

Preliminary Ecological Appraisal

Colerne Residential

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1.0 Introduction

- 1.1 This document has been prepared by Nicholas Pearson Associates (NPA) on behalf of Kemble Business Park LLP who propose a residential development on land at Colerne Industrial and Storage Park (OS Grid reference ST 814 714). The land is hereafter referred to as the "Site"
- 1.2 Proposals comprise an outline application (with all matters reserved except access) for the demolition of existing buildings and structures and the erection of up to 150 dwellings (Use Class C3), with associated vehicular access from Bath Road and associated works including internal estate roads (illustrative), infrastructure, open space, landscaping and other works. Illustrative proposals are shown on the Illustrative Masterplan¹ and the Illustrative Landscape and Ecology Plan². with Access proposals and Site constraints are shown on the Access, Movement and Connectivity Parameter Plan³ and the Landscape and Ecology Parameters Plan⁴.
- 1.3 To identify potential ecological constraints and opportunities in relation to the above proposals, NPA have been instructed to produce a Preliminary Ecological Appraisal. NPA undertook a desk study, a habitat survey, and an assessment of the potential for habitats on Site to support protected species and opportunities to deliver ecological enhancements. Requirement for further ecological survey/assessment were identified, this report presents the results for the preliminary roost assessment for bats and eDNA survey for Great Crested Newt and a Biodiversity Metric Calculation. It also includes a preliminary identification of potential impacts and outline of proposals to mitigate those potential impacts and provide biodiversity enhancement. Further bat surveys are ongoing and will be provided to the Council when complete.

2.0 Legislation and Policy

- 1.4 In carrying out this appraisal relevant legislation, planning policies, development plans and best practice guidelines were consulted.

¹ BBA 2026. Illustrative Masterplan, Hangers 18, 19 and 20, Colerne. 3746 2 1204 D Planning.

² NPA 30254 XX XX DR L 1002 S0 P02 Colerne Industrial Estate - Illustrative Landscape and Ecology Plan.

³ BBA 2026. Access Movement and Connectivity Parameter Plan, Hangers 18, 19 and 20, Colerne. 3746 2 1206 D Planning.

⁴ NPA 30254 XX XX DR L 1003 S0 P01 Colerne Industrial Estate - Landscape and Ecology Parameters Plan.

Legislation

Designated Sites

- 2.1 The Conservation of Habitats and Species Regulations 2017 (as amended) provide for the designation of both Special Protection Areas (SPA) and Special Areas of Conservation (SAC). The Wildlife and Countryside Act 1981 (as amended) provides for the designation of Sites of Special Scientific Interest (SSSI).

Species Protection

- 2.2 The Conservation of Habitats and Species Regulations 2017 (as amended) (also known as the Habitats Regulations) provide strict protection to a small group of species, commonly referred to as 'European Protected Species'. The Wildlife and Countryside Act 1981 (as amended) provides full and partial protection to species listed in the schedules.

Biodiversity

- 2.3 Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006 places a duty on public authorities to: consider how they can, consistently with proper exercise of its functions, conserve and enhance biodiversity; agree policies and objectives based on that consideration; and act to deliver those policies and objectives. This act also places a duty on the Secretary of State to publish a list of habitats and species of principal importance for the purpose of conserving or enhancing biodiversity.
- 2.4 Schedule 7A of the Town and Country Planning Act 1990 sets out that every planning permission, subject to some exemptions, is required to deliver at least a 10% biodiversity gain.

Planning Policy

National Planning Policy Framework

- 2.5 The NPPF requires planning authorities to support nature recovery and be proactive in mitigation and adoption to climate change and adaption, including identifying opportunities for habitat improvement, green infrastructure and nature-based solutions (S2 & CC1).
- 2.6 Section 19 of The NPPF contains policies which aim to influence the design and location of new development to support nature recovery, protect important habitats and species and recognise the role of natural capital in delivering sustainable growth.
- 2.7 Policy N2 requires development proposals to identify opportunities for environmental conservation or enhancement, including through requirements for biodiversity net gain where applicable. Development should take opportunities to connect to and strengthen ecological networks, conserve and enhance existing natural features of nature conservation value, utilise green infrastructure and use nature-based

solutions to secure multiple benefits. Features to support nature should be located and designed to minimise risk of future failure with appropriate measures for long-term management. Adverse impacts on biodiversity should be minimised and features *which support priority or threatened species* should be included. *Development proposals should incorporate integrated nest boxes (commonly known as swift bricks) into their construction unless there are compelling technical reasons which prevent their use, or would make them ineffective.* When determining planning applications *"if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated or, as a last resort, compensated for, then the development should be refused."*

2.8 Policy N6 describes how development proposals affecting designated sites of international, national or local importance should be treated. Irrespective of designation status, proposals which would negatively impact irreplaceable habitats should be refused unless there are wholly exceptional reasons and suitable compensation.

2.9 Other sections of the NPPF also contain policies relevant to ecology. Development proposals should, where relevant:

- *Contribute to the creation or restoration of habitats which can act as carbon stores [...] while avoiding harm to habitats which can act as important carbon stores (CC2);*
- *Not result in unacceptable levels of air, noise, artificial light, water, soil or other forms of pollution on or beyond the site. Adverse impacts of this nature should be avoided where possible, or else mitigated to an acceptable degree. Where possible, opportunities should be taken to reduce pollution affecting the wider area (P3); and*
- *Limit any adverse impact from artificial light on [...] nature (P3).*

Local Planning Policy - Wiltshire

2.10 The Wiltshire Core Strategy was adopted in January 2015. Relevant policies include

- CP 50: Biodiversity and Geodiversity
- CP 52: Green Infrastructure

2.11 The Colerne Neighbourhood Plan 2021-2036 was Made March 2022. Relevant policies comprise:

- Policy NE1: Landscape and Natural Environment
- NE2: Green Infrastructure and Biodiversity
- SE3: Lighting Schemes

3.0 Methods

Desk Study

- 3.1 DEFRA's MAGIC website⁵ was searched for records of statutory nature conservation designations. This included biological designated sites of international importance within 10km of the Site and of national importance within 4km of the Site.
- 3.2 Records of Statutory Designated Sites includes those of international importance (Special Areas of Conservation (SACs), Special Protection Areas (SPAs) and Ramsar Sites) and of national importance or below (Local Nature Reserve (LNRs), National Nature Reserves (NNRs) and Sites of Special Scientific Interest (SSSI)).
- 3.3 The SSSI Impact Risk Zone layer was also searched to determine if the proposals were of a type which would give rise to likely impacts on SSSIs.
- 3.4 Online mapping was used to place the Site into context and to search for ponds that have the potential to support breeding populations of Great Crested Newt (GCN) *Triturus cristatus* within 500m of the Site. Sources used include (OS mapping, MAGIC, Bing Maps, Google Maps).
- 3.5 Ecology reports for previous planning applications on the Site were reviewed.
- 3.6 An environmental records centre search including records of non-statutory nature conservation designations and records of within 1km of the Site and a bat search from within 2km was obtained from Wiltshire & Swindon Biological Records Centre in March 2026.
- 3.7 A search for nearby licence applications and Great Crested Newt records was made using DEFRA's MAGIC website⁶. The Wiltshire Planning Explorer was used to check for relevant local consultation/mitigation zones.
- 3.8 The Wiltshire and Swindon Local Nature Recovery Strategy (LNRS) mapping⁷ was reviewed to determine strategic significance for Biodiversity Net Gain.

