



Salisbury Hospital Western Carpark
Ecological Assessment

Project No

EC1932-09 (B)

Client

Salisbury NHS Foundation Trust

Date

September 2026



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Project Manager Disclosure:

The advice which we have prepared and provided is true to the best of our knowledge and utilises information available at the time. The advice has been prepared and provided in accordance with the CIEEM's Code of Professional Conduct.

Quality check completed by:

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Date

September 2026

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Summary

enims Ltd has been commissioned to carry out an ecological assessment of the Western Car Park scheme at Salisbury District Hospital, Odstock Road, Salisbury, Wiltshire SP2 8BJ (Grid Reference SU 14831 27199). This is in order to support a planning application. The proposed development is for the construction of new car park in the west of the hospital grounds and a new bus stop.

The proposals include the demolition of three buildings and a shed, the partial demolition of another building and the removal of small areas of grassland and scrub habitats. There are six trees present within the area of the car park site and two immediately adjacent, which the proposals retain them.

Bat roost survey work has been carried out in July 2026 for the buildings to be demolished/partially demolished and included external and internal inspections and emergence survey. No evidence of roosting bats was found during the survey work. However, due to the previous presence of droppings found in 2022, a precautionary working method during demolition is recommended. This should include the provision of a bat box, pre-works checks, ecological supervision, soft demolition where necessary and timing of works to avoid December – February inclusive. In the unlikely event that a bat is found, works should immediately stop and a licence sought from Natural England.

Pollution protection measures should be adhered to and retained trees protected in accordance with the arboriculture report recommendations. Scrub vegetation and demolition of B16 should take place outside the main bird nesting season to avoid potential impacts to nesting birds. Consideration should be given to the potential presence of hedgehog, fox and brown hare during site clearance work. Appropriate measures should be taken to prevent the spread of non-native invasive plant species present on site. New external lighting should be kept to a minimum and be bat sensitive.

The National Planning Policy Framework (NPPF) encourages projects to implement ecological enhancements so to achieve net gains for biodiversity. Possible opportunities to enhance wildlife potential, appropriate to this site, are given in this report.



1 Introduction

1.1 Background to Commission

enims Ltd was commissioned by Salisbury District Hospital NHS Foundation Trust in June 2026 to undertake an ecological assessment of a proposed car park development at Salisbury District Hospital. The assessment was carried out in order to provide baseline ecological information about the site and to identify any potential ecological constraints associated with the proposed development of the application site. This information is necessary to support a planning application.

1.2 Scope of Report

The purpose of this assessment is to: establish the current biodiversity value of the site, identify and assess any potential ecological constraints/impacts associated with the proposed development, and to provide recommendations for additional survey work if required. Avoidance, mitigation/compensation and/or enhancement measures are recommended where necessary to ensure compliance. The assessment is based on the following information sources:

- A desk study of the site and a 2km surrounding radius
- Bat Survey work of the buildings to be impacted
- A walkover of the application site in order to record habitats following UK Habitat Classification Version 2.0 (UKHab Ltd, 2023) and to identify features with potential to support protected or otherwise notable species

1.3 Site Description

The application site is located at Salisbury District Hospital, Odstock Road, Salisbury, Wiltshire SP2 8BJ. The application site is on the southwest boundary of the hospital grounds and consists of four buildings, a shed, car parking, a few trees, small patches scrub vegetation and grass. The application site is centred on Grid Reference Grid Reference SU 14831 27199 and falls under the administrative authority of Wiltshire Council.

A plan showing the location of the site and surrounding landscape is included in Figure 1 in Appendix A.

1.4 Project Overview

The proposed development is for the construction of a new car parking on an area currently occupied by four buildings, small areas of vegetation and trees (referred to in this report as the 'car park site'). The four buildings are referred to by the hospital as 15, 16, 17 and 22. Buildings 16, 17 and 22 are proposed for full demolition, along with a small shed. Building 15 would be partially demolished, with the majority of the building retained. The proposals also include the provision of a new bus stop on Victoria Drive East (referred to in this report as the 'bus stop site').

1.5 Relevant Legislation and Planning Policy

The following key pieces of nature conservation legislation are relevant to this appraisal. A more detailed description of relevant legislation is provided in Appendix B:

- The Conservation of Habitats and Species Regulations, 2017 (as amended) /Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 (commonly referred to as the Habitats Regulations);
- Wildlife and Countryside Act 1981 (as amended); and
- Natural Environment and Rural Communities Act 2006.



Policies N1 to N6 of the National Planning Policy Framework (DfCLG, 2026) require local authorities to avoid and minimise impacts on biodiversity and provide net gains in biodiversity when making planning decisions. Of particular note is Policy N2 which states that development proposals should contribute positively to the natural environment and support nature recovery, and where “*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*”.

Other planning policies at the local level, which are of relevance to this development, include CP50 and CP69 of Wiltshire Council’s Core Strategy 2015, which satisfies their obligations under the NERC Act. These two core policies require the protection of important nature sites, habitats and species in relation to development and seek enhancement for the benefit of biodiversity through the planning system.



2 Methodology

2.1 Overview

This PEA has been prepared with reference to best practice as published by the Chartered Institute for Ecology and Environmental Management (CIEEM 2017) and complies with British Standard 42020:2013 (BSI 2013).

2.2 Desk Study

A desk study was carried out to determine if any statutory land designations occur within 2km of the site. Statutory nature designations, Habitats of Principal Importance (HPI) and Ancient Woodland sites were identified using the Multi-Agency Geographic Information for the Countryside (MAGIC) website (www.magic.gov.uk). The Woodland Trust online Ancient Tree Inventory (<http://ati.woodlandtrust.org.uk>) was reviewed for the locations of known ancient and veteran trees.

Aerial photographs were reviewed to identify any habitats surrounding the site, or wildlife corridors connecting the site to other habitats. Ordnance Survey maps, aerial photographs and the MAGIC website were used to identify the presence of water bodies within 500m of the site, in order to establish if the land within the site could be used as terrestrial habitat for great crested newts. MAGIC was consulted for records of European protected species within 2km and previous survey work across the wider hospital site by enims Ltd was reviewed.

The status of species is taken directly from the relevant legislation; the 'UK Post-2010 Biodiversity Framework', local Biodiversity Action Plans (BAPs) and Birds of Conservation Concern (Stanbury et al. 2021)¹.

Scientific names are given following the species first mention. Thereafter, only common names are used.

2.3 Site Survey

The site survey was conducted on 15th July 2026 by Paula Richings, principal ecologist at enims Ltd and a full member of CIEEM. Paula is experienced in habitat survey and in a wide range of field survey techniques and holds Level 2 survey licences for bats and great crested newt. The survey was undertaken under optimum conditions and during the recommended period for habitat assessment of April through October (JNCC 2010). Weather conditions on that day were sunny with temperatures around 27 °C.

A habitat survey of the site was carried out, covering the entire area within the redline boundary, including any boundary features of interest. Habitats were described and recorded broadly in accordance with UK Habitat classification Version 2.0 (UKHab Ltd, 2023). Habitats were also assessed using the Habitat of Principal Importance (HPI) criteria, as set out by JNCC (BRIG, ed. A. Maddock 2011). HPI are listed under Section 41 of the NERC Act 2006.

A ground level tree assessment (GTLA) for bat roost potential was carried out for the trees on site. The aim of the inspections was to gather evidence to determine whether the trees had the potential to support bat roosts. All surveys were carried out in strict accordance with Good Practice Guidelines published by the Bat Conservation Trust (Collins 2023). A search was made from the ground using a

¹ The Red and Amber lists of Birds of Conservation Concern refer to bird species of particular conservation concern for a number of reasons. In general terms, Red list species are globally threatened showing severe recent declines in population. Amber list species are species either with unfavourable conservation status or those species showing moderate recent declines in population; they may also include particularly localised species.



high-powered torch to look for suitable bat roosting features such as rot holes, splits, lifted bark and dense ivy covering.

Incidental records of birds and other fauna noted during the course of the habitat survey were also compiled. The presence of invasive or injurious plant species as defined by Schedule 9 of the Wildlife and Countryside Act 1981 (as amended) were also recorded.

2.4 External and Internal Inspections

An assessment of the buildings was carried out to gather evidence to determine whether the buildings either had the potential to support bat roosts or showed direct indications of current/previous use by roosting bats. All surveys were carried out in strict accordance with Good Practice Guidelines published by the Bat Conservation Trust (Collins, 2023). Building numbering retained the hospitals reference system and are B15, B16, B17 and B22, plus an additional building referred to as B15 Shed (Figure 2, Appendix A).

External and internal inspections of the buildings were undertaken during the initial site survey on 15th July. A search was made for direct evidence of bat activity, such as corpses, droppings, urine stains and scratch marks. Potential access points, particularly those free of cobwebs and other obstructions, were also recorded, irrespective of whether there was direct evidence of use in the vicinity. Equipment included a high-powered torch and endoscope. The survey was conducted by Paula Richings and was assisted by Pete Satchell, Manager Director at enims Ltd.

Further visits were conducted by Pete Satchell on 20th and 24th July 2026 once access had been arranged to survey the 'tower' features on the roofs of B15, B17 and B22 and the interior of B15 Shed, respectively.

