impact	Negligible	-	-	-
Other developed land	No impact	Negligible	-	-	Neutral
Trees (suburban mosaic of developed and natural surfaces)	No impact	Site	Root protection zone implemented in accordance with BS5837:2012 Trees in Relation to Design, Demolition and Construction	-	Neutral

Ecological Feature	Impact	Level	Mitigation Measures	Compensation/Enhancement Measures	Residual Effects
<i>Protected and Noteworthy Species on Site</i>					
<i>Badgers</i>	Potential to become entrapped in excavation/piping during construction period	Negligible	Trenches to be covered at night and/or fitting of suitable terrestrial mammal ladders, as well as capping pipes	-	Neutral
<i>Bats – habitat</i>	Indirect potential impact from additional lighting	Site	LED luminaries, ideally of a warm white spectrum (< 2,700 Kelvin), upward light ratio negligible or of 0 % and with good optical control, with any external security lighting to be set on motion-sensors and short (1 – 2 minutes) timers		Neutral
<i>Bats – roost</i>	No impact	Site	No impact to any of the roofs/lofts (external or internal) at The Silver Plough, with no impact to any of the potential roosting features (i.e. gaps in soffit at front elevation, raised roof and ridge tiles, gap by chimneystack and raised feather boarding)	-	Neutral
<i>Birds</i>	Removal of suitable habitat	Site	Should any suitable breeding bird habitat require removal during the bird breeding season of 1 st March – 30 th September inclusive, a suitably qualified individual would need to undertake an inspection for breeding birds within 24 hours prior to any clearance	Proposed swift boxes on Annex	Positive
<i>Dormice</i>	No impact	Negligible	-	-	-
<i>Great crested newts</i>	No impact	Negligible	-	-	-
<i>Hedgehogs</i>	Potential to become entrapped in excavation/piping during construction period	Site	Trenches to be covered at night and/or fitting of suitable terrestrial mammal ladders, as well as capping pipes	-	Neutral
<i>Invertebrates (terrestrial)</i>	Removal of some suitable habitat	Site	-	-	-
<i>Reptiles</i>	No impact	Negligible	-	-	-

6 Conclusion

- 6.1 An EclA was carried out of land and buildings at The Silver Plough, Salisbury, Wiltshire, to assess impacts from the proposed developments. During the survey, no rare or nationally scarce botanical species were identified.
- 6.2 All habitat types have been identified and mapped, with the Site dominated by other developed land, with additional habitats including modified grassland, non-native and ornamental hedgerow, bramble scrub, building suburban mosaic of developed and natural surfaces (including trees) and built linear feature. An assessment of site valuation and impact to habitats was undertaken with suitable mitigation and compensation measures suggested as required.
- 6.3 During the PSBA, the Annex, garage and outbuildings were considered to offer '*Negligible*' (Collins, 2023) roosting potential for bats, with no evidence of breeding birds recorded. The Silver Plough was considered to offer '*Moderate*' (Collins, 2023) roosting potential for bats, with evidence of breeding birds recorded at the feather boarding of the skittle alley. However, the current proposed works were not envisaged to affect any of the potential bat roost features, and therefore, impacts from the proposed development were considered negligible with no further Stage 2 bat surveys deemed necessary at this stage, provided the recommendations in Section 5 are followed.
- 6.4 Additional ecological mitigation and enhancements at the site level were proposed where necessary.
- 6.5 For both applications, in the absence of mitigation measures, the proposed development was considered likely to have, at worst, medium-term, adverse effect at the '*Site*' level (indirect impact to trees). However, by following the proposed mitigation and precautionary measures, the development was not considered to have any significant residual effect to ecological features within or adjacent to the Site. No European protected species licences were required in this instance. The ecological mitigation as outlined must be followed and conditioned.