⁵ MAGIC (n.d.) MAGIC [Online]. Available at: <https://magic.defra.gov.uk/> (Accessed May 2026)

⁶ MAGIC (n.d.) MAGIC [Online]. Available at: <https://magic.defra.gov.uk/> (Accessed May 2026)

⁷ Wiltshire LNRS Web App 2026 https://experience.arcgis.com/experience/2b3a19902e3e4b81bac90326a2a2dec5/page/View-only-map?draft=true&views=View-4#data_s=id%3AdataSource_12-19209d14036-layer-6-0%3A2864801%2Cid%3AdataSource_12-1983c8d7fdc-layer-31-19841238feb-layer-31-0-1%3A1%2Cid%3AdataSource_18-1997bece863-layer-41-0%3A3572827%2Cid%3AdataSource_18-1997105fe34-layer-101-19865de85c6-layer-29-19865ddcd42-layer-28%3A876

Site Surveys

Extended habitat survey

- 3.9 An extended habitat survey was carried out by an experienced NPA ecologist on the 10th of March 2026. Habitats and features of ecological value/interest were mapped using the habitat types required for Biodiversity Net Gain⁸, informed by Version 2.0 of the UK Habitat Classification system⁹. A condition assessment was undertaken using the Statutory Biodiversity Metric methodology¹⁰. A second visit to survey and condition assess grassland habitats was made by the experienced NPA ecologist on the 14th May 2026.
- 3.10 The scope of the survey was extended to include an assessment of the Site's potential to support protected species. This included a ground level assessment of the trees potential to support roosting bats.

Internal and external inspection of buildings for bats

- 3.11 In accordance with best practice guidelines¹¹, an assessment of the potential of the structures to support roosting bats was undertaken on the April 22nd, 2026, by a licensed bat worker. The survey comprised a detailed, ground-level external assessment to search for, identify and record features suitable for potential roosting features (PRFs) within the material structure of all hangars and outbuildings. Ledges, windowsills, and all other ground level flat surfaces were checked for bat droppings during the survey. An internal inspection of each hangar was then undertaken to identify potential or actual bat access points or roosting places, as well as evidence of bats (e.g. droppings, urine splashes). Each building was then assigned a rating based on its potential to support roosting bats, as follows:

- Roost: Bats and/or evidence of bats recorded,
- High: one or more potential roosting sites that are obviously suitable for use by larger numbers of bats,

⁸ Statutory biodiversity metric tools and guides - GOV.UK. [Online] Available at: <https://www.gov.uk/government/publications/statutory-biodiversity-metric-tools-and-guides>.

⁹ UKHab (2023) *UK Habitat Classification Version 2.0* [Online]. Available at: <https://ukhab.org/>

¹⁰ Statutory Biodiversity metric condition assessments. Available at <https://www.gov.uk/government/publications/statutory-biodiversity-metric-tools-and-guides> (Last accessed 24/07/24)

¹¹ Collins, J (ed.) (2023) *Bat Surveys for Professional Ecologists: Good Practice Guidelines* (4th edition). The Bat Conservation Trust, London

- Moderate: one or more potential roost sites, but unlikely to support a roost of high conservation status,
- Low: includes one or more potential roost sites that could be used opportunistically by individual bats,
- Negligible: no obvious habitat features on site likely to be used by roosting bats, but a small element of uncertainty remains, and
- None: complete absence of habitat features on site likely to be used by any roosting bats.

eDNA survey for Great Crested Newt

- 3.12 Water samples were collected for eDNA analysis on the 22 April 2026. All sampling was carried out in accordance with the methodology specified in the DEFRA WC1067¹² report. The samples were then sent for laboratory analysis with ADAS¹³.

Bat activity surveys

- 3.13 Surveys to assess bat activity are ongoing. Methods include monthly (April-October) transects using full-spectrum bat detectors to record echolocation calls, alongside visual observations of bat activity. Additionally, in each month static detectors (AnaBat Rangers) are being deployed for at least 5 nights to passively record bat activity. Locations of static detectors and the transect route are shown on Figure 2 Bat Survey Plan.

Biodiversity Net Gain

- 3.14 The Statutory Biodiversity Metric Calculation Tool was used to calculate biodiversity metrics for the Site. The metric uses area and linear habitat features as a proxy measure to capture a quantitative value of the Site for biodiversity pre- and post-development. The calculation takes the area, distinctiveness, condition and spatial significance of the habitat features into account as well as the ease of habitat creation and time taken for habitats to mature.
- 3.15 The extent for the baseline areas were taken from the Baseline Habitat Plan (Figure 1).

¹² Biggs, J., Ewald, N., Valentini, A., Gaboriaud, C., Griffiths, R.A., Foster, J., Wilkinson, J., Arnett, A., Williams, P., and Dunn, F. (2014). Analytical and methodological development for improved surveillance of the Great Crested Newt. Appendix 5. Technical advice note for field and laboratory sampling of great crested newt (*Triturus cristatus*) environmental DNA. Freshwater Habitats Trust, Oxford.

¹³ <https://adas.co.uk/services/edna-analysis-for-great-crested-newt-gcn/>

Constraints

- 3.16 It was not possible to gain access to survey building B6 due to locked gates and dense scrub.
- 3.17 Some parts of buildings B1 & B2 (hangers 18 & 19) had been closed off (the Plant Room of both buildings and an electrical cupboard in B2 Hanger 19) as part of asbestos works that have been undertaken in recent years.
- 3.18 As such internal inspections were not made to building B6 and parts of buildings B1 & B2. Further bat survey (emergence and re-entry surveys) will be required, surveys are ongoing

4.0 Baseline Ecological Conditions

Designated Sites

Statutory Sites

- 4.1 There is one site of international importance within 10km of the Site; and there are three sites of national importance within 4km. Details of which are provided in Table 4.1 below. The Site is within the Impact Risk Zone for SSSIs. The site is within the Bath and Bradford on Avon Bats SAC buffer zone, specifically within a Greater Horseshoe 4000m Buffer zone¹⁴.