2.5 Protected Species Assessment

The habitats were assessed for their potential to support protected species using a combination of desk study information and field observations carried out during the habitat survey. The assessment was based on professional judgement and best practice survey guidance methodology for identifying field signs of protected species. The potential for protected species presence was based on the following criteria:

- **Present** – Confirmed presence through first hand survey evidence or recent verified records
- **High Potential** – Local records highlight presence in the local vicinity. The site and immediate surrounds support good quality habitat or good connectivity to such habitat
- **Moderate Potential** – Habitat within the site provides key elements for any species or species group, although may be limited by factors including habitat area, isolation or disturbance. Desk study records highlight presence in proximity to site
- **Low Potential** – On-site habitat is of low or moderate quality for any species or species group, lacking key elements and limited by factors including habitat fragmentation and habitat area. Few or absence of local records, but within national distribution and thus cannot be completely discounted.
- **Negligible Potential** – Habitats within the site are very poor quality or completely absent for any species or species group. Desk study records are absent, the site is outside of the normal range of the species or species group, and the surrounding habitat is unlikely to support wider populations. Presence cannot be completely ruled out but it is considered 'reasonably unlikely' to support any species or species group.



When assigning a level of bat roosting potential (none, negligible, low, moderate or high) to a feature, the descriptions in Table 1 were considered.

Table 1. Criteria for the potential of features and habitats to support roosting and foraging/commuting bats (Collins, 2023).

Suitability	Description of roosting habitat	Commuting or foraging habitat
None	No habitat features on site likely to be used by any roosting bats at any time of year (i.e. a complete absence of crevices/suitable shelter at all ground/underground levels.)	No habitat features on site likely to be used by any commuting or foraging bats at any time of year (i.e. no habitats that provide continuous lines of shade/protection for flight-lines or generate/shelter insect populations available to foraging bats).
Negligible	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	No obvious habitat features on site likely to be used as flight paths or by foraging bats; however a small element of uncertainty remains in order to account for non-standard bat behaviour
Low	A structure with one of more potential roost sites that could be used by individual bats opportunistically at any time of the year. However, these potential roost sites do not provide enough space, shelter, protection appropriate conditions and/or suitable surrounding habitat to be used on a regular basis or by larger numbers of bats (i.e., unlikely to be suitable for maternity and not a classic cool/stable hibernation site, but could still be used by individual hibernating bats).	Habitat that could be used by small numbers of commuting bats such as a gapped hedgerow or un-vegetated stream, but isolated, i.e., not very well connected to the surrounding landscape by other habitat. Suitable, but isolated habitat that could be used by small numbers of foraging bats such as a lone tree (not in a parkland situation) or patch of scrub.
Moderate	A structure with one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions and surrounding habitat but unlikely to support a roost of high conservation status (with respect to roost type only – the assessments in this table are made irrespective of species conservation status, which is established after presence is confirmed).	Continuous habitat connected to the wider landscape that could be used by bats for commuting such as lines of trees and scrub or linked back gardens. Habitat that is connected to the wider landscape that could be used by bats for foraging such as trees, scrub, grassland or water.
High	A structure with one or more potential roost sites that are obviously suitable for use by larger numbers of bats on a more regular basis and potentially for longer periods of time due to their size, protection, conditions and surrounding habitat.	Continuous, high quality habitat that is a well connected to the wider landscape that is likely to be used regularly by commuting bats such as river valleys, streams, hedgerows, lines of trees and woodland edge. High quality habitat that is well connected to the wider landscape that is likely to be used regularly by foraging bats such as broadleaved woodland, tree-lined watercourses and grazed parkland. Site is close to and connected to known roosts.



Suitability of trees for roosting bats was assigned based on the categories shown in Table 2 below.

Table 2. Suitability categories used when assessing trees for bat roosting potential (Collins, 2023)

Suitability	Description
NONE	Either no PRFs in the tree or highly unlikely to be any
FAR	Further assessment required to establish if PRFs are present in the tree
PRF	A tree with at least one PRF
PRF-I	PRF is only suitable for individual bats or very small numbers of bats either due to size or lack of suitable surrounding habitats
PRF-M	PRF is suitable for multiple bats and may therefore be used by a maternity colony

2.6 Bat Emergence Survey

An emergence survey was undertaken in accordance with the Good Practice Guidelines published by the Bat Conservation Trust (Collins, 2023) on B15 and B15 Shed, B16, B17, B22. Details of the survey timings and weather conditions are given in Table 1 below.

Table 3. Details of emergence survey

Visit no.	Building no.	Date	Sunset time	Start and end times	Temperature at sunset	Weather conditions
1	16 & 17	03/07/2026	21:24	21:09-22:54	19°C	Clear, no cloud cover, wind speed BF 2, no precipitation
	16	06/07/2026	21:23	21:08-22:53	25°C	30% cloud cover, wind speed BF 2, no precipitation
	15 & 15 Shed	09/07/2026	21:20	21:05-22:50	25°C	20% cloud cover, wind speed BF 0, no precipitation
	22	13/07/2026	21:18	21:03-22:48	22°C	60% cloud cover, wind speed BF 3, no precipitation
2	16	29/07/2026	20:58	20:43-22:28	25°C	Clear, no cloud cover, BF wind speed 2, no precipitation
	15 Shed	30/07/2026	20:56	20:41-22:26	21°C	100% cloud cover, BF wind speed 2, no precipitation



During the survey, surveyors were positioned around the buildings to look for bats emerging from their roosts. The survey was carried out using Echo Meter Pro Touch 2 to listen and record bat calls to aid species identification. Each surveyor was equipped with a night vision aid (NVA), which included infrared binoculars (Nightfox Nova), thermal cameras (IR Guide Track Pro) and infrared cameras (Teayoc 10080p 4k and DVCOAC318102990).

Surveyors were positioned with maximum visibility of potential emergence points for roosting bats. Information was collected on species, number of bats, access points, roosting locations and flightpaths. Supplementary information, such as nearby foraging and commuting behaviour, was also noted in order to develop best possible understanding of how the site is utilised by bats.

The first survey visit was conducted prior to the external and internal building inspections, so surveyors were positioned to cover all aspects of all buildings. Buildings were combined where possible during the first visit (B15 & B15 Shed, B16 & B17), however, a repeat survey for B16 alone was then conducted to ensure sufficient coverage. The second visit was based on the outcome the first emergence visit and the inspection visit and focussed on the potential features of B15 Shed and B16.

Where necessary, post-survey analysis of bat call data was undertaken to identify species/species group using appropriate software including Kaleidoscope by Wildlife Acoustics and the British Trust for Ornithology (BTO) Acoustic Pipeline.

The survey visits on 3rd, 7th and 9th July were led by Poppy Fleming, an Assistant Ecologist at enims Ltd. Poppy was assisted in the surveys by experienced ecologist Pete Satchell, Managing Director of enims Ltd, and Becca Payne, an Ecological Field Technician at enims Ltd., as well as experienced bat surveyors Alan Parvin, Tim Fuller, Marc Bignall, and Greg Payne. The survey visits on 6th, 13th, 29th and 30th July were led by Becca Payne, who was assisted by Pete Satchell and Greg Payne.

2.7 Site Evaluation

An evaluation of the site was carried out in accordance with guidance issued by the Chartered Institute of Ecology and Environmental Management (CIEEM 2016), which ranks the nature conservation value of a site according to a geographic scale of reference. The scale that measures conservation value is as follows: international, national, regional, county/metropolitan, district/borough, local/parish, or of value at the site scale. In evaluating the nature conservation value of the site, the following factors are also considered: nature conservation designations, rarity, naturalness, fragility, connectivity and relevant nature conservation aims and objectives for a given area, as contained in national and local biodiversity action plans and planning policies.

The findings of the emergence survey were used to determine the number and type of roost present (maternity, hibernation, occasional etc.). Where multiple locations have been identified within the same building/structure, these were considered to be the same roost where they have the same functional and qualitative characteristics and are used by the same species for the same roosting purpose.

The importance of each roost was assessed at an appropriate spatial scale, based on species distribution, conservation status and current population trends, as set out in the UK Bat Mitigation Guidelines (Reason and Wray, 2023). A level of rarity was assigned to the species present based on the known abundance and distribution across different parts of the UK. The level of rarity was referenced against the roost function to give a level of importance based on the following geographic scale: site, local (the site and close surroundings e.g. Parish), district (local administrative area), county, regional, national and International/European.

2.8 Impact Assessment and Approach to Mitigation

In identifying the potential impacts, all stages of the proposed development were considered including any advance works as well as during and after construction. Potential impacts include the loss,



damage or modification of habitats, mortality, injury or disturbance to individuals and disruption to access to shelter, foraging and commuting habitat.

When assessing the significance of impacts from development operations, the following factors were considered:

- Value of the feature.
- Positive or negative biodiversity outcome.
- Confidence in predictions.
- Magnitude of impact.
- Extent of impact.
- Duration of impact.
- Reversibility of impact.
- Timing and frequency of impact.

The approach to mitigation follows the mitigation hierarchy, where measures to avoid impacts are explored in the first instance. When options for avoidance have been exhausted, then measures to reduce the adverse effects must be incorporated and where residual effects remain then these need to be compensated.

With regards to bats in particular, appropriate levels of mitigation follow the UK Bat Mitigation Guidelines (Reason and Wray, 2023), as summarised in Table 4 below.