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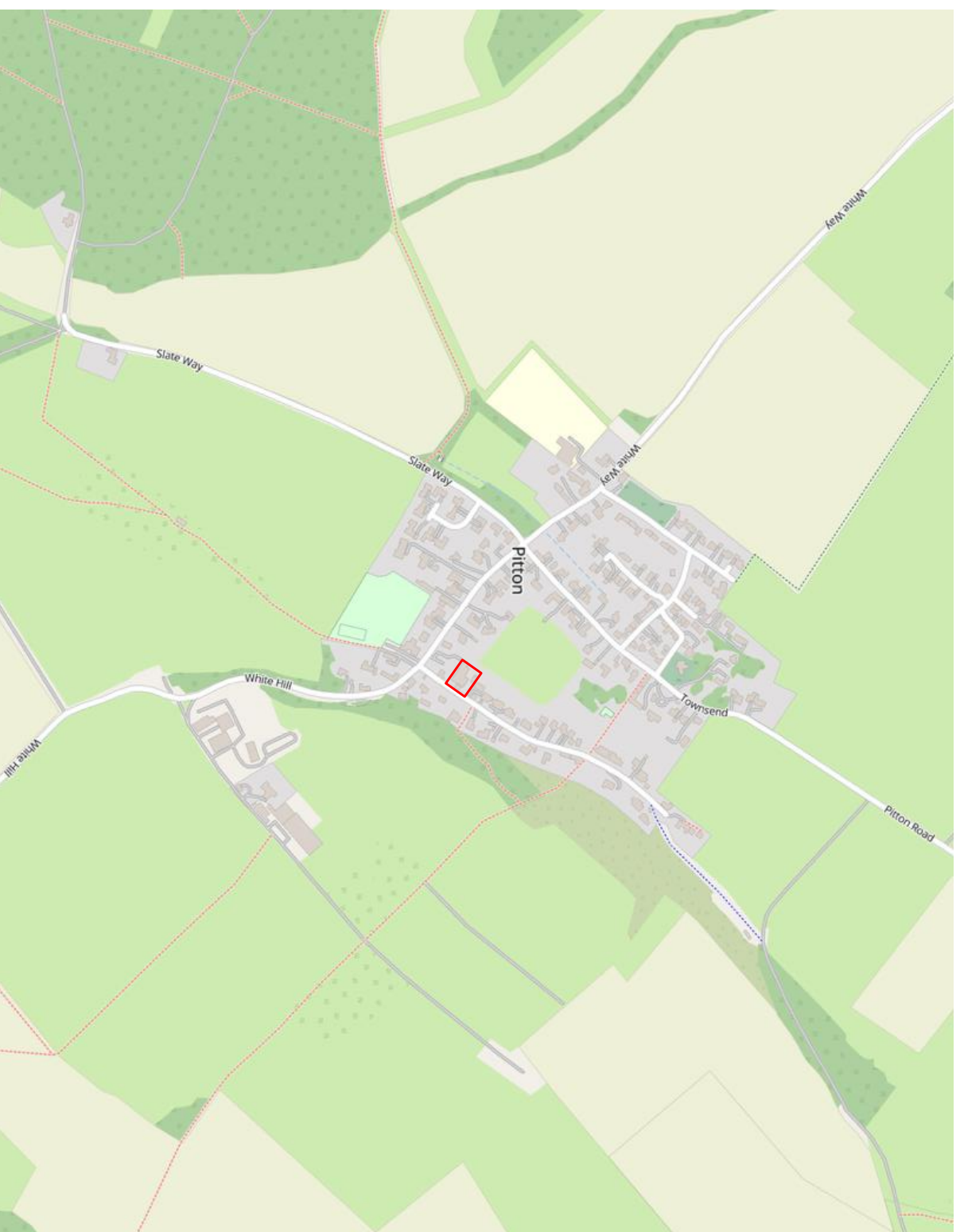
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Figures

Figure 1: Site location (red) – map provided by OpenStreetMap. Site: SU 21268 31270



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Map data from OpenStreetMap.

Figure 2: Annotated photographs – habitats (photos taken 01/07/2025)

Sparse vegetated ruderal/ephemeral to the north-west of the Site – looking north-west



Sparse vegetated ruderal/ephemeral to the north-west of the Site with small native hedgerow



Tarmac driveway



Modified grassland



Tarmac driveway



Tarmac area for proposed disabled parking



Figure 3: Annotated photographs – external (photos taken 01/07/2025)

Front elevation of The Silver Plough



Extension at The Silver Plough



Rear elevation of The Silver Plough



Annex



Garage



Outbuilding



Figure 4: Annotated photographs – internal (photos taken 01/07/2025)

Main loft space of The Silver Plough



Ridge board heavily cobwebbed within main loft at The Silver Plough



Loft space of extension



Loft space of Amec



Internal space of garage



Internal space of outbuilding



Figure 5: Proposed swift enhancement



Examples of in-built swift boxes:

Cambridge swift box (inner nest chamber and outer entrance hole). Outer brick can be supplied in any colour, and potential for rendering.