Table 4.1: Statutory Nature Conservation Designations within area of search

Site Name	Reasons for designation	Distance from Site.
Colerne Park and Monk's Wood SSSI	This SSSI is a southern calcareous ash-wych elm wood on the oolitic limestone of the Wiltshire Cotswolds. This floristically rich site lies on the western slopes of the southward running By Brook valley. The woodland is a mixture of high forest and coppice-with-standards. The site is historically well known for its wealth of uncommon woodland plants.	2km north-east
Honeybrook Farm SSSI	Honeybrook Farm comprises a series of unimproved neutral to calcareous hay meadows, unimproved lime-stone grassland, ancient semi-natural woodland, a small lake and an undisturbed meandering stretch of river. It is situated adjacent to Colerne Park SSSI, three miles south of Castle Combe, and constitutes one of the few remaining non-intensively managed lowland farms in Britain on which agricultural chemicals have never been used.	2.5km north-east
Bath and Bradford-on-Avon Bats SAC	Annex II species that are a primary reason for selection of this site: Greater Horseshoe Bat <i>Rhinolophus ferrumequinum</i> - This site in southern England includes the hibernation sites associated with 15% of the UK greater horseshoe bat	2.6km to the nearest components

¹⁴ Bat Special Areas of Conservation (SAC) Planning Guidance for Wiltshire. Issue 3.0 (10 September 2015)

Site Name	Reasons for designation	Distance from Site.
	population and is selected on the basis of the importance of this exceptionally large overwintering population. Bechstein's bat - Small numbers of Bechstein's bats have been recorded hibernating in abandoned mines in this area, though maternity sites remain unknown. Annex II species present as a qualifying feature, but not a primary reason for site selection: Lesser horseshoe bat <i>Rhinolophus hipposideros</i>	
Box Mine SSSI	This SSSI is a component of the Bath and Bradford-on-Avon Bats SAC. Box Mine is an extensive network of man-made tunnels which is used by bats for hibernation, mating and as a staging post prior to dispersal. The mine seasonally supports up to 10% of the total British population of Greater Horseshoe Bat, one of the rarest native bat species. Other bat species using the system include Whiskered <i>Myotis mystacinus</i>, Brandts <i>M. brandti</i>, Natterers <i>M. nattereri</i>, Daubentons <i>M. daubentoni</i> and the Lesser Horseshoe Bat <i>Rhinolophus hipposideros</i>.	2.6km south-east

Non-statutory sites

- 4.2 There are ten Local Wildlife Sites within 1km of the Site, details of which are provided in table 4.2 below.
- The Colerne Airfield Local Wildlife Site partially overlaps the northern end of the Site (Appendix 4).

Table 4.2: Non-statutory sites within area of search

Site Name	Reasons for designation	Distance from Site.
Colerne Airfield	An operational military airfield with areas of flat unimproved calcareous grassland.	Site is within/borders the LWS
Medley's Wood Downland	Unimproved calcareous grassland, mesotrophic grassland, scrub and wet and dry woodland on a large, rolling site on oolitic limestone.	350m
Tutton Hill Field	Small, gently sloping field with limestone grassland, some wet flushes and good anthills.	450m
Washmeres Farm Downland	Small areas of chalk slope with blocks of scrub and woodland	650m
Sewell Wood	Has largely been replanted with beech and conifer, but retains areas of semi-natural woodland and a rich ground flora.	750m

Site Name	Reasons for designation	Distance from Site.
Ryders Wood North	A small area of mostly secondary broadleaved woodland and scrub on south-facing slopes on oolitic limestone.	750m
Lidbrook Fields	Two old neutral meadows in the Lid Brook valley either end of Stowell Wood; the small steep meadow in the west is very species-rich.	850m
Sidney Farm Fields	Two compartments of grassland with some unimproved areas.	850m
Stowell Wood	Consists of a shady ride with a stream adjacent to the wood. Lots of fallen trees and branches.	900m
Ryder's Wood and Breach Wood	Ancient semi-natural broadleaved woodland in a shallow north-south valley and on a south-facing slope on oolitic limestone.	950m

4.2.1 The Wiltshire Local Nature Recovery Strategy shows the Site as being within a mixture of the following Strategically Significant Habitat Network areas: 'Nature on Our Doorstep', 'Calcareous' and no strategic measure.

Habitats

General Description

4.2.2 The Site comprises 3 large hanger buildings and mown grassland and is currently used as an industrial estate/storage. It is located between a former RAF airfield to the north and the village of Colerne to the south. The Site is located on relatively flat land with fields used for horse grazing to the west and agricultural land and some shrubland to the east. The southern boundary comprises a dense line of trees, a wide hedgerow forms the western boundary and scattered scrub is present along the eastern boundary.

4.2.3 Habitat descriptions provided below describe habitats at the Site. Figure 1 shows the habitats present at the Site. Photographs showing an overview of the Site are shown in Appendix 1 and details of target notes are provided in Appendix 2. Condition assessments are provided as a separate Excel document (NPA 30254 0401).

The area can be divided into the following habitat types:

- Trees
- Native hedgerow
- Species-rich native hedgerow

- Modified grassland
- Other Neutral Grassland / Other Calcareous Grassland
- Introduced Shrub
- Mixed Scrub
- Bramble Scrub
- Ruderal/Ephemeral
- Tall Forbs
- Developed land; sealed surface

Trees

- 4.3 There is a row of alternating mature Norway Maple *Acer platanoides* and Lawson cypress *Chamaecyparis lawsoniana* along the southern boundary of the Site. There was also some young regenerating Norway Maple within this area. A mature Ash *Fraxinus excelsior* with a hole at the base was located at the western end of the treeline, just outside the Site.
- 4.4 Near the centre of the Site was a mature Western Red Cedar *Thuja plicata* with Sweet Chestnut *Castanea sativa* and Elder *Sambucus nigra* regeneration alongside it. There were several more trees in the northern part of the Site including Sweet Chestnut, Sycamore *Acer pseudoplatanus*, Western Red Cedars and a Rowan *Sorbus aucuparia*.

Native hedgerow

- 4.5 A native hedgerow (HS) ran along the southern boundary, between the row of trees and the existing road. This hedgerow appeared quite young and contained Hawthorn *Crataegus monogyna* and Blackthorn *Prunus spinosa* with Sycamore saplings. It was generally taller than 1.5m but less than 1.5m wide.

Native species-rich hedgerow

- 4.6 The western boundary of the Site comprised a species-rich native hedgerow (HW). The southern section was tall, wide and outgrown. The northern section was markedly less in height although still wide and somewhat outgrown. Woody species included Field Maple *Acer campestre*, Holly *Ilex aquifolium*, Dog Rose *Rosa canina*, Blackthorn, Elder and Hazel *Corylus avellana*. There was also Ivy *Hedera helix* and Bramble *Rubus fruticosus* agg. with Stinking Iris *Iris foetidissima*, Lords and Ladies *Arum maculatum*, Cleavers *Galium aparine* and White Dead Nettle *Lamium album* at ground level.

Modified grassland

- 4.7 Areas mapped as Modified Grassland were mostly regularly mown areas with a low cover and diversity of broadleaved herbs and sedges. Species present comprised Cocksfoot *Dactylis glomerata*, Yorkshire Fog *Holcus lanatus*, Red Fescue *Festuca rubra*, Perennial Rye-grass *Lolium perenne*, Dandelion *Taraxacum officinale* agg., Creeping Cinquefoil *Potentilla reptans*, Cut-leaved Cranesbill *Geranium dissectum*, Common Hogweed *Heracleum sphondylium*, Ribwort Plantain *Plantago lanceolata* and White Clover *Trifolium repens*.
- 4.8 The grassland habitats within the Local Wildlife Site are all areas of regularly mown modified grassland, with the majority of that being areas with less than 6 species per m² poor condition Modified Grassland.
- 4.9 There was one area of tussocky modified grassland within the main part of the Site, this was adjacent to Hanger 19. It contained a similar mix of species to rest of the Modified Grassland within the Site but was managed less frequently.
- 4.10 A strip of unmanaged tussocky grassland to the east of the site, outside of the security fence, contained species indicative of high nutrient levels. Species present included Creeping Bent *Agrostis stolonifera*, False Oat Grass *Arrhenatherum elatius*, Cock's-foot Grass, Yorkshire Fog and Common Couch *Elymus repens* with frequent Nettle *Urtica dioica* and Cleavers. Cow Parsley *Anthriscus sylvestris*, Hedge Bedstraw *Galium album*, White Dead-nettle, Hogweed, Ground Ivy *Glechoma hederacea* and Lesser Celandine *Ficaria verna* were all present.