Table 4. Guidelines for proportionate mitigation, taken from the UK Bat Mitigation Guidelines (Reason and Wray, 2023).

Roost category	Value of receptor					
	Site	Local	District	County	Regional	National
Feeding perches; night roosts; individual or very small occasional /transitional/opportunistic roosts	Flexibility of roost type and timing of works					
Non-breeding day roosts			Like-for-like replacement. No timing constraints			
Mating sites; small numbers of hibernating bats			Like-for like replacement. Bats not to be left without a roost			
Larger transitional roosts	Flexibility of roost type and timing of works					
Hibernation sites			Like-for-like replacement (as close as possible or better). Bats not to be left without a roost	Like-for-like replacement (as close as possible or better). Bats not to be left without a roost and available in relevant seasons before original removed	As for Regional as a minimum, more likely required. Early discussion with statutory body needed.	
Autumn swarming sites						
Maternity sites	Flexibility of roost type. Bats not to be left without a roost					



2.9 Survey and Assessment Limitations

The data and conclusions presented within this report are an evidence-based assessment of the current status of the application site. The data and conclusions do not provide a full and definitive survey of any protected species group. Evaluations have been made based on the results of this ecological assessment. The likely ecological constraints to the proposed development are detailed, as well as any need for further ecological survey and mitigation measures.

Ecological surveys are limited by factors which affect the presence of plants and animals, such as the time of year, migration patterns and behaviour. Therefore, the absence of evidence of a particular species should not be taken as conclusive proof that the species is not present, or that it will not be present in the future.

During the bat emergence survey on 3rd July 2026, the camera used by the surveyor watching B16 stopped recording part way through and on the repeat first visit to B16 on 6th July 2026 the supplementary infra-red torches failed. However, on both occasions a surveyor was present and able to view through the infra-red camera. In addition, the inspection visit on 15th July 2026 noted only one potential roost feature in this location and which was able to be endoscoped. Therefore, this is not considered to be a significant limitation to the survey.

During the bat emergence survey on 9th July 2026, the unmanned camera positioned to record the west end of the south aspect of B15 failed part-way through the survey. The area was watched using ambient lighting by a surveyor positioned further on the south aspect for the remainder of the survey. The inspection visit on 15th July 2026 noted only one potential roost feature in this location and which was able to be endoscoped. Therefore, the camera failure is not considered to be a limitation to the survey.

The survey data is valid for 12 months due to the mobile nature of bats, beyond which updating surveys would be required.



3 Results

3.1 Designated and Notable Sites

3.1.1 Statutory Sites of Nature Conservation

There were five statutory sites of nature conservation within 2km of the site; one Special Area of Conservation (SAC) and four Sites of Special Scientific Interest (SSSI). These can be seen below in Table 5.

Table 5. Statutory designated nature sites within 2km of the application site.

Site Name	Distance from site and orientation	Reason for designation
River Avon SAC	1.3km northeast	The River Avon is designated SSSI and SAC due to its high levels of biodiversity and important habitats that support rare and threatened species. There is one Annex I habitat associated with the site (water courses of plain to montane levels with the <i>Ranunculus fluitans</i> and <i>Callitriche-Batrachion</i> vegetation) and five Annex II species. These species are Desmoulin's whorl snail (<i>Vertigo moulinsiana</i>), sea lamprey (<i>Petromyzon marinus</i>), brook lamprey (<i>Lampetra planeri</i>), Atlantic salmon (<i>Salmo salar</i>) and bullhead (<i>Cottus gobio</i>). This river is also a chalk stream which provides a unique ecosystem for various species. The lower parts of the River Avon Valley contain floodplains which provide habitat for many bird species.
River Avon System SSSI	1.3km northeast	The River Avon and its tributaries are of national and international importance for their wildlife communities. The Avon is richer and more varied than in most chalk streams with over 180 species of aquatic plant having been recorded, one of the most diverse fish faunas in Britain and a wide range of aquatic invertebrates.
Britford Water Meadows SSSI	1.4km northeast	Britford Water Meadows SSSI lies on gravel deposits in the Avon Valley and forms part of one of the last two actively managed water meadow systems in Wiltshire, and possibly in Britain. It is amongst the few sites which retain the grassland community characteristic of this long established and once widespread form of management. The sward is grass dominated and is of particular importance for the various hybrids between fescues and perennial rye-grass. Numerous ditches and small waterways hold a variety of aquatic and marshland plants
East Harnham Meadows SSSI	1.5km north	East Harnham Meadows is an area of botanically rich, neutral grassland lying within the floodplain of the River Avon near the centre of Salisbury. The complex of small pastures, criss-crossed with ditches and bordered by the River Avon and its channels, was formerly under water meadow management. This type of



Site Name	Distance from site and orientation	Reason for designation
		management, where controlled flooding was used to increase the early growth of plants for grazing, was once widespread along the River Avon. With the decline of water meadow management most meadows in the area have become intensively farmed, and through the use of fertilisers and reseeded have lost their wildlife interest. East Harnham Meadows is one of the few sites which has been managed in a way which encourages wildlife, and the herb-rich grassland which it supports is now rare both in Wiltshire and in Britain as a whole.
Odstock Down SSSI	1.8km southeast	Odstock Down is a floristically diverse area of chalk grassland typical of the South Western chalk. The turf is chiefly of the sheep's-fescue-meadow oat-grass <i>Festuca ovina</i> - <i>Avenula pratensis</i> community and contains a number of nationally rare plants. It extends for 1.5 kilometres along a moderate, predominantly west-facing, slope of the Upper Chalk to the south of Salisbury.

There were also two SACs designated for bats within 30km. Mottisfont Bats SAC is 16km to the northeast and supports an important population of the rare barbastelle (*Barbastella barbastellus*). It is one of only six known maternity sites in the UK (2002 data) and the only one in Hampshire. Chilmark Quarries SAC is 17.5km west and is one of Wiltshire's internationally important bat sites. The site is considered to be one of the best in the UK for Bechstein's bat (*Myotis bechsteinii*), barbastelle, and greater horseshoe bats (*Rhinolophus ferrumequinum*), and also supports a significant population of lesser horseshoe bats (*Rhinolophus hipposideros*).

The application site falls within the nutrient neutrality catchment zone for the River Avon and the New Forest Zone of Recreational Influence (13.8km outer zone).

3.1.2 NERC Act HPI / Local BAP Priority Habitats

There were many parcels of Priority Habitat within 2km of the site:

- Many parcels of Priority Habitat deciduous woodland, with the closest 1km east.
- Three parcels of Priority Habitat woodpasture and parkland, with the closest 1km east.
- Many parcels of Priority Habitat coastal floodplain and grazing marsh, with the closest 600m south.
- Many stretches of Priority Habitat chalk stream, mostly associated with the Rivers Avon and Ebble, with the closest 600m southwest.
- 3 parcels of Priority Habitat lowland meadows, with the closest 1.5km northeast.
- 11 parcels of Priority Habitat lowland fens, with the closest 1.5km north.
- Three parcels of Priority Habitat lowland calcareous grassland, with the closest 1.6km southwest.



3.1.3 Other Notable Designations

Cranborne Chase National Landscape is 700m to the south. There were no parcels of Ancient Woodland within 2km of the site. There were no known ancient or veteran trees within 50m of the survey area according to the online mapping resource, however there were four approximately 600m away to the northeast and one approximately 700m to the south.

3.2 Habitats

The habitat map of the application site is given in Figure 3, Appendix C.

The car park site consisted of four buildings and a shed (B15, B15 Shed, B16, B17 and B22) with surrounding sealed and unsealed surfaces, trees, grassland and scrub vegetation. The bus stop site comprised grassland vegetation with an adjacent hedgerow.

3.2.1 Other Neutral Grassland g3c

Grassland in the north of the car park site contained a variety of herb species that dominated over the grasses present. The sward was short and likely to be regularly mown. Ribwort plantain *Plantago lanceolata*, hedge bedstraw *Galium album* and hawk's-beard species *Crepis* sp. were abundant throughout, with noticeable patches of dense mouse-eared hawkweed *Pilosella officinarum* and wild strawberry *Fragaria vesca* also present. Common bird's-foot trefoil *Lotus corniculatus*, selfheal *Prunella vulgaris*, ground ivy *Glechoma hederacea*, field madder *Sherardia arvensis*, ivy *Hedera helix*, meadow buttercup *Ranunculus acris*, creeping buttercup *Ranunculus repens*, wild carrot *Daucus carota carota*, doves-foot crane's-bill *Geranium molle*, germander speedwell *Veronica chamaedrys*, black medick *Medicago lupulina*, field bindweed *Convolvulus arvensis*, false oat-grass *Arrhenatherum elatius*, Yorkshire fog *Holcus lanatus* and bent sp. *Agrostis* sp. were also present throughout.

The majority of this grassland is outside of the red line boundary, with only a small section of this habitat falling within the red line.

3.2.2 Modified Grassland g4

There were areas of grassland in the north and south of the car park site that were species poor and dominated by grass species. The sward was short and contained abundant red fescue *Festuca rubra*, a bent species, ribwort plantain and yarrow *Achillea millefolium*. Perennial rye grass *Lolium perenne*, cock's-foot *Dactylis glomerata*, field bindweed, red dead nettle *Lamium purpureum*, ivy, meadow buttercup and creeping cinquefoil *Potentilla reptans* were also present occasionally to frequently throughout.