Manthorpe swift nest box – can be supplied in any facing colour, but not suitable for rendering.



Habitat/Wienerberger swift nest box. Each box to be installed in suggested locations, and the box can be supplied with **ANY** facing material. It can also be supplied unfaced, for rendering.



Appendices

Appendix 1

Non-exhaustive Fauna and Flora Latin Names

Fauna

Adder	<i>Vipera berus</i>	Speckled wood	<i>Pararge aegeria</i>	Common harebell	<i>Campanula rotundifolia</i>
Badger	<i>Meles meles</i>	Starling	<i>Sturnus vulgaris</i>	Common marsh-bedstraw	<i>Galium palustre</i>
Bank vole	<i>Myodes glareolus</i>	Stoat	<i>Mustela erminea</i>	Common nettle	<i>Urtica dioica</i>
Barbastelle	<i>Barbastella barbastellus</i>	Water vole	<i>Arvicola amphibius</i>	Common sorrel	<i>Rumex acetosa</i>
Barn owl	<i>Tyto alba</i>	Whiskered	<i>Myotis mystacinus</i>	Common toadflax	<i>Linaria vulgaris</i>
Barn swallow	<i>Hirundo rustica</i>	Wood pigeon	<i>Columba palumbus</i>	Common violet	<i>Viola riviniana</i>
Bechstein	<i>Myotis bechsteini</i>			Cotoneaster	<i>Cotoneaster</i> sp.
Blue tit	<i>Cyanistes caeruleus</i>	<u>Flora</u>		Cottongrass	<i>Eriophorum angustifolium</i>
Brandt	<i>Myotis brandtii</i>			Cow parsley	<i>Anthriscus sylvestris</i>
Brown long-eared	<i>Plecotus auritus</i>	Agrimony	<i>Agrimonia</i> sp.	Cranesbill species	<i>Geranium</i>
Cirl bunting	<i>Emberiza cirlus</i>	Alder	<i>Alnus glutinosa</i>	Creeping bent	<i>Agrostis stolonifera</i>
Common frog	<i>Rana temporaria</i>	Annual meadow-grass	<i>Poa annua</i>	Creeping buttercup	<i>Ranunculus repens</i>
Common kingfisher	<i>Alcedo atthis</i>	Apple	<i>Malus domestica</i>	Creeping cinquefoil	<i>Potentilla reptans</i>
Common lizard	<i>Zootoca vivipara</i>	Ash	<i>Fraxinus excelsior</i>	Crested Dogstail	<i>Cynosurus cristatus</i>
Common pipistrelle	<i>Pipistrellus pipistrellus</i>	Aspen	<i>Populus tremula</i>	Cuckooflower	<i>Cardamine pratensis</i>
Common swift	<i>Apus apus</i>	Bay laurel	<i>Laurus nobilis</i>	Cypress species	<i>Cupressus</i> sp.
Common toad	<i>Bufo bufo</i>	Beech	<i>Fagus sylvatica</i>	Daffodil	<i>Narcissus</i> sp.
Daubenton	<i>Myotis daubentonii</i>	Bell heather	<i>Erica cinerea</i>	Daisy	<i>Bellis perennis</i>
Domouse	<i>Muscardinus avellanarius</i>	Bindweed	<i>Calyptegia sepium</i>	Dandelion	<i>Taraxacum officinale</i> agg.
Eurasian beaver	<i>Castor fiber</i>	Bird's-foot-trefoil	<i>Lotus corniculatus</i>	Devil's-bit scabious	<i>Succisa pratensis</i>