Other Neutral grassland/ Other Calcareous Grassland

- 4.11 While most of the grassland on the Site was regularly mown, there were areas which contained species typical of semi-improved grasslands. Species present included Red Fescue, Cocks-foot, Bent *Agrostis* sp., Yorkshire Fog, Dandelion, Bulbous Buttercup *Ranunculus bulbosus*, Germander Speedwell *Veronica chamaedrys*, Ribwort Plantain, Common Ragwort *Jacobaea vulgaris*, Creeping Buttercup *Ranunculus repens*, Field Madder *Sherardia arvensis*, Beaked Hawksbeard *Crepis vesicaria*, Ladies Bedstraw *Galium verum*, Hedge Bedstraw, Oxeye Daisy *Leucanthemum vulgare* and an orchid species which was Occasional in March but was mown off and not identified. Species richness varied from 5-9 species per m², but there was often a relatively high cover of broadleaved herbs and sedges (30-40%). Grassland G8 had a similar composition but had not been mown recently and was becoming tussocky.
- 4.12 Parts of the south-eastern portion of the Site (target note TN1) contained calcareous indicator species such as Upright Brome *Bromopsis erecta*, Hairy oat-grass *Avenula pubescens*, Hoary Plantain *Plantago*

media. Other indicator species including Glaucous Sedge *Carex flacca*, Scabious *Scabiosa sp.*, Woolly Thistle *Cirsium eriophorum*, Mouse-ear Hawkbit *Pilosella officinarum* and Meadow Vetchling *Lathyrus pratensis* were also present but species richness and frequency of indicator species was well below what would be considered Priority Habitat calcareous grassland. Area G2 had a tussocky structure with Cocksfoot, Red Fescue, False Oat Grass and Yorkshire Fog, Dandelion, Yarrow *Achillea millefolium*, Hedge Bedstraw, and Ribwort Plantain. Area G3 was regularly mown with Yorkshire Fog, Red Fescue, Bulbous Buttercup and Creeping Cinquefoil. Under the UK Habitat Classification scheme, these areas fit 'Other Calcareous Grassland', as that habitat type is not included in the biodiversity metric habitats then these areas are included as 'Other Neutral Grassland'.

Introduced shrub

- 4.13 A dense stand of Red Osier Dogwood *Cornus sericea* was present within a fenced area, over a tank in the north of the Site.
- 4.14 There were also Red Osier Dogwood shrubs self-sown occasionally along the northern fence line.

Mixed scrub

- 4.15 Mixed scrub formed the understory to the line of trees along the southern boundary of the Site. There was Bramble, Ivy, Norway Maple saplings, Holly, Rose *Rosa sp.*, Yew *Taxus baccata*, Lords and Ladies, Stinking Iris. A small amount of self-sown Cotoneaster *Cotoneaster sp.* was present and is marked by Target Note TN2.
- 4.16 Mixed scrub within the fenced off area at the north of the Site comprised a mix of Bramble, Willow *Salix sp.*, Elder and Red Osier Dogwood.

Bramble scrub

- 4.17 A dense stand of Bramble dominated vegetation was present in the south west corner of the Site, there was also some scattered Blackthorn in this area.

Ruderal/ephemeral

- 4.18 Ephemeral vegetation had developed over and around a raised concrete pad in the east of the site. There was a dense moss cover, broadleaved species included Hairy Bittercress *Cardamine hirsuta*, Bramble, Herb Robert *Geranium robertianum*, Sedum *Sedum sp.*, Yarrow, Dove's-foot Cranesbill *Geranium molle*, Sticky Mouse-ear *Cerastium glomeratum*, Groundsel *Senecio vulgaris*, Black Medick *Medicago lupulina*, Wild Carrot *Daucus carota*, Ivy and Rue-leaved Saxifrage *Saxifraga tridactylites*.

Tall Forbs

- 4.19 An area of nettle dominated vegetation on the roadside.

Developed land; sealed surface

- 4.19.1 Developed land comprised access roads, parking areas and buildings. The buildings are described under 'bats' below.

- 4.19.2 In localised areas a range of ephemeral species were present along cracks in the concrete paving, though there was too little vegetative cover to comprise a habitat type of its own.

Offsite habitats

- 4.20 An area of offsite grassland located along the existing access road, to the north-east of the site qualified as the Priority habitat Lowland Calcareous Meadow (Target Note TN3). The majority of the area averaged 15 species per m² although the westernmost end had been marked as parking and was compacted with only an c 11 species per m². There was an around 40% cover of forbs with indicator species present including frequent Oxeye Daisy and Bird's-foot Trefoil *Lotus corniculatus*, Occasional Field Scabious *Knautia arvensis*, and rarely occurring Salad Burnet *Poterium sanguisorba*, Ladies Bedstraw and Chalk/Common Knapweed *Centaurea sp.*. Upright Brome and Downy Oatgrass *Avenula pubescens* were abundant and Yellow Oat-grass *Trisetum flavescens* was frequent.

Species

Data Search

- 4.21 Records of legally protected or otherwise notable species of flora and fauna within 1km of the Application Site were provided by WSBRC. A summary of the most significant results is given in Table 4.3 below.

Table 4.3: Summary of species records returned within 1km of the Site

Species group	Record summary
Bats	Records of Common Pipistrelle <i>Pipistrellus pipistrellus</i> , Greater Horseshoe Bat <i>Rhinolophus ferrumequinum</i> , Lesser Horseshoe Bat <i>Rhinolophus hipposideros</i> , Natterer's Bat <i>Myotis nattereri</i> , Bechstein's Bat <i>Myotis bechsteinii</i> , Serotine <i>Eptesicus serotinus</i> , Noctule Bat <i>Nyctalus noctula</i> , and Brown Long-eared Bat <i>Plecotus auratus</i> . including roosts for Greater Horseshoe Bat, Lesser Horseshoe Bat and Bechstein's Bat.
Badgers	Records.