Species-poor grassland was also present throughout the application site where scrub was also scattered throughout (g4 10). Species included cock's-foot, false oat grass, false brome *Brachypodium sylvaticum*, yarrow, creeping thistle, perennial rye grass, ragwort *Senecio jacobaea*, tansy *Tanacetum vulgare*, wild basil *Clinopodium vulgare* and hemp agrimony *Eupatorium cannabinum*. Traveller's-joy *Clematis vitalba*, bramble *Rubus fruticosus* agg., rose species *Rosa* sp. self-set sycamore *Acer pseudoplatanus*, ash *Fraxinus excelsior* saplings, hawthorn *Crataegus monogyna* and elder *Sambucus nigra* were also found.

The bus stop site supported tall (approx. 50cm) vegetation dominated by false oat grass and cock's-foot with frequent blackthorn *Prunus spinosa* suckers from the adjacent hedgerow. Teasel *Dipsacus fullonum* and wild carrot were present rarely.

3.2.3 Bramble Scrub h3d

Dense areas of vegetation dominated by traveller's joy were present throughout the western car park site. Bramble and self-set sycamore saplings were found occasionally throughout and butterfly bush *Buddleja davidii* was also present on the eastern boundary. Although not strictly dominated by bramble,



traveller's-joy is a native woody climber, and given the other species present, 'bramble scrub' was considered the most appropriate fit under the UKHab classification.

3.2.4 Ornamental Planting u1

Two raised flowerbeds were present at the entrance to B16 and contained a variety of ornamental shrub and herb species. Montbretia (*Crocsmia × crocosmiiflora*) was noted to be present.

3.2.5 Individual Trees

Six individual trees are present within the car park site comprising sycamore, beech *Fagus sylvatica*, horse chestnut *Aesculus hippocastanum* and lime *Tilia* sp (arboriculture report ref T01 – T06). Two further trees are located immediately to the red line boundary in the south, comprising a sycamore and a horse chestnut (arboriculture report ref T07 and T08).

3.2.6 Native Hedgerow

A native hawthorn and blackthorn hedgerow is present on the boundary of the bus stop site.

3.2.7 Buildings

Four single storey buildings and a shed are present within the red line boundary. Buildings B15, B17 and B22 were of similar construction; being of brick construction with flat concrete and bitumen lined roofs. Small, single storey 'tower' features were present on the roof which were also of brick construction with flat concrete roofs. Building B15 Shed was a small, concrete shed with a corrugated sheet roof. Building B16 was brick construction with a pitched, tiled roof and wooden soffit boxes.

3.3 Protected Species Assessment

3.3.1 Badger

There were no signs of badger (*Meles meles*) during the site visit. There is no suitable habitat within or adjacent to the red line boundary and available foraging habitat is limited. It is considered reasonably unlikely that badger would be utilising either site and the species is not considered further in this report.

3.3.2 Bats

Information from MAGIC Maps showed one granted European Protected Species Mitigation License (EPSML) for bats within 2km. This licence (2019-40725-EPS-MIT) was from June 2019 to November 2024 for damaging a breeding/resting site for Natterer's bat *Myotis nattereri* and soprano pipistrelle *Pipistrellus pygmaeus*, 1km south of the site.

Bat survey work was carried out by enims Ltd in 2022 confirmed the presence of common pipistrelle day roosts in the Douglas Arter building approximately 100m to the southwest of the car park site. During survey work in 2022, five common pipistrelle droppings were also found within B16. A dropping with characteristics of bat or pygmy shrew was also found in B15 Shed, however, the DNA analysis on the dropping failed and species confirmation not possible.

Bat activity survey work across the wider site has recorded common pipistrelle (*Pipistrellus pipistrellus*), soprano pipistrelle, serotine (*Eptesicus serotinus*), noctule (*Nyctalus noctula*), and brown long-eared bats (*Plecotus auritus*) utilising the hospital grounds and adjacent field for foraging and commuting.

The trees and shrubs of the site provide some suitable foraging and commuting habitat amongst the buildings and hard standing and is similar to that found across the wider hospital ground. Beyond the hospital, the surround landscape is predominately agricultural. The grassland field adjacent to the eastern boundary of the hospital has a woody boundary including large mature trees and provides some connectivity to a woodland parcel to the east of the A338. Hedgerow to the south of the hospital grounds, adjacent to Odstock Road, provides some woody connectivity to the River Ebble and its floodplain habitats.



3.3.3 Building and Tree Roosting Potential

The outcome of the of the external and internal inspections carried out in 2026 are set out below and in Figures 4 to 7 in Appendix C.

Table 6. Potential roosting features identified for each building and roosting potential assigned

Building reference	Potential Roosting Feature	Roosting potential
B15	South side wall. Gap on underside of roof overhang where wooden batten was coming away from concrete.	Inspected using torch – gap only 5cm deep, no bats, densely cobwebbed. Low
	South side, open passageway. Internal gaps between concrete beams on both sides of passageway.	Inspected using endoscope - gaps approximately 20cm deep, no bats, many densely cobwebbed. Low
	West side. Two holes in brickwork.	Inspected using endoscope – one hole extended back 15cm, the other 10cm, no bats Low
	North side. Hole in brickwork on inside of open porch roof.	Inspected using endoscope – small space approximately 5cm by 10cm, no bats. Low
	Tower room on roof. Small number of gaps and crevices on exterior and interior	Inspection inside and using endoscope – gaps up to 20cm deep, no bats or bat droppings found. Low
B15 Shed	Gaps between corrugated sheet roof and ceiling. Gaps in internal ceiling boarding and air vents in north and south walls potentially providing internal access	Inspection inside – used for storage, stacked boards etc, no bats or bat droppings found. Not a particularly suitable building for bats being likely subject to fluctuation in temperature. Low, but upgraded to Moderate due to droppings (unconfirmed species) found in 2022.
B16	Internal. No ceiling so roof space open. Some holes in roofing felt otherwise in relatively good condition. Cluttered roof space with trusses and pipework. Void at gable ends, with gap at rafter joint allowing access to space. Some gaps between plasterboard and timber frame of wall.	Inspection inside – used for storage of PPE equipment, no bats or droppings found. Moderate
	Northwest corner. Gap in rotten soffit box.	Inspected using endoscope – a narrow gap along soffit; did not appear to open up into soffit cavity nor provide access into the building, no bats. Moderate



Building reference	Potential Roosting Feature	Roosting potential
	North gable. Two gaps under hanging tiles	Inspected using endoscope – gaps up to 10cm deep, no bats. Low
	Southeast. Hole in soffit box where a vent cover was missing.	Inspected using endoscope – soffit box is divided into sections although gap in partitioning divide could potentially allow access throughout entire length of soffit, no bats. Hole in felt directly opposite gap in soffit opened out into the kitchen area of the building. Moderate
	South gable. Five gaps under hanging tiles.	Inspected using endoscope – one went into large space behind; four others were 5cm to 10cm deep. Moderate
B17	North side. Gap in door frame	Inspected using endoscope – only 5cm deep, no bats. Low
	South side. Two holes in brickwork	Inspected using torch, dense vegetation made access difficult – small crevices. Low
	Tower room on roof. Small number of gaps and crevices on exterior and interior.	Inspection inside and using endoscope – gaps up to 20cm deep, no bats or bat droppings found. Low
B22	North and west side. Boarded up windows with gaps behind.	Inspection using endoscope – windows behind, cobwebbed, no bats found. Low
	Tower room on roof. Small number of gaps and crevices on exterior and interior.	Inspection inside and using endoscope – gaps up to 20cm deep, no bats or bat droppings found. Low

The six on site trees and the two off site trees did not support any potential roost features for bats (NONE).

3.3.4 Emergence Survey

Figures 8-29 in Appendix C show the position and field of view of surveyors and NVA's around the building(s).

No bats were observed emerging from or re-entering any of the buildings on site.



Low levels of bat activity were observed during all surveys. Bat activity was dominated by noctule and common pipistrelle, as well as detections of soprano pipistrelle and serotine. Leisler's (*Nyctalus leisleri*) was detected rarely. Bats were observed using the surrounding area for foraging and commuting.

The earliest bat activity heard throughout all surveys was a soprano pipistrelle at 21:18, two minutes before sunset on 9th July and a noctule three minutes before sunset on the 6th July. Also, on the 6th a bat was seen but not heard flying over a building five minutes after sunset. These times suggest that there are roosts nearby.

3.3.1 Hazel Dormouse

Information from MAGIC Maps showed no EPSML for dormice *Muscardinus avellanarius* within 2km. No suitable habitat was present within the car park or bus stop site, and the wider hospital site is not connected to potentially suitable habitat further to the south and east, meaning dormice are unable to pass through the sites. As such, hazel dormice are considered likely absent and are not considered further in this report.

3.3.2 Otter and Water Vole

Information from MAGIC Maps showed no EPSML for otter *Lutra lutra* within 2km of the site. There was no suitable habitat for otter or water vole *Arvicola amphibius* on or near the car park or bus stop site. As such, otter and water vole are considered likely absent and are not considered further in this report.