European eel	<i>Anguilla anguilla</i>	Blackthorn	<i>Prunus spinosa</i>	Dock species	<i>Rumex</i> sp.
European Hedgehog	<i>Erinaceus europaeus</i>	Bluebell	<i>Hyacinthoides non-scripta</i>	Dog rose	<i>Rosa canina</i>
Grass snake	<i>Natrix natrix</i>	Bobbean	<i>Menyanthes trifoliata</i>	Dog's mercury	<i>Mercurialis perennis</i>
Great crested newt	<i>Triturus cristatus</i>	Borage	<i>Borago officinalis</i>	Elder	<i>Sambucus nigra</i>
Greater horseshoe	<i>Rhinolophus ferrumequinum</i>	Bracken	<i>Pteridium aquilinum</i>	Elm	<i>Ulmus minor</i> var. <i>vulgaris</i>
Grey long-eared	<i>Plecotu austriacus</i>	Bramble	<i>Rubus fruticosus</i> sp. agg.	False oat-grass	<i>Arrhenatherum elatius</i>
House sparrow	<i>Passer domesticus</i>	Bristly ox-tongue	<i>Helminthotheca echioides</i>	Field bindweed	<i>Convolvulus arvensis</i>
Leisler	<i>Myctalus leisleri</i>	Bugle	<i>Ajuga reptans</i>	Field maple	<i>Acer campestre</i>
Lesser horseshoe	<i>Rhinolophus hipposideros</i>	Buttercup	<i>Ranunculus</i> sp.	Fleabane	<i>Erigeron</i> sp.
Nathusius pipistrelle	<i>Pipistrellus nathusii</i>	Butterfly bush	<i>Buddleia davidii</i>	Forget-me-not	<i>Myosotis scorpioides</i>
Natterer	<i>Myotis nattereri</i>	Camomile	<i>Matricaria chamomilla</i>	Foxglove	<i>Digitalis purpurea</i>
Noctule	<i>Myctalus noctula</i>	Canadian pondweed	<i>Elodea canadensis</i>	Fuchsia	<i>Fuchsia magellanica</i>
Otter	<i>Lutra lutra</i>	Chickweed	<i>Stellaria media</i>	German der speedwell	<i>Veronica chamaedrys</i>
Palinate newt	<i>Triturus helveticus</i>	Cleavers	<i>Galium aparine</i>	Giant Hogweed	<i>Heracleum mantegazzianum</i>
Red admiral	<i>Vanessa atalanta</i>	Clover species	<i>Trifolium</i>	Goose grass	<i>Galium aparine</i>
Roach	<i>Rutilus rutilus</i>	Cock's-foot	<i>Corylus</i> sp.	Gorse	<i>Ulex europaeus</i>
Roe deer	<i>Capreolus capreolus</i>	Comfrey	<i>Dactylis glomerata</i>	Greater birds-foot trefoil	<i>Lotus pedunculatus</i>
Serotine	<i>Epitesinus serotinus</i>	Common bistort	<i>Symphytum officinale</i>	Greater burdock	<i>Arctium lappa</i>
Slow worm	<i>Anguis fragilis</i>	Common chickweed	<i>Persicaria bistorta</i>	Greater plantain	<i>Plantago major</i>
Smooth newt	<i>Triturus vulgaris</i>	Common figwort	<i>Stellaria media</i>	Ground ivy	<i>Glechoma hederacea</i>
Soprano pipistrelle	<i>Pipistrelly pygmaeus</i>		<i>Scrophularia nodosa</i>	Guelder-rose	<i>Sambucus ebulus</i>