Species group	Record summary
Hazel Dormouse	No records returned in data search.
Other Mammals	Records of Hedgehog <i>Erinaceus europaeus</i> on and around site. Additional records of Brown Hare <i>Lepus europaeus</i> and Rabbit <i>Oryctolagus cuniculus</i> nearby.
Birds	The data search returned records of a variety of birds being recorded near the site including Red Kite <i>Milvus milvus</i> , Peregrine Falcon <i>Falco peregrinus</i> , Tawny Owl <i>Strix aluco</i> , Quail <i>Coturnix coturnix</i> , Swift <i>Apus apus</i> , and various Passeriformes including Fieldfare <i>Turdus pilaris</i> , Redwing <i>Turdus iliacus</i> , Whinchat <i>Saxicola rubetra</i> , Yellow Wagtail <i>Motacilla flava</i> , Linnet <i>Linaria cannabina</i> , Wheater <i>Oenanthe oenanthe</i> , Brambling <i>Fringilla montifringilla</i> , Lesser Redpoll <i>Acanthis flammea cabaret</i> , Willow Warbler <i>Phylloscopus trochilus</i> . Other additional red listed species were recorded nearby including, Greenfinch <i>Chloris chloris</i> , Herring Gull <i>Larus argentatus</i> , House Martin <i>Delichon urbicum</i> , House Sparrow <i>Passer domesticus</i> , Lapwing <i>Vanellus Vanellus</i> , Marsh Tit <i>Poecile palustris</i> , Skylark <i>Alauda arvensis</i> , Starling <i>Sturnus vulgaris</i> , and Yellowhammer <i>Emberiza citrinella</i>
Reptiles	No records returned in data search.
Amphibians	Records of Great Crested Newts from the Site in 2002. Also records of Common frogs <i>Rana temporaria</i> near the site.
Invertebrates	Invertebrate species found in the data search included Rugged Oil-beetle <i>Meloe rugosus</i> , multiple butterfly species including Small Heath <i>Coenonympha pamphilus</i> , Adonis Blue <i>Polyommatus bellargus</i> , and the moth species Spinach <i>Eulithis mellinata</i> , Ghost Moth <i>Hepialus humuli</i> , and Buff Ermine <i>Spilosoma lutea</i> .
Flora	Records of Keeled-fruited Cornsalad <i>Valerianella carinata</i> , Dwarf Spurge <i>Euphorbia exigua</i> , Interrupted Brome <i>Bromus interruptus</i> , and Meadow Brome <i>Bromus racemosus subsp. commutatus</i> on or near the Site.
Lichen	Records of lichen <i>Lecanora horiza</i>

Bats

Review of survey reports for previous planning applications

- 4.22 The 2017 Bat Survey and Ecological Mitigation Report¹⁵ noted that since 2009 building inspections had consistently identified Greater Horseshoe Bat (GHS) droppings beneath the main beam within the plant room, attached to Hangar 19 (Building 2). In 2014 Lesser Horseshoe Bat (LHS) droppings were also recorded. No evidence of use of the Plant Room as a day roost had been recorded. Static detector

¹⁵ Nicholas Pearson Associates, 2017. Redevelopment of Hangers 18-20 and Associated Land, Colerne, Wiltshire. Bat Survey & Ecological Mitigation Report. A Report of behalf of Colerne Industrial Estates. Application 17 11623 OUT.

surveys in June and September 2016 demonstrated that the plant room was a well-used night roost by GHS and occasional night roost for LHS.

- 4.23 In addition to the above night roosts in the plant room of Hanger 19, the 2015 Update Ecological Assessment¹⁶ also noted that in 2011 LHS droppings were found in the fuse cupboard and internal office of the main hanger (Hanger 19, B2) but these were not found again in the 2015 inspection. A small scattering of droppings characteristic of Brown Long-eared bat were found in the plant room of Hanger 18 (Building 1) but samples could not be collected for examination due to sitting on deteriorated asbestos pipe lagging. Given the windows present it was considered this roost was likely to be a night roost/feeding perch.

Preliminary bat roost assessment - buildings

- 4.24 The three hangars, an offsite substation, and three outbuildings were assessed for their potential to support roosting bats, details of which are listed in Table 4.4 below. Photos for the roost assessment are provided in Appendix 3.

¹⁶ Nicholas Pearson Associates, 2015. Redevelopment of Hangers 18-20 and Associated Land, Colerne, Wiltshire. Update Ecological Assessment. A Report of behalf of Colerne Industrial Estates. Application 16 01972 OUT.

Table 4.4: Summary of PRA results

Building	Overview		
	Element	Description/evidence	Suitability
Building 1- Hangar 18	The structure is an L-Type military aircraft hangar with a wide barrel-vault concrete roof with waterproof fibreglass covering and corrugated metal structures near front (A3.1). The front and back of the building is made of concrete block, with large loading doors with asbestos covering, and a small personnel door (A3.2). There is a plant room at the front of the hangar with a chimney made of brick, bitumen roof and parapet front, with fascia, plastering and gutter pipes (A3.3). Crittall windows and doors which have been boarded up with steel panels due to asbestos. Interior composed of steel portal frame construction and concrete floors (A3.4). Currently vacant.		
	West facing elevation (Front wall)	Metal vent on the front wall above loading doors (A3.5). Gap in the mortar between the lintel and vent (A3.5). Gap runs along outside edges of large loading doors (A3.6). Gap in the smaller door. Hole in concrete front wall next to camera (A3.7). Potential night roost, small open room on right side (A3.8). Gap where large loading doors meet (A3.9). Potential access into plant room via chimney, possibly sealed up (A3.3). Gap beneath fascia where it meets the bricks of the plant room (A3.10). Potential night roost in opening on left side of plant room (A3.3). Small gap in the bricks of plant room. Small hole in the side of the plant room (A3.11). Small gap to the left of the where the chimney meets the concrete (A3.12). Hole in the top corner where metal structure meets roof (A3.12).	Moderate for day roosting at the hangar. High potential for day (on the basis there's no certainty the chimney has been blocked off) and night roosting in the plant room.
	East Facing elevation (Back wall)	Small hole in the rear cement wall (A3.13). Opening through wall via pipe (A3.14). Gap along edges of large loading doors. Gap in mesh covering over ventilation fan, evidence of birds entering building (A3.15). Gap where large loading doors meet (A3.16).	Night roosting potential also in the smoking shelter.
	Interior	No signs of bats or droppings found. Evidence of nesting birds (Jackdaw nests).	

Building	Overview		
	Element	Description/evidence	Suitability
Building 2- Hangar 19	Same as Hangar 18 with the addition of a prefabricated office building with a flat roof and clad with formed metal and metal doors (A3.17, A3.18, A3.19). Interior being used as a storage facility (A3.20)		
	North facing elevation (Front wall)	Gaps in lintels above vent (A3.21). Gap along the outside edge of large loading doors (A3.22). Gaps behind shutter door. Night roost – droppings found both old and fresh in side of plant room (A3.23). Hole in metal structure on the roof (A3.24). Hole in the wall where the render is peeling off near the chimney (A3.24). Hole in the bricks where the chimney meets the concrete front (A3.24). Gaps under the corrugated structure on the roof (A3.24).	Moderate for day roosting at the hanger. Confirmed Night Roost (likely LHS droppings) at the plant room, which also has high potential to support day roosting bats.
	South Facing elevation (Back wall)	Gaps in the vent mesh (A3.25). Gap between the two large loading doors (A3.26). Gap where the RSJ meets the concrete blocks (A3.27). Gap along the outside of the large loading doors (A3.28).	
	Interior	No signs of bats or droppings found. Evidence of nesting birds (Jackdaw nests). Bird of prey pellet found and sightings on CCTV.	
Building 3- Hangar 20	North-West facing L-Type hangar, same as Hangars 18/19 with modifications. Wide shallow curved barrel-vault concrete roof with waterproof fibreglass covering (A3.30). Formed metal cladding front wall with smaller rolled metal shutter loading door (A3.29). Concrete block rear wall with large loading doors with asbestos covering. No plant room. The interior has rafters with fiberglass or rockwool insulation, covered with plastic panelling (A3.31, A3.32). Separated rooms and compartments at front and back with plasterboard backing partition wall. The building did not appear to be accessed on a regular basis.		
	North-west facing elevation (Front wall)	Small gap under shutters (A3.33).	Low for day roosting. No night roosting potential.
	South-East facing elevation (Back wall)	Flap opening leaving access to vent (A3.34). Gap where metal loading doors meet.	
	Interior	No signs of bats or droppings found. Evidence of nesting birds (Jackdaw nests).	
Building 4- Substation (off site)	Building with flat roof with parapet, brick exterior and crittall windows. Most likely has cavity walls (A3.35). Has a wooden door, iron gutters, downpipes and hoppers at the top. Unable to access interior.		