3.3.3 Nesting Birds

There was suitable habitat for nesting birds in the trees and scrub habitats within the car park site and in the hedgerow of the bus stop site. Building B16 also provides some opportunity for bird nesting within the soffit box. The habitats on site are suitable for supporting a variety of common and garden bird species but are not suitable for any Schedule 1 species.

3.3.4 Great Crested Newt

Information from MAGIC Maps showed no EPSML for great crested newt *Triturus cristatus*, or great crested newt class licence survey returns or pond surveys within 2km. Information from MAGIC Maps, OS Maps and aerial imagery showed no ponds within 500m. The site visit revealed no ponds within the car park or bus stop site. The habitats of both sites are low value for the species and isolated by numerous roads and buildings. As such, great crested newt is considered likely absent and this species is not considered further in this report.

3.3.5 Reptiles

Information from MAGIC Maps showed no EPSML for rare reptiles within 2km. Although the unmanaged scrub and grassland habitats provide some suitable habitat for widespread reptile species, they are small and isolated parcels with limited connectivity to the wider landscape. As such, reptiles are considered likely absent from both sites and are not considered further in this report.

3.3.6 NERC Act SPI/Local BAP Species

The hospital grounds are suitable for urbanised species such as hedgehog *Erinaceus europaeus*, and fox *Vulpes vulpes* and these may commute and forage through both sites. Brown hare *Lepus europaeus* was seen within the car park site during the bat emergence survey work.

3.4 Non-Native Invasive Species

Montbretia was found within planting beds outside B16 and is a Schedule 9 listed non-native invasive species. Butterfly bush in the east of the car park site is also a non-native invasive species although is not currently listed as Schedule 9.



4 Impact Assessment

4.1 Evaluation of Ecological Features

The application site is not subject to any statutory nature conservation designations. The native hedgerow within the bus stop site qualifies as a Habitat of Principal Importance (HPI). However, the hedgerow HPI criteria is not particularly difficult to meet (comprising at least 80% of a native woody species) and the majority of hedgerow in the local area will meet this. The majority of habitat within the site is species poor, and although the small area along the northern boundary of the car park site was relatively species-rich, the constant mowing regime and disturbance has likely prevented the formation of a grassland of conservation value. Several of the trees on site were considered good specimens with wildlife value.

No bats were observed roosting in any building during the course of the survey. Although common pipistrelle droppings had previously been found in B16 in 2022, no droppings were found during the survey in 2026. The building is largely abandoned and not in use except to store unusable PPE. Therefore, the building does not receive heavy footfall or cleaning activities that would remove dropping evidence. Overall, based on the findings of the thorough internal and external inspection and lack of emergencies, it would indicate use of B16 by a bat on a single occasion on an exploratory basis in 2022. Similarly, although potential bat droppings were found in B15 Shed in 2022, DNA analysis failed in 2022 and as there is no evidence to support the presence of roosting bats in 2026, the building is not considered a bat roost.

The vegetation on site has the potential to support foraging and commuting bats, nesting birds of common and garden species, hedgehog, fox and brown hare.

4.2 Discussion of Potential Ecological Impacts

4.2.1 Nature Conservation Sites

The site is not subject to any statutory nature conservation designations. The closest nature conservation site is 1.3km away and is highly unlikely to be directly impacted by the proposed development.

The site is approximately 16km from Mottisfont Bats SAC. Barbastelle bats have been shown to forage and commute over very large areas and they have a core sustenance zone of 6km (Bat Conservation Trust, 2023). Primary habitats that the species rely on most are deciduous woodland, wet meadows and water bodies, such as woodland streams and rivers, riparian margins and unimproved grassland. Field margins and hedgerows are also used as secondary habitats. The habitats present on the site are unlikely to be important for the bat population of this SAC.

Chilmark Quarries SAC is within 17.5km of the site and designated for rare barbastelle, Bechstein's and greater and lesser horseshoe bats. Barbastelle bats have been shown to forage and commute over very large areas and they have a core sustenance zone of 6km, while Bechstein's have a typical core sustenance zone of 1km (although can increase to 3km). The lesser horseshoe has a core sustenance zone of 2km while the greater horseshoe has a core sustenance zone of 3km (Bat Conservation Trust, 2023). Primary habitats that the species rely on most are deciduous woodland, wet meadows and water bodies, such as woodland streams and rivers, riparian margins and unimproved grassland. Field



margins and hedgerows are also used as secondary habitats. The habitats on the site are unlikely to be important for the bat populations of this SAC.

The site falls within the catchment of River Avon for which nutrient neutrality applies. Certain development types within the catchment are automatically deemed to have a negative impact on the River Avon SAC through increased nutrient inputs. Any proposal for a net addition of overnight accommodation is affected. This includes housing, retirement homes, care home, overnight tourism (B&B, hotel, camping, glamping). Other applications may also be relevant, such as certain industrial facilities (e.g. breweries), high water use developments (e.g. car washing centres), tourism attractions, regional transport hubs and intensive agricultural uses including new fish farms and watercress beds.

Overnight accommodation is not proposed for the new development, and proposals are not for an industrial, intensive agricultural or a high-water use development. Therefore, nutrient neutrality is not relevant to the project.

As the proposed development does not include the provision of residential or tourism units, it is not anticipated that there will be recreational impacts on the New Forest international sites.

4.2.2 Habitats

The proposed development will mean the permanent and temporary loss of habitat on the site, including grassland and scrub habitat. None of the habitats to be lost are of a high conservation value in themselves, having more value in their role as a habitat for wildlife. However, the scrub and neutral grassland have a 'medium' distinctiveness in the biodiversity net gain metric and the loss of these habitats would have a noticeable negative impact on the developments net gain. Trees also have a medium distinctiveness, and these are to be retained, along with the hedgerow HPI.

Retained and neighbouring habitats will be vulnerable to pollution or damage via dust, noise, surface water run-off and mechanical damage during the works phase.

4.2.3 Protected Species

Bats

As European protected species, bats are fully protected against the loss, damage or obstruction of roosts and the killing and injury of individual bats. Roosting bats are considered likely absent from all buildings and a detrimental impact on the local population of bats as a result of such events are not anticipated.

The loss of small, isolated parcels of scrub and grassland habitat will not fragment commuting routes or significantly reduce foraging resources for bats. Insensitive lighting can disrupt commuting routes and reduce foraging resources, which may impact upon the survival of the local population of bat species. The site already receives some degree of illumination from existing street lighting, but any unlit habitats beyond the site boundary may be vulnerable.

Nesting Birds

The removal of scrub and building B16 could negatively impact any active bird nests present at the time. Potential impacts include killing and injury of birds, as well as damage or destruction of nests and eggs. Such activities would be an offence under the Wildlife and Countryside Act 1981, as amended.

NERC Act SPI/Local BAP Species

Vegetation clearance, open excavations and unsafe storage of materials, tools and chemicals could harm any individual brown hare, fox or hedgehog that may be utilising the site.



4.2.4 Non-Native Invasive Species

Both montbretia and butterfly bush can spread quickly through a habitat to the detriment of native flora and are difficult to eradicate. There is potential for site clearance works to cause the spread of these species into neighbouring habitat, which is an offense for any species listed under Schedule 9.



5 Recommendations

5.1 Overview

The assessment of the ecological constraints and subsequent recommendations are based on the current development proposals. If the development proposals change, this may alter the conclusions and advice in this report.

5.2 Biodiversity Net Gain

Biodiversity Net Gain applies to this project, and it is anticipated that 10% net gain will be required in line with national legislation. Details of the Biodiversity Net Gain strategy for the development are presented in a separate report.

5.3 Ecological Impact Avoidance and Mitigation Measures

The National Planning Policy Framework (NPPF) outlines the mitigation hierarchy and promotes its use throughout the development planning process, in order to minimise harm to, and maximise benefits for, biodiversity. The NPPF highlights the primary objective for any proposed development should be avoiding adverse effects on biodiversity through good design. Any unavoidable adverse effects on biodiversity should be adequately mitigated to minimise any negative impacts. Compensation may be used after avoidance and mitigation measures have been fully considered, in order to address any residual impacts of the proposals.

5.3.1 Habitats

Potential constraints relating to nearby and retained habitats can be mitigated for through sensitive working practices during construction. Care should be taken when operating any plant or moving construction materials in proximity to the nearby and retained habitats around the site. Standard pollution control measures should be followed when working on site, such as refuelling measures, spill response plans, dust suppression techniques and noise control measures. Trees and hedgerows, including their root systems, should be protected in accordance with the recommendations of the arboriculture report.

5.3.2 Bats

Roosting bats are considered likely absent from B15, B15 Shed, B16, B17 and B22. However, as a precaution for bat droppings previously being found in 2022, a precautionary method of working should be implemented. Full details should be set out in a method statement prior to demolition commencing, but is anticipated to include:

- Erection of a long-lasting bat box prior to works commencing on a nearby tree/building positioned in a safe place and not at threat from future development
- Pre works checks by a bat licenced ecologist of all buildings immediately prior to demolition, including endoscope of all external features and repeat access to the roof towers of B15, B17 and B22.
- The roof of, and materials from within, B15 Shed will need to be removed by hand under the supervision of the bat ecologist.
- The roof tiles, soffit boxes, hanging tiles and any other potential roost features of B16 will need to be removed by hand under supervision by the ecologist.
- Potentially impacting works not to be carried out during the coldest winter months of December to February inclusive.