Guelder rose	<i>Viburnum opulus</i>	Navelwort	<i>Umbilicus rupestris</i>	Spear thistle	<i>Cirsium vulgare</i>
Hairy brome	<i>Bromus ramosus</i>	New Zealand pigmy weed	<i>Crassula helmsii</i>	Spindle	<i>Elyonimus europaeus</i>
Harts tongue fern	<i>Asplenium scolopendrium</i>	Oxeye daisy	<i>Leucanthemum vulgare</i>	Stitchwort species	<i>Stellaria sp.</i>
Hawbit	<i>Leontodon</i> sp.	Pedunculate oak	<i>Quercus robur</i>	Sumac	<i>Rhus sp.</i>
Hawthorn	<i>Crataegus monogyna</i>	Pendulous sedge	<i>Carex pendula</i>	Sycamore	<i>Acer pseudoplatanus</i>
Hazel	<i>Corylus avellana</i>	Perennial rye-grass	<i>Lolium perenne</i>	Teasel species	<i>Dipsacus sp.</i>
Hemlock water-dropwort	<i>Oenanthe crocata</i>	Periwinkle	<i>Viola</i> sp.	Thistle species	<i>Cirsium</i> sp.
Hemp-agrimony	<i>Eupatorium cannabinum</i>	Pimpinel species	<i>Lysimachia</i> sp.	Three-cornered leek	<i>Allium triquetrum</i>
Herb-robert	<i>Geranium robertianum</i>	Pine	<i>Pinus</i> sp.	Timothy	<i>Phleum pratense</i>
Himalayan balsam	<i>Impatiens glandulifera</i>	Pineapple weed	<i>Mitricaria discoidea</i>	Tutsan	<i>Potentilla erecta</i>
Hogweed	<i>Heracleum sphondylium</i>	Pond weed	<i>Potamogeton</i>	Velch species	<i>Hypericum androsaemum</i>
Holly	<i>Ilex aquifolium</i>	Poplar species	<i>Populus</i> sp.	Walnut	<i>Vicia</i> sp.
Holm oak	<i>Quercus ilex</i>	Poppy	<i>Papaver</i> sp.	Water	<i>Juglans regia</i>
Honesty	<i>Lunaria annua</i>	Primrose	<i>Primula vulgaris</i>	Water crowfoot	<i>Ranunculus aquatilis</i>
Honeysuckle	<i>Lonicera periclymenum</i>	Privet	<i>Ligustrum</i> sp.	Water forget-me-not	<i>Myosotis scorpioides</i>
Hornbeam	<i>Carpinus betulus</i>	Purple loosestrife	<i>Lythrum salicaria</i>	Water mint	<i>Menia aquatica</i>
Horse chestnut	<i>Aesculus x carnea</i>	Purple toadflax	<i>Linaria purpurea</i>	Water plantain	<i>Alisma plantago-aquatica</i>
Horsetail	<i>Equisetum arvense</i>	Ragged-robin	<i>Lychnis flos-cuculi</i>	Wavy St John's-wort	<i>Hypericum undulatum</i>
Ivy	<i>Hedera helix</i>	Ragwort	<i>Sedum jacobae</i>	Wayfaring-tree	<i>Viburnum lantana</i>
Japanese knotweed	<i>Fallopia japonica</i>	Red campion	<i>Silene dioica</i>	White bryony	<i>Bryonia dioica</i>
Lady's bedstraw	<i>Galium verum</i>	Red clover	<i>Trifolium pratense</i>	White clover	<i>Silene latifolia</i>
Laurel	<i>Lauraceae</i>	Red valerian	<i>Centranthus ruber</i>	White deadnettle	<i>Lamium album</i>
Lavender	<i>Lavandula officinalis</i>	Reed canary grass	<i>Phalaris arundinacea</i>	White melilot	<i>Melilotus albus</i>
Lesser bulrush	<i>Typha angustifolia</i>	Reed sweet grass	<i>Glyceria maxima</i>	Wild carrot	<i>Daucus carota</i>
Lesser burdock	<i>Arctium minus</i>	Reedgrass species	<i>Typha</i> sp.	Wild cherry	<i>Prunus avium</i>
Lesser celandine	<i>Ranunculus ficaria</i>	Rhododendron	<i>Rhododendron ponticum</i>	Wild garlic	<i>Allium ursinum</i>
Leyland cypress	<i>Leylandii</i> sp.	Ribwort plantain	<i>Plantago lanceolata</i>	Wild geraniums	<i>Geranium maculatum</i>
Lily of the Valley	<i>Convallaria majalis</i>	Rosemary	<i>Rosmarinus officinalis</i>	Wild strawberry	<i>Fragaria vesca</i>
Lime	<i>Tilia</i> sp.	Rough hawkbit	<i>Leontodon hispidus</i>	Willow species	<i>Salix</i> sp.
Lords-and-ladies	<i>Arum maculatum</i>	Rough meadowgrass	<i>Poa trivialis</i>	Willowherb	<i>Epilobium</i> sp.
Male fern	<i>Dryopteris filix-mas</i>	Roman	<i>Sorbus aucuparia</i>	Winter heliotrope	<i>Petasites fragrans</i>
March marigold	<i>Caltha palustris</i>	Russian vine	<i>Fallopia boudschuanica</i>	Wood anemone	<i>Anemone nemorosa</i>
Marsh cinquefoil	<i>Potentilla palustris</i>	Scentless mayweed	<i>Tripleurospermum inodorum</i>	Wood sorrel	<i>Oxalis acetosella</i>
Marsh fritillary	<i>Euphydryas aurinia</i>	Scots pine	<i>Pinus sylvestris</i>	Wood spurge	<i>Euphorbia amygdaloides</i>
Marsh pennywort	<i>Hydrocotyle vulgaris</i>	Sessile oak	<i>Quercus petraea</i>	Woundworts	<i>Stachys</i> sp.
Meadow buttercup	<i>Ranunculus acris</i>	Shepard's-purse	<i>Capsella bursa-pastoris</i>	Wych elm	<i>Ulmus glabra</i>
Meadow fescue	<i>Festuca pratensis</i>	Silver birch	<i>Betula pendula</i>	Yarrow	<i>Achillea millefolium</i>
Meadow foxtail	<i>Alopecurus pratensis</i>	Silverweed	<i>Potentilla anserina</i>	Yellow-rattle	<i>Rhinanthus minor</i>
Meadowswet	<i>Filipendula ulmaria</i>	Smooth lare	<i>Vicia tetrasperma</i>	Yew	<i>Taxus baccata</i>
Montbretia species	<i>Crocus</i> sp.	Soft rush	<i>Juncus effusus</i>	Yorkshire fog	<i>Holcus lanatus</i>
Monterey pine	<i>Pinus radiata</i>	Sow thistle	<i>Sonchus oleraceus</i>		