Building	Overview		
	Element	Description/evidence	Suitability
	Exterior	Gaps runs along the underside of where the brick meets the roof line on all sides (A3.36). Vents on the South, West and North facing sides, possible access into the cavity walls (A3.37).	Moderate for day roosting. No night roosting potential.
Building 5- Brick hut/shed	Brick structure with concrete roof (A3.38). Wooden frame around the front opening. Open front with no cavities.		
		No roosting features or signs of bats found.	Negligible for day or night roosting.
Building 6- Brick hut/shed	Inconclusive – unable to access due to overgrown brambles		
			TBC

Ground based Tree Assessment

- 4.25 Trees along the southern boundary of the Site contained features which may be suitable for roosting bats. The pollarded Norway Maple had small amounts of deadwood visible with some potential holes and cracks visible from ground level, these were generally situated on branches of small diameter. The offsite Ash tree at the western end of the line of trees contained a hole in the base of the trunk which could also be suitable for roosting bats (Target Note TN4).

Activity

- 4.26 The habitat on Site is suitable for foraging and commuting, especially the hedges and tree lines. Over April and May deployments, Greater Horseshoe Bats and Myotis sp. have been recorded on automated detectors at all four static detector deployment locations, with Lesser Horseshoe also recorded at three of the deployment locations.
- 4.27 Common Pipistrelle, Serotine, Lesser Horseshoe Bat and Myotis bats have been recorded during manual transect surveys in April/May 2026.

Badger

- 4.28 No setts were found in the Site in 2026. A small two entrance sett was noted off Site in Bramble near the Western Boundary in 2014¹⁷. No direct evidence of Badger was noted in 2026 but mammal paths were present under the boundary fences (Target Note TN5), including into the scrub on the western boundary.

Hazel Dormouse

- 4.29 While no records of Dormice were returned from the 1km data search, Hazel Dormice are known to have been recorded in woodland approximately 2km from the Site. The Site itself is poorly connected to woodlands and the extent of woody habitat on Site is limited. It is considered unlikely that Dormice would be present.

Other Mammals

- 4.30 Brown Hare have been noted on the Site. Hedgehog are known to occur nearby.

Birds

- 4.31 The buildings on Site provided suitable nesting habitat for birds and there was evidence of Jackdaw nesting in Hangers 18 and 19. A Little Owl Pellet was found inside Hanger 19. Two Swallow nests were present in the shelter at the front of the plant room in Hanger 18. Trees, hedges and scrub also provided suitable habitat for nesting birds.

Reptiles

- 4.32 Due to the frequent mowing regime the majority of the Site was unsuitable for reptiles. It is however possible that reptiles may use the strip of tussocky grassland, scrub and stone wall along the eastern boundary. The hedge and treeline along the southern and western boundaries is also suitable to support reptiles.

Amphibians

- 4.33 While there was a record of Great Crested Newt from a fire pond on the Site in 2002, the only waterbody present was a covered tank with an open hatch (Target Note TN6). The eDNA sample taken from this

¹⁷ Nicholas Pearson Associates, 2017. Redevelopment of Hangers 18-20 and Associated Land, Colerne, Wiltshire. Bat Survey & Ecological Mitigation Report. A Report of behalf of Colerne Industrial Estates. Application 17 11623 OUT.

hatch was negative for Great Crested Newt. Previous NPA surveys have found the waterbodies to be dry.

Invertebrates

- 4.34 The majority of habitats on Site were regularly managed and unlikely to support invertebrates of conservation concern.

5.0 Biodiversity Net Gain

- 5.1 The baseline BNG value of the Site is 25.26 area habitat units and 4.27 hedgerow units.
- 5.2 The metric calculator with completed baseline is provided separately as an Excel spreadsheet document (NPA 30254 0402).

6.0 Ecological Constraints and Opportunities and Recommendations

- 6.1 While habitats within the Site are not of high ecological value, the Site does provide potential roosting and commuting habitat for bats and part of the Site is designated as a Local Wildlife Site, with other ecological receptors also identified. Table 6.1 below identifies the key constraints and opportunities and potential impacts associated with those receptors, outlines the design response associated with these and outlines the further survey and assessment required.

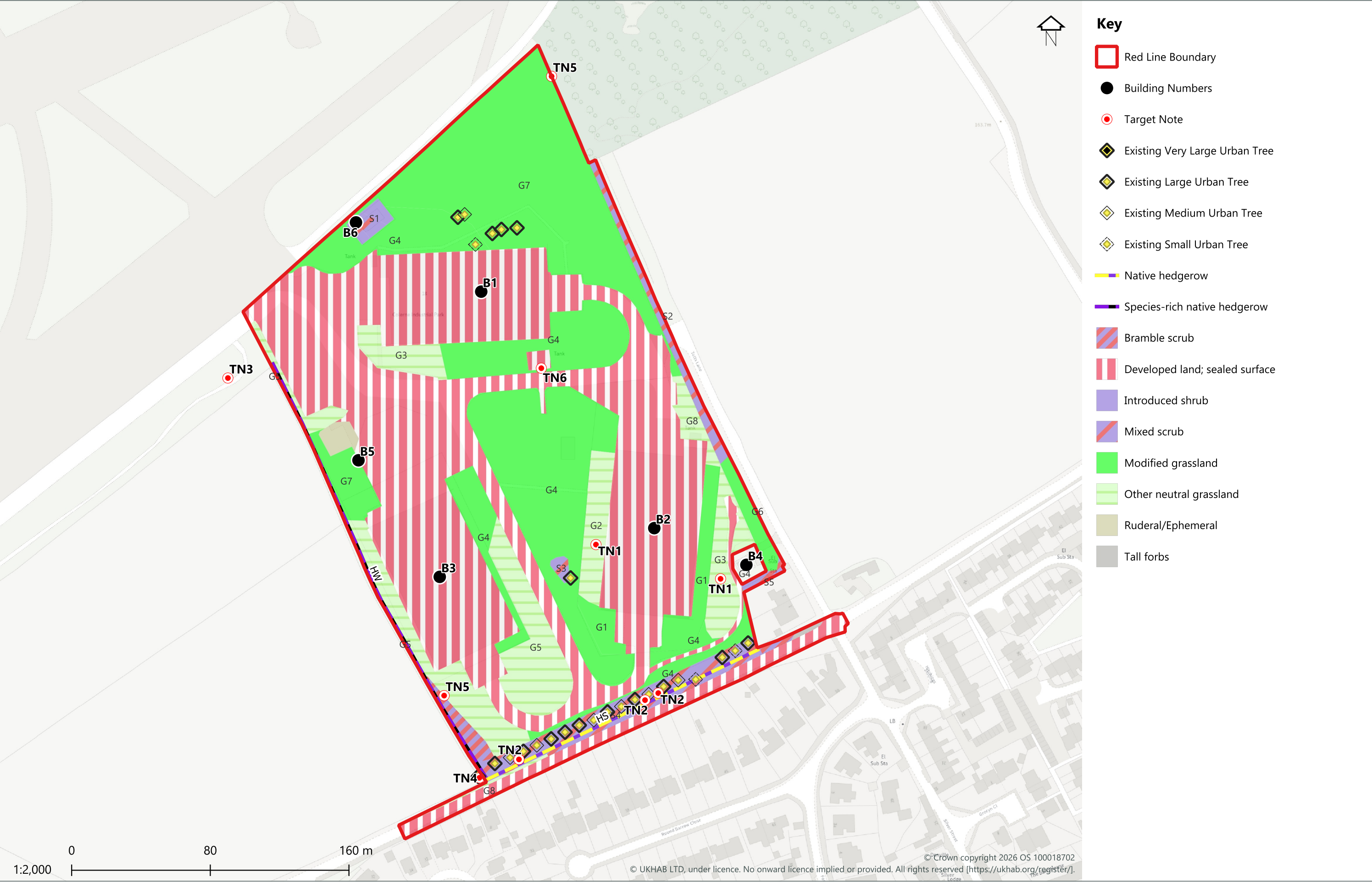
Table 6.1: Key Constraints/ Opportunities, Design Response and Recommendations