In the unlikely event that a bat is found during works, all works must immediately stop, and a licence be obtained.

New lighting should be avoided if possible. If required, it should be kept to a minimum and bat-friendly in accordance with details in Guidance Note 08/23: Bats and artificial lighting in the UK (Bat Conservation Trust and Institute of Lighting Professionals, 2023).

5.3.3 Nesting Birds

The scrub and building B16 has potential to support nesting birds. Removal of any suitable nesting habitat for birds should be undertaken outside of the bird nesting season (i.e. clearance of trees and scrub should take place September through February) to avoid acting unlawfully. If this is not possible, then vegetation must only be removed following a nesting bird check carried out immediately prior to works (or within 24 hours) by a suitably qualified ecologist. Any active nests must remain 'in situ' with an appropriate vegetation buffer until young have fledged and the nest is no longer in use.

5.3.4 NERC Act SPI/Local BAP Species

Care should be taken when removing ground vegetation, storage materials, debris piles and leaf litter as a precaution for any animals that may be present. Any individuals encountered should be allowed to move away from the works area, with works halting until they have done so.

5.3.5 Non Native Invasive Species

Appropriate measures should be implemented during site clearance works to prevent the spread of montbretia and butterfly bush, including checks of equipment/machinery/boots etc. to ensure they are clean before leaving site. Schedule 9 listed montbretia plant material and the soil is considered controlled waste and should be disposed of in a licenced waste facility. As the species mainly spreads vegetatively and from corms which can grow deep in the ground, eradication can be difficult.

5.4 Ecological Enhancement

The National Planning Policy Framework (NPPF) and local policy encourages developers to incorporate ecological enhancements into projects to achieve net gains for biodiversity. Generally, enhancements act to improve the quality of the habitat for the flora and fauna on and within the vicinity of the site. These enhancements can also provide aesthetic appeal, thus adding to the value of the project. The National Planning Practice Guidance (NPPG) provides guidance to planning authorities on how development proposals may provide enhancements to biodiversity, and contribute to wildlife and habitat connectivity in the wider area.

Possible opportunities to enhance the wildlife potential, appropriate to this site, are provided below. It is important that any measures adopted be clearly demonstrated to the Planning Authority through inclusion in design plans and accompanying documentation.

- A range of boxes are available that provide a self-contained space for roosting bats which can be attached to trees or walls of buildings. These bat boxes can provide additional roosting features to those already available on-site, or provide new roosting space to encourage a wide range of bat species to utilise the surrounding area.
- The installation of bird boxes can provide additional nesting space for birds, secure from predatory animals such as foxes. Many small bird species, such as blue tit *Cyanistes caeruleus* and great tit *Parus major* will preferentially nest in nest boxes, where available, and boxes to suit different species should be offered.



6 Conclusion

The car park primarily comprised buildings and developed surfaces, with parcels of grassland and scrub throughout. Six trees were present within the site boundary, another two trees immediately adjacent. The bus stop site supported grassland and hedgerow habitat. The proposed development will result in the loss of some grassland and scrub habitat and Biodiversity Net Gain will be required for this project. None of the habitats present are exceptional examples of their habitat in themselves, but some habitats will score relatively highly in the biodiversity net gain metric as they are of 'medium' distinctiveness. Full details are given in the accompanying Biodiversity Net Gain Strategy report on how the development will achieve 10% gain.

Bat survey work has concluded likely absence of roosting bats from all buildings to be fully and partially demolished on site. However, a precautionary approach to demolition work is recommended due to the previous occurrence of bat droppings found in 2022.

Retained and adjacent habitats should be protected through the works and beyond using standard pollution control methods. Clearance of ground vegetation should take place with care due to the potential for hedgehog, fox and brown hare. Scrub vegetation clearance and demolition of B16 should be programmed to take place outside the bird nesting season (i.e., should take place September through February) or after a pre-works check by a suitably qualified ecologist if required. Appropriate measures to prevent the spread of non native invasive plant species should be implemented. A bat sensitive lighting scheme should be fully implemented on site if new lighting is required.



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Appendix A: Site Plans



Figure 1. Location of application site and surrounding landscape (map data: QGIS 3.4, Google 2026)



Figure 2. Building location plan (map data: QGIS 3.4, Google 2026)



Appendix B: Legislation Information

Statutory Designated Sites

Particular national and international legislative instruments enable the designation of sites of conservation interest. These 'statutory designated sites' are then afforded varying degrees of protection under environmental legislation and government policy. The land designations considered by this study are set out below, with details of their associated legislation.

Designation	Protection
National Parks	National Parks and Access to the Countryside Act 1949.
Areas of Outstanding Natural Beauty	National Parks and Access to the Countryside Act 1949; Countryside and Rights of Way Act 2000; local planning policy.
Local Nature Reserves (LNRs)	National Parks and Access to the Countryside Act 1949; local planning policy.
National Nature Reserves (NNRs)	National Parks and Access to the Countryside Act 1949; Wildlife and Countryside Act 1981; Countryside and Rights of Way Act 2000; local planning policy.
Ramsar sites	Ramsar Convention; Wildlife and Countryside Act 1981; Countryside and Rights of Way Act 2000; Conservation of Habitats and Species Regulations 2017.
Sites of Special Scientific Interest (SSSIs)	Wildlife and Countryside Act 1981; Countryside and Rights of Way Act 2000.
Special Areas of Conservation (SACs)	EU Habitats Directive; Wildlife and Countryside Act 1981; Countryside and Rights of Way Act 2000; Conservation of Habitats and Species Regulations 2017.
Special Protection Areas (SPAs)	EU Birds Directive; Wildlife and Countryside Act 1981; Countryside and Rights of Way Act 2000; Conservation of Habitats and Species Regulations 2017.



Non-Statutory Designated Sites

Non-statutory designated sites, such as County Wildlife Sites (CWS), Sites of Nature Conservation Interest (SNCI) and Sites of Importance for Nature Conservation (SINC) are local sites designated by Local Planning Authorities that are considered to be of significant nature conservation value. They often have an important role in the wider landscape by connecting statutory designated sites and can support European protected species and species listed under the Habitats Directive.

Ancient Woodland is a non-statutory designation, which is generally applied to woodlands known to predate 1600. Before this time woodland was rarely artificially planted, hence these woodlands are likely to be naturally established. Subtypes include Ancient Semi Natural Woodlands and Ancient Replanted Woodlands. Although tree cover in the latter has predominately been replaced, original features such as characteristic wildlife are retained. Ancient woodlands are protected under national planning policy. Current planning policy guidance requires that developments must not result in the loss or deterioration of Ancient Woodlands, which are a valuable biodiversity resource.

European Protected Species (EPS)

European protected species are protected in the UK by Regulation 40 of the Conservation of Habitats and Species Regulations 2017 (as amended), with EPS listed under Schedule 2. This is the national implementation of the European Union's 'Habitats Directive' (Council Directive 92/43/EEC (a) on the Conservation of Natural Habitats and of Wild Flora and Fauna). Protection is also afforded to any EPS under Section 9 of the Wildlife and Countryside Act 1981 (as amended), owing to their inclusion in Schedule 5.

These legislative instruments make it unlawful to intentionally, deliberately or recklessly capture, kill, injure or disturb in a place of shelter, any EPS. The damage or destruction of a breeding or resting place, whether intentional or reckless, also constitutes an offence.

The following are examples of EPS which are native to and residing in the United Kingdom:

- Sand lizard (*Lacerta agilis*)
- Smooth snake (*Cornella austriaca*)
- Great crested newts (*Triturus cristatus*)
- Dormice (*Muscardinus avellanarius*)
- Otters (*Lutra lutra*)
- Bats (all native species)

'Widespread' Species

Widespread Reptiles

Through inclusion in Schedule 5 of The Wildlife and Countryside Act 1981, it is an offence under Section 9 to intentionally kill, injure or sell, offer for sale, possess or transport for the purpose of sale, any living or dead widespread species of UK reptile, or any product derived from one.

In addition, all native reptiles are adopted as Species of Principal Importance in England under Section 41 of the Natural Environment and Rural Communities Act 2006.

Water Voles

The water vole *Arvicola amphibius* is fully protected under the Wildlife and Countryside Act 1981 (as amended). Protection is afforded against killing and injury of water voles, as well as the damage, destruction or obstruction of burrows, or disturbance of burrows while in use.



Nesting Birds

Under The Wildlife and Countryside Act 1981 it is an offence to kill, injure or take any wild bird; take, damage or destroy the nest of any wild bird while it is in use or being built; take or destroy the egg of any wild bird.

There are 49 bird species listed as Species of Principal Importance in England under Section 41 of the Natural Environment and Rural Communities Act 2006. These species are therefore material planning considerations.

Schedule 1 Listed Birds

Under the Wildlife and Countryside Act 1981 there are special penalties for offences regarding birds listed in this Schedule. Additionally, it is an offence to disturb Schedule 1 listed bird or dependent young at nest.

Badgers

Badgers are protected by the Protection of Badgers Act 1992. Under this legislation, badgers and their setts are protected against all deliberate damage, destruction and disturbance. Badgers are widespread and abundant; their legal protection is primarily aimed at preventing blood sports, however there are still implications for developers.