Appendix 2

Summary of Legislative Context

BADGERS

In England, badgers are listed under Appendix III of the Bern Convention, and protected under the Protection of Badgers Act 1992, which makes it an offence to intentionally kill, injure or capture a badger, damage, destroy or block access to their setts, disturb badgers when occupying their sett, as well as treat them cruelly, deliberately send or intentionally allow a dog into a sett, and bait or dig for them.

BATS

Bats are fully protected and listed under Schedule 2 of The Conservation of Habitats and Species Regulations (as amended) 2017 amended by The Conservation of Habitats and Species (Amendment) (EU exit) Regulations 2019, Schedule 5 of the wildlife and Countryside Act (WCA) (as amended) 1981, and listed under Section 41 (S41) of the NERC Act (2006), as well as included in the CRoW Act (2000). All UK bat species are also listed under Appendix II of the Bern Convention (with the exception of common pipistrelle *Pipistrellus pipistrellus*, which is on Appendix III) and Appendix II of the Bonn Convention. In addition, greater horseshoe *Rhinolophus ferrumequinum*, lesser horseshoe *Rhinolophus hipposideros*, Bechstein's *Myotis bechsteinii*, noctule *Nyctalus noctula*, soprano pipistrelle *Pipistrellus pygmaeus*, brown long-eared *Plecotus auritus* and barbastelle *Barbastella barbastellus* are also listed as Biodiversity Action Plan (BAP).

The protection afforded to bats is such that the animals and their roosts (used for rest or shelter) are legally protected. It is a criminal offence to deliberately take, injure, or kill a bat, intentionally or recklessly disturb a bat in its roost or deliberately disturb a group of bats, damage or destroy a place used by bats for breeding or resting (even if bats are not present), possess or advertise/sell/exchange a bat of a species found in the wild (dead or alive), whole or any part of a bat, as well as intentionally or recklessly obstruct access to a bat roost. Important populations of greater and lesser horseshoes, Bechstein's and barbastelle require the designation of Special Area of Conservation (SAC).

Therefore, unlicensed works that may cause disturbance, killing, injury or blocking access to a place of rest and shelter has the potential to cause an offence. Following the withdrawal of Planning Policy Statement 9 (PPS9): Biodiversity and Geological Conservation, the NPPF was published as its replacement in 2012. Circular ODPM 06/2005: Biodiversity and Geological Conservation – Statutory Obligations and their impact within the Planning System, was a guidance document that accompanied PPS9, and is still valid in its interpretation by local planning authorities on the impact a development may have on protected species. Circular 06/2005 states that the presence of a protected species is a, '*material consideration when a planning authority is considering a development proposal that, if carried out, would be likely to result in harm to the species or its habitat*' (ODPM 06/2005).

BIRDS

Under Section 1 of the WCA (as amended) 1981, wild birds (with exceptions) are protected from being killed, injured or captured, while their nests and eggs are protected from being damaged, destroyed or taken while in use.