Ecological Receptor	Key Constraints and Opportunities/ Potential Impact	Design response/ Recommendations	Further Survey/Assessment
Statutory Designated sites	The treelines and hedgerows forming boundaries of the Site are being used by bats associated with the Bath and Bradford on Avon Bats SAC, with Lesser Horseshoe bats confirmed already to be night roosting on Site. See 'bats' below.	See 'bats' below.	See 'bats' below.
Non-statutory Designated Sites	Northern part of Site is within Colerne Airfield LWS which is designated for its areas of flat unimproved calcareous grassland. While the Site is within the boundary of the LWS, the habitats present within the LWS zone comprise modified grassland.	Proposals for the northern part of the Site comprise a mixture of biodiverse grassland, open space trees, a drainage basin and native scrub with scattered trees.	-
Habitats	- Loss of habitats (including trees, hedgerow, Other Calcareous Grassland and Other Neutral Grassland). - A 'future Public Right of Way' linking from the north-east of the Site could increase recreational impacts/eutrophication of the offsite Lowland Calcareous grassland.	- Hedgerows and trees will be retained where possible, the Lawson Cypress at the Site frontage will be replaced with native trees. There will be scrub planting, with trees, to strengthen the eastern boundary and create a new boundary feature along the northern edge of the Site. Scattered tree planting will also be incorporated in the proposals. - The Site has potential for grassland enhancement. It is recommended that a calcareous species mix of local provenance is incorporated into the creation of any biodiverse grassland habitat on-site, taking a mix from the adjacent County Wildlife Site at Colerne Airfield.	Biodiversity net gain assessment

Ecological Receptor	Key Constraints and Opportunities/ Potential Impact	Design response/ Recommendations	Further Survey/Assessment
		▪ If a footpath link/access is created to the offsite land to the east of the Site then it should be accompanied by fencing and signage to prevent recreational access, and access by dogs onto the grassland. ▪ If the footpath link is created, there is an opportunity to reduce the width of the existing road to the north-east of the Site, creating additional grassland habitat alongside the existing Lowland Calcareous Grassland. This would allow space for the creation of a hedge and could provide biodiversity gains. ▪ At least a 10% biodiversity net gain will need to be provided to meet statutory requirements.	
Bats	▪ Lighting from the proposed development could cause negative impacts to foraging and commuting bats, including bats associated with the Bath and Bradford on Avon Bats SAC. ▪ Loss of night roosting structures in buildings, loss of further potential roosting features in buildings and trees. ▪ Full assessment will be made on completion of bat surveys.	▪ Dark corridors are shown on the Landscape and Ecology Parameters Plan¹⁸. A sensitive lighting plan will be produced as proposals develop. Native scrub with scattered trees are proposed to be planted along the northern and eastern boundaries of the Site, this planting will strengthen bat commuting corridors. Advanced planting along the northern edge of the Site should be considered. ▪ A standalone bat building to be provided on the Site to mitigate for loss of buildings. This building will be designed primarily for use by Horseshoe bats. ▪ Inbuilt bat boxes will be provided on new buildings to provide roosting opportunities for crevice dwelling bats.	Bat emergence surveys of buildings (in progress) Aerial inspections of trees and further survey as required (in progress) Bat activity surveys (in progress)
Badger	▪ No Badger setts were found in the surveyed area, however it is possible for old setts to become active or new setts to be created rapidly.	n/a	Update survey prior to reserved matters applications/ start of works.

¹⁸ NPA 30254 XX XX DR L 1003 S0 P01 Colerne Industrial Estate - Landscape and Ecology Parameters Plan.

Ecological Receptor	Key Constraints and Opportunities/ Potential Impact	Design response/ Recommendations	Further Survey/Assessment
Other Mammals	- Loss of habitat which supports Brown Hare. - Potential harm to Brown Hare or Hedgehog during construction.	- Hedgehog highways will be provided in garden fences to allow them to continue to move across the Site. - If dense vegetation / habitat needs to be cleared, then sensitive working methods will be employed.	-
Birds	- Potential harm to nesting birds in trees or shrub during building demolition or vegetation clearance. - Loss of nesting habitat.	- Removal of buildings, tree and scrub will be avoided during the nesting bird season (March-August). If this is not possible then a check will be made before works start, if nesting birds are found, they will be protected. Note: where nesting birds have been confirmed to be present in buildings it is likely they will also be present in future years. - Proposals for the Site will incorporate in-built bird boxes. - Landscape proposals include tree and shrub/scrub planting.	-
Reptiles and Amphibians	Potential for harm during Site clearance.	If dense vegetation / habitat needs to be cleared, then sensitive working methods will be employed.	-





Appendix 1: Site photographs

Photo number	
1	 View from southern end of the Site looking north. Mown grass and hangars. May 2026.
2	 View across Site from northeast, looking south-east. Roads and parking, hangars and mown grassland. March 2026.

3



Mown modified grassland in northern part of Site, looking north. View of land mapped as being within Local Wildlife Site. May 2026.

4



Scrub along eastern boundary. March 2026.

5



View along tree lined site frontage at highway at southern end of site. Photo taken from southern side of highway looking north-east. June 2026.

6



Hedge along western boundary of Site, taken from PROW outside of Site. March 2026.