NERC Act Habitats and Species

The Natural Environment and Rural Communities (NERC) Act came into force on 1st October 2006. Section 41 (S41) of the Act required the Secretary of State to publish a list of habitats and species which are of principal importance for the conservation of biodiversity in England. The S41 list is used to guide decision-makers such as public bodies, including local and regional authorities, in implementing their duty under Section 40 of the Natural Environment and Rural Communities Act 2006, to have regard to the conservation of biodiversity in England, when carrying out their normal functions.

There are 56 Habitats of Principle Importance (HPI) included on the S41 list. These are all the habitats in England that were identified as requiring action in the former UK Biodiversity Action Plan (UK BAP). These areas include terrestrial habitats such as upland hay meadows to lowland mixed deciduous woodland. Additionally, 943 Species of Principle Importance (SPI) were included in the S41 list. The species found in England were identified as requiring action under the former UK BAP, which has since been replaced by the Post-2010 Biodiversity Framework. The priority species and habitats designed under S41 of the NERC Act will be considered as part of the constraints and opportunities assessment, thus identifying if these habitats will be impacted and also where opportunities are present to enhance the area for local priority species.

Wild Mammals (Protection) Act 1996

All mammals receive some protection under the Wild Mammals (Protection) Act 1996, which makes it an offence to intentionally cause unnecessary suffering of any wild mammal. The Wild Mammals Act may apply during site clearance works, particularly where burrowing animals such as foxes and rabbits are present as they could be crushed or asphyxiated in their burrows by heavy machinery.



Appendix C: Survey Results



Figure 3. Habitat map (map data: QGIS 3.4, Google 2026)





Photograph 1.
Other neutral grassland habitat adjacent to northern boundary of car park site



Photograph 2.
Example of modified grassland within the car park site



Photograph 3.
Example of modified grassland with scattered scrub habitat within the car park site



Photograph 4.
Example of dense scrub habitat within the car park site



Photograph 5.
Two trees within the car park site (T03 and T04)



Photograph 6.
Modified grassland and native hedgerow of the bus stop site





Photograph 7.
B15, north side



Photograph 8.
B15 corridor on south side, open to bats with potential roosting features



Photograph 9.
Inside B15 tower



Photograph 10.
B15 Shed



Photograph 11.
Inside B15 Shed



Photograph 12.
B16, south gable and east soffit potential roost features with access into building





Photograph 13.
B16, hole in roof felt corresponding with soffit access on east side



Photograph 14.
B16, space behind hanging tiles at gable end with access into building



Photograph 15.
B17, south side



Photograph 16.
B17, north side, gap in door frame



Photograph 17.
Inside B17 tower



Photograph 18.
B22, north side, boarded up windows with gaps behind



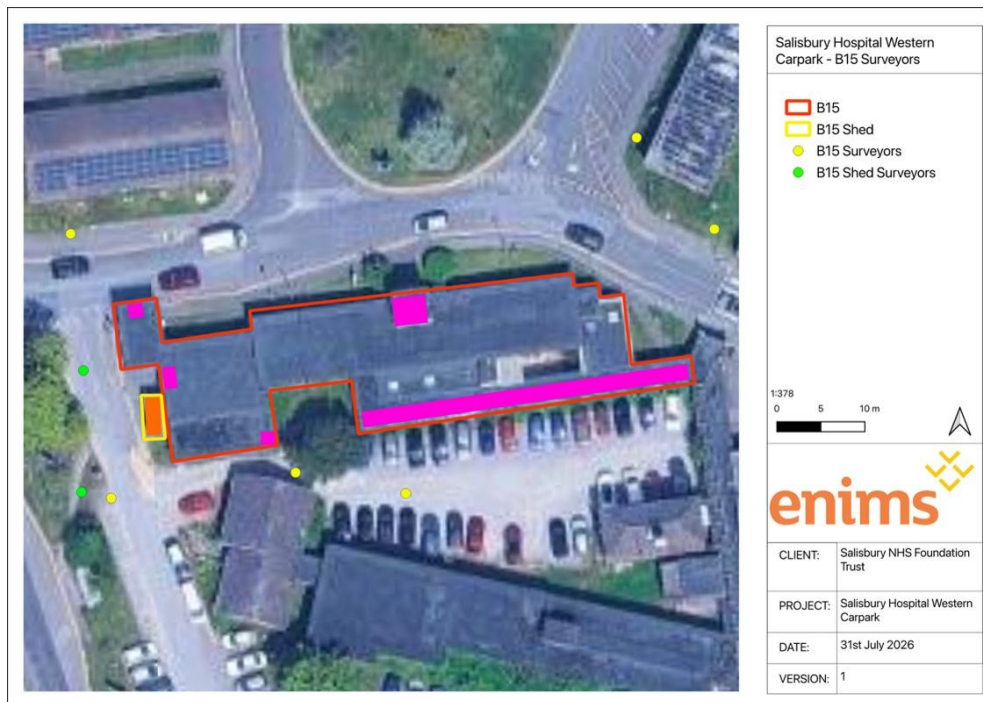


Figure 4. Plan to show low (pink) and moderate (orange) features across B15 and B15 Shed, and the location of surveyors across the two survey visits; yellow dots to show surveyors covering both B15 and B15 Shed on visit 1, green dots to show B15 Shed only covered on visit 2.



Figure 5. Plan to show low (pink) and moderate (orange) features across B16, and the location of surveyors across the two survey visits; blue and yellow dots to show surveyors covering B16 when combined with B17 and when alone, respectively, for visit 1, green dots to show B16 only covered on visit 2.





Figure 6. Plan to show low (pink) features across B17, and the location of surveyors during visit 1.

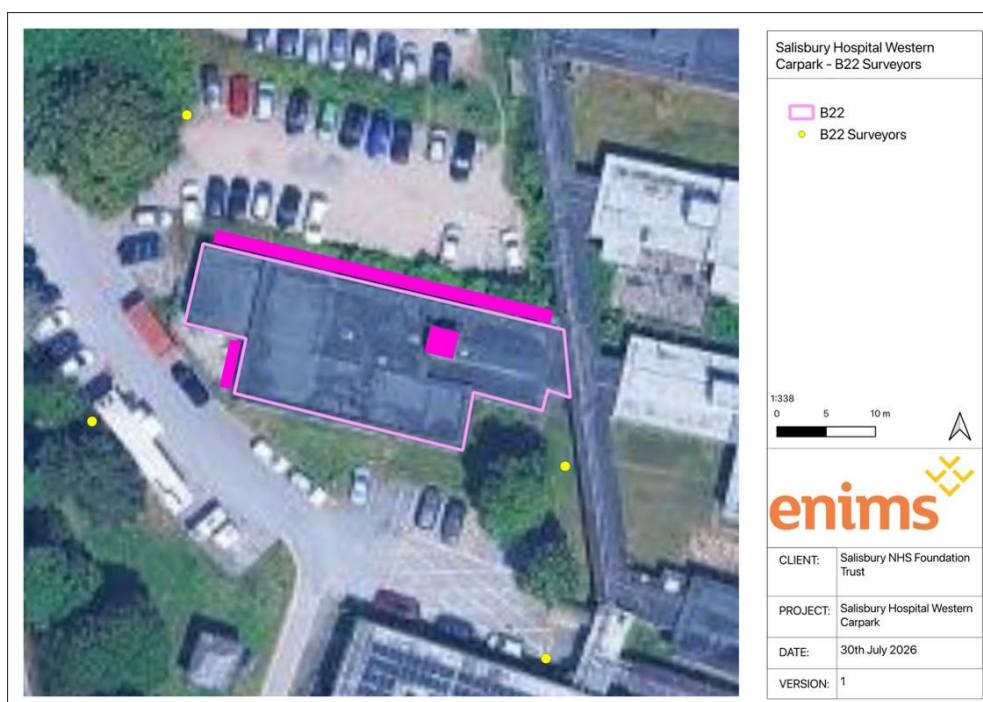


Figure 7. Plan to show low (pink) features across B22, and the location of surveyors during visit 1.





Figure 8. Field of view of NVA northwest of B17 (viewing north aspect, east side). Image taken at darkest point of first survey.



Figure 9. Field of view of NVA north of B17 and east of B16. Image taken at darkest point of first survey.



Figure 10. Field of view of NVA south of B17. Image taken at darkest point of first survey.



Figure 11. Field of view of NVA south of B17. Image taken at darkest point of first survey.



Figure 12. Field of view of NVA west of B16. Image taken part-way through first survey visit with B17.



Figure 13. Field of view of NVA south of B16. Image taken at darkest point of repeat first survey visit.





Figure 14. Field of view of NVA northeast of B16. Image taken at darkest point of repeat first survey visit.



Figure 15. Field of view of NVA west of B16. Image taken at darkest point of repeat first survey visit.



Figure 16. Field of view of NVA northeast of B15. Image taken at darkest point of first survey visit.



Figure 17. Field of view of NVA northwest of B15. Image taken at darkest point of first survey visit.



Figure 18. Field of view of NVA southwest of B15 (viewing east part of south aspect). Image taken at darkest point of first survey visit.



Figure 19. Field of view of NVA north of B15. Image taken at darkest point of first survey visit.



Figure 20. Field of view of NVA southwest of B15 and B15 Shed. Image taken at darkest point of first survey visit.



Figure 21. Field of view of NVA south of B22. Image taken at darkest point of first survey visit.





Figure 22. Field of view of NVA southwest of B22. Image taken at darkest point of first survey visit.



Figure 23. Field of view of NVA northwest of B22. Image taken at darkest point of first survey visit.



Figure 24. Field of view of NVA southeast of B22. Image taken at darkest point of first survey visit.



Figure 25. Field of view of NVA southwest of B16. Image taken at darkest point of second survey visit.



Figure 26. Field of view of NVA southeast of B16. Image taken at darkest point of second survey visit.



Figure 27. Field of view of NVA northwest of B16. Image taken at darkest point of second survey visit.



Figure 28. Field of view of NVA southwest of B15 shed. Image taken at darkest point of second survey visit.

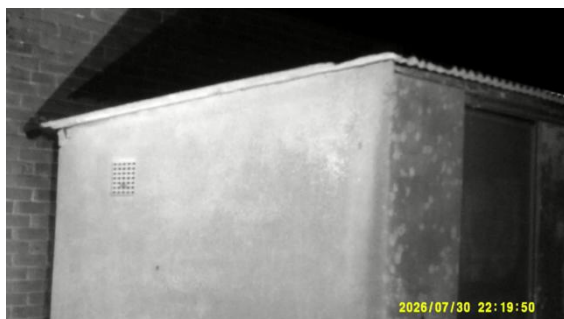


Figure 29. Field of view of NVA northwest of B15 shed. Image taken at darkest point of second survey visit.

Emergency Survey Data



Location:	Building 16 & 17, Salisbury Hospital	Project No:	EC1932-09
Weather:	Clear and no clouds, wind speed 2, no precipitation		
Start temp:	19°C	End temp:	17°C
Date:	03/07/2026 – visit 1	Sunrise/ sunset times:	21:24
Start time:	21:09	End time:	22:54
Time	Species	Notes (flight path, emerging/ re-entering, location observed, behaviour)	
21:19	Noctule	Heard not seen, 2 passes	
21:25	Noctule	Heard not seen, 2 passes	
21:26	Unknown bat	Seen not heard. Foraging N of B17.	
21:27-21:30	Noctule	Heard not seen, 4 passes	
21:33	Unknown bat	Seen not heard. Passing SE of B17	
21:34	Unknown bat	Seen not heard. Passing above SE of B 17.	
21:34	Unknown bat	Passing N of B17.	
21:38	Noctule	Heard not seen.	
21:42	Unknown bat	Seen not heard. Foraging N of B17.	
21:44	Unknown bat	Seen not heard. Passing SE of B17. Two bats, repeating.	
21:46	Unknown bat	Seen not heard. Foraging around rooftops of B17.	
21:50	Unknown bat	Seen not heard. Passing back and forth SE of B17.	
21:50	Unknown bat	Seen not heard. Foraging N of B17.	
21:52	Noctule	Passing over B17.	
21:53	Unknown bat	Seen not heard. Passing SE of B17.	
21:58	Common pipistrelle	Foraging N of B17.	
22:03	Pipistrelle sp.	Seen not heard. Passing W of B16.	
22:06	Pipistrelle sp.	Heard not seen. Passing W of B16.	
22:11	Serotine	Passing W of B16.	
22:13	Unknown bat	Seen not heard. Passing over roof of B17.	



22:17	Unknown bat	Seen not heard. Foraging SE of B17.
22:17	Unknown bat	Seen not heard. Passing N of B17.
22:17	Serotine	Flying S past W of B16.
22:23	Common pipistrelle	Passing W of B16.
22:25	Common pipistrelle	Passing N of B17.
22:26	Common pipistrelle	Flying away from B15 and S towards B16/17.
22:26	Common pipistrelle	Seen not heard. Foraging above SE of B17.
22:29	Common pipistrelle	Heard not seen.
22:30	Serotine	Heard not seen.
22:31	Common pipistrelle	Heard not seen.
22:32	Unknown bat	Seen not heard. Passing SE of B17.
22:35	Serotine	Heard not seen.
22:36	Soprano pipistrelle	Heard not seen.
22:37	Common pipistrelle	Heard not seen.
22:37-22:41	Noctule	Heard not seen, 5 passes
22:45	Noctule	Heard not seen.
22:45	Common pipistrelle	Heard not seen.
22:48	Noctule	Heard not seen.
22:52	Serotine	Heard not seen.



Location:	Building 16, Salisbury Hospital	Project No:	EC1932-09
Weather:	Clear with up to 30% cloud cover, BF 2 wind speed, no precipitation		
Start temp:	25°C	End temp:	18°C
Date:	06/07/2026 – visit 1	Sunrise/ sunset times:	21:23
Start time:	21:08	End time:	22:53
Time	Species	Notes (flight path, emerging/ re-entering, location observed, behaviour)	
21:20	Noctule	Heard not seen.	
21:28	Unknown	Seen not heard. Passing N of B16.	
21:48	Common pipistrelle	Passing S of B16.	
21:55	Soprano pipistrelle	Passing S of B16.	
21:56	Pipistrelle sp.	Heard not seen.	
21:58	Common pipistrelle	Heard not seen.	
22:08	Common pipistrelle	Foraging S of B16. Repeating for 2 minutes.	
22:09	Pipistrelle sp.	Heard not seen.	
22:13	Noctule	Heard not seen.	
22:13	Pipistrelle sp.	Heard not seen.	
22:18	Soprano pipistrelle	Passing S of B16.	
22:27	Unknown	Seen not heard. Foraging N of B16.	
22:35	Soprano pipistrelle	Heard not seen.	
22:40	Noctule	Heard not seen. Repeating.	
22:42	Pipistrelle sp.	Heard not seen.	
22:46	Soprano pipistrelle	Heard not seen. Repeating	
22:51	Noctule	Heard not seen.	



Location:	Building 15, Salisbury Hospital	Project No:	EC1932-09
Weather:	Clear with up to 20% cloud cover, wind speed BF 0, no precipitation		
Start temp:	25°C	End temp:	22°C
Date:	09/07/2026 – visit 1	Sunrise/ sunset times:	21:20
Start time:	21:05	End time:	22:50
Time	Species	Notes (flight path, emerging/ re-entering, location observed, behaviour)	
21:18	Soprano pipistrelle	Heard not seen.	
21:27	Noctule	Heard not seen.	
21:46	Noctule	Heard not seen.	
21:55	Common pipistrelle	Heard not seen.	
21:56	Common pipistrelle	Heard not seen.	
21:58	Common pipistrelle	Heard not seen.	
21:59	Common pipistrelle	Passing S over B15.	
22:01	Common pipistrelle	Heard not seen.	
22:01	Common pipistrelle	Passing W of B15, N direction.	
22:02	Common pipistrelle	Passing S of B15 beneath tree.	
22:04	Soprano pipistrelle	Heard not seen.	
22:05	Soprano pipistrelle	Passing NW of B15.	
22:06	Soprano pipistrelle	Heard not seen.	
22:07	Soprano pipistrelle	Passing NW of B15.	
22:09	Soprano pipistrelle	Passing W of B15.	
22:13	Noctule	Heard not seen.	
22:13	Common pipistrelle	Heard not seen.	
22:13	Noctule	Heard not seen.	
22:13	Noctule	Heard not seen.	
22:14	Noctule	Heard not seen.	



22:16	Common pipistrelle	Heard not seen.
22:17	Soprano pipistrelle	Heard not seen.
22:18	Common pipistrelle	Passing E along N of B16/17.
22:19	Common pipistrelle	Heard not seen.
22:21	Common pipistrelle	Heard not seen.
22:24	Soprano pipistrelle	Heard not seen.
22:26	Noctule	Heard not seen.
22:27	Common pipistrelle	Heard not seen.
22:35	Common pipistrelle	Heard not seen.
22:36	Common pipistrelle	Heard not seen.
22:39	Soprano pipistrelle	Heard not seen.
22:40	Common pipistrelle	Heard not seen.
22:41	Noctule	Heard not seen.
22:47	Noctule	Heard not seen.
22:51	Noctule	Heard not seen.
22:54	Soprano pipistrelle	Heard not seen.

Location:	Building 22, Salisbury Hospital	Project No:	EC1932-09
Weather:	60% cloud cover, wind speed BF 3, no precipitation		
Start temp:	22°C	End temp:	21°C
Date:	13/07/2026 – visit 1	Sunrise/ sunset times:	21:18
Start time:	21:03	End time:	22:48
Time	Species	Notes (flight path, emerging/ re-entering, location observed, behaviour)	
21:48	Noctule	Heard not seen.	
22:00	Unknown	Seen not heard. Passing SE of B22.	
22:03	Common pipistrelle	Heard not seen.	



22:03	Common pipistrelle	Heard not seen.
22:04	Common pipistrelle	Heard not seen.
22:04	Noctule	Heard not seen.
22:05	Noctule	Heard not seen.
22:10	Soprano pipistrelle	Heard not seen.
22:15	Soprano pipistrelle	Heard not seen.
22:16	Soprano pipistrelle	Heard not seen.
22:19	Common pipistrelle	Passing SW of B22.
22:21	Serotine	Heard not seen.
22:29	Unknown