In addition, certain species such as barn owls are listed on Schedule 1 of the WCA (as amended) 1981 and are afforded additional protection from disturbance near and at a nest site, which makes it an offence to disturb them while breeding.

CRAYFISH (Atlantic/white-clawed) and FRESHWATER PEARL MUSSEL

In England, white-clawed (Atlantic) crayfish are protected under Schedule 5 of the WCA (as amended) 1981. They are also listed under S41 of the NERC Act (2006) and Appendix III of the Bern Convention. The species is also listed as UKBAP. The protection afforded to white-clawed (Atlantic) crayfish makes it an offence to take them from the wild, offer for sale, hold or transport for sale (either dead or alive, whole or in part) as well as publish or advertise as being for sale. In addition, important population of this species require the designation of SAC.

In England, freshwater pearl mussels are protected under Schedule 5 of the WCA (as amended) 1981. They are also listed under S41 of the NERC Act (2006). The level of protection for freshwater pearl mussel makes it a criminal offence to intentionally kill or injure them, possess or control them (live or dead), intentionally or recklessly damage or destroy any structure or places used for shelter or protection, with animals protected from intentional or reckless disturbance while occupying a structure or place used for shelter or protection. In addition, it is an offence to intentionally or recklessly obstruct access to any structure of place used by freshwater pearl mussel for shelter or protection, with important populations of this species requiring the designation of SAC.

DORMICE

In England, dormice are fully protected under Schedule 2 of The Conservation of Habitats and Species Regulations (as amended) 2017 amended by The Conservation of Habitats and Species (Amendment) (EU exit) Regulations 2019, Schedule 5 of the WCA (as amended) 1981, and listed under S41 of the NERC Act (2006) and CRow Act (2000). In addition, dormice are also listed as UKBAP species.

The protection afforded to dormice is such that the animals and the places they use for rest or shelter are legally protected. It is a criminal offence to deliberately or intentionally take, injure, or kill a dormouse, damage or destroy a place used by dormice for breeding or resting, deliberately or recklessly disturb a dormouse while in its structure or place of shelter/protection, block access to structures or places of shelter/protection, possess or sell, control or transport a dormouse (dead or alive, whole or in part).

FISH (BONY)

In the UK, Atlantic salmon (freshwater only) are protected (may not be captured or killed in certain ways) under Schedule 4 of The Conservation of Habitats and Species Regulations (as amended) 2017 amended by the Conservation of Habitat and Species (Amendment) (EU exit) Regulations 2019. In addition, they are also listed under Appendix III of the Bern Convention (whilst in freshwater), listed under S41 of the NERC Act (2006), included within the Salmon and Freshwater Fisheries Act 1975 and a UKBAP priority species for England, Wales, Scotland and Northern Ireland. The protection afforded to Atlantic salmon (freshwater only) makes it an offence to capture or kill them via any means capable of causing the local disappearance of, or serious disturbance to, a population. An important population of this species require the designation of SAC. In December 2023, the International Union for Conservation of Nature (IUCN) recently reclassified Atlantic

salmon in Great Britain (excluding Leven subpopulation and English chalkstream) from 'Least Concern' to 'Endangered' as a result of significant declines in population since 2006.

Eel are included within The Eels (England and Wales) Regulations 2009, listed under S41 of the NERC Act (2006) and a UKBAP priority species for England, Wales, Scotland and Northern Ireland. In Great Britain, the ICUN classify eel as critically endangered.

Sea/brown trout are listed under S41 of the NERC Act (2006) and also a UKBAP priority species for England, Wales, Scotland and Northern Ireland.

GREAT CRESTED NEWTS

In England, great crested newts are fully protected under Schedule 2 of The Conservation of Habitats and Species Regulations (as amended) 2017 amended by The Conservation of Habitats and Species (Amendment) (EU exit) Regulations 2019, Schedule 5 of the WCA (as amended) 1981, listed under S41 of the NERC Act (2006), and the CRoW Act (2000). In addition, great crested newts are also listed under Appendix II of the Bern Convention and as a UKBAP species, with important populations of this species requiring the designation of SAC.

The protection afforded to great crested newt is such that the animals and the places they use for rest or shelter are legally protected. It is a criminal offence to deliberately or intentionally take, injure, disturb or kill a great crested newt, damage or destroy their breeding or resting places, deliberately or recklessly block access to structures or places of shelter/protection, possess or sell, control or transport a great crested newt (dead or alive, whole or in part) or take their eggs.