7



Eastern edge of Site with tussocky grassland and scrub. Farm track is outside of Site boundary.

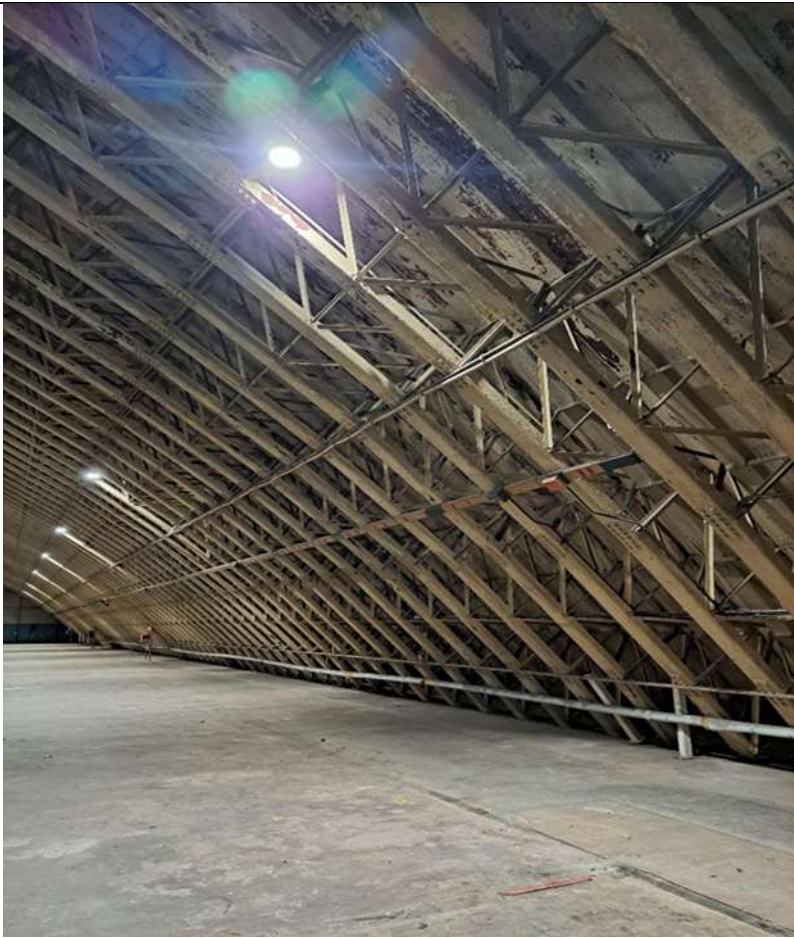
Appendix 2: Target Notes

Target note	Description, photo if appropriate
TN1	 Locations of 'other calcareous grassland'. Calcareous indicators present but species richness and wildflower cover too low to be considered Priority/ near Priority habitat. March 2026
TN2	Self sown cotoneaster.
TN3	 Offsite Lowland Calcareous Grassland – BAP Priority Habitat. May 2026
TN4	Offsite Ash tree with hole at base of trunk.
TN5	Mammal paths under fenceline.

TN6	 Covered tank with an open hatch, only waterbody on Site. March 2026
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Appendix 3: 4.4 PRA photographs

1.		
2.		

3.	 A photograph showing the exterior of a large, industrial-style building. The walls are made of brick and are painted a vibrant blue. A tall, dark chimney stack rises from the roofline. The building has several dark, rectangular openings, possibly doors or windows. The foreground is a flat, grey gravel or paved area. The sky is clear and blue.
4.	 A photograph showing the interior of a large, empty industrial space. The ceiling is a complex, vaulted structure made of numerous wooden beams and trusses, creating a series of triangular and diamond-shaped patterns. The floor is a smooth, light-colored concrete. A few small, bright lights are visible on the ceiling, and a person can be seen in the distance, providing a sense of scale.

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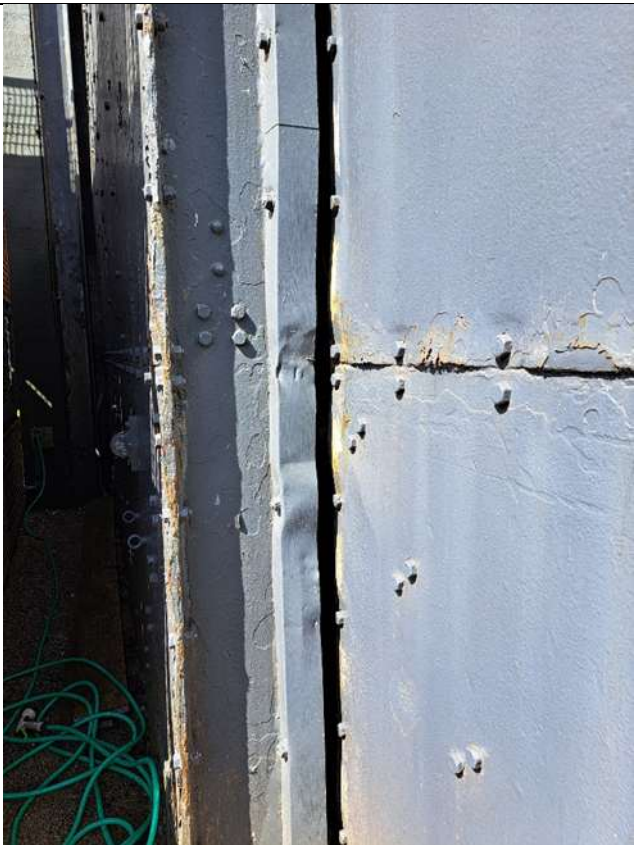
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25.	 A photograph showing a blue-painted metal structure, possibly a roof or a large container. It features a rectangular opening with a dark interior and a circular vent or access point below it. The structure is set against a light-colored, textured background, and the sky is visible above.	
26.	 A close-up photograph of a metal surface, likely part of a large structure. It shows a vertical seam or joint with several rivets or bolts. The metal is dark and shows signs of wear, including rust and peeling paint.	

27.		
28.		

29.		
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32.		

33.		
34.		

35.		
36.		

37.	 A close-up photograph of a brick wall. At the top, there is a small, rectangular window with a white frame. Below the window, there is a small, square, metal grate or vent set into the brickwork. The ground in front of the wall is paved with dark stones, and a small patch of green weeds is visible near the base of the wall.	
38.	 A photograph of a small, rectangular brick structure, possibly a utility shed or a small outbuilding. It has a flat roof and a large, open doorway. The structure is built of red bricks and is situated on a grassy area. A blue tarp or sheet is leaning against the side of the structure. The background shows a clear blue sky and some trees.	

Map of Colerne CP showing notified sites within 1000 metres of the Colerne Industrial Estate (ST81487140). The map includes various geographical features, roads, and land use designations. A legend on the right identifies symbols for Search Area, WWT Reserves, Site of Special Scientific Interest, National Nature Reserve, Special Area of Conservation, Special Protection Area, Local Nature Reserve, Local Wildlife Sites, Local Geological Site, Protected Road Verge, Woodland Trust Reserve, Bat Consultation Zone, and County Boundary. The map also shows a scale bar (0 to 0.5 Km) and a north arrow.

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