HEDGEHOGS

In England, hedgehogs are listed under Appendix III of the Bern Convention, Schedule 6 of the WCA (as amended) 1981 and Section 41 of NERC Act (2006). Hedgehogs are also a UK Priority Species.

NON-NATIVE INVASIVE BOTANICAL SPECIES

Non-native invasive species are listed under Schedule 9, part II of the WCA (as amended) 1981. Under Section 14(1) of the WCA (as amended) 1981, it is an offence to plant or otherwise cause to grow in the wild any plant listed in part II of Schedule 9.

Indicative list of plant species under Schedule 9 regularly encountered:

- Himalayan balsam *Impatiens glandulifera*
- Japanese knotweed *Fallopia japonica*
- Cotoneaster (*C. horizontalis*, *C. integrifolius*, *C. simonsii*, *C. bullatus* and *C. microphyllus*)
- Giant hogweed *Heracleum mantegazzianum*
- Montbretia *Crocasmia x crocosmiiflora*
- Three-cornered leek/garlic *Allium triquetrum*
- Rhododendron (*Rhododendron ponticum* and *Rhododendron ponticum x Rhododendron maximum*)

OTTERS

In England, otters are fully protected under Schedule 2 of The Conservation of Habitats and Species Regulations (as amended) 2017 amended by The Conservation of Habitats and Species (Amendment) (EU exit) Regulations 2019, Schedule 5 of the WCA (as amended) 1981, and listed under S41 of the NERC Act (2006) as well as included in the CRow Act (2000). In addition, otters are also listed under Appendix II of the Bern Convention, as a UKBAP and important population of this species require the designation of SAC.

The protection afforded to otters is such that the animals and the places they use for rest or shelter are legally protected. It is a criminal offence to deliberately or intentionally take, injure, disturb or kill otters, damage or destroy their breeding or resting places, deliberately or recklessly block access to structures or places of shelter/protection, possess or sell, control or transport an otter (dead or alive, whole or in part).

PLANTS

All wild plants (the term 'plant' include algae, lichens, fungi, mosses, liverworts and vascular plants) are protected under Section 13 of the WCA (as amended) 1981 which makes it an offence for an un-authorised person to intentionally uproot any wild plant. In addition, it is an offence to intentionally pick, uproot or destroy any wild plant listed under Schedule 8 of the WCA (as amended) 1981.

In addition, notable plant species include those that are listed as:

- Nationally Vulnerable i.e. when considered to be facing a high risk of extinction in the wild
- Nationally Scarce i.e. species recorded in 16-100 hectads in Great Britain
- Nationally Rare i.e. species occurring in 15 or fewer hectads in Great Britain

REPTILES (excluding smooth snake and sand lizard)

In England, the four widespread species of reptiles (common lizard, slow-worm, adder and grass snakes) are listed under S41 of the NERC Act (2006) and protected under Schedule 5 of the WCA (as amended) 1981. In addition, these four species are also listed as UKBAP.

The protection afforded to slow-worm, common lizard, adder and grass snake is such that the animals are protected from intentional killing or injuring, as well as being sold, offered for sale or held or transported for sale (dead or alive, whole or in part) as well as protected from being published or advertised as being for sale.

WATER VOLES

In England, water voles are protected and listed under Schedule 5 of The WCA (as amended) 1981 and listed under S41 the NERC Act (2006). In addition, water voles are also listed as UKBAP.

The protection afforded to water voles is such that the animals and the places they use for rest or shelter are legally protected. It is a criminal offence to intentionally take, injure or kill water voles, intentionally or recklessly damage, destroy or block access to their breeding or resting places, intentionally or recklessly disturb them in a place of shelter or protection, possess or sell, control or transport a water vole not bred in captivity (dead or alive, whole or in part).



Colmer Ecology Ltd | Unit 3 – Fortescue Court Business Park | Brampford Speke | Exeter |
Devon | EX5 5JN

T: 01392 758 325

E: mail@colmer-ecology.co.uk

W: www.colmer-ecology.co.uk

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Registered Office: Unit 3 – Fortescue Court Business Park | Brampford Speke | Exeter | EX5 5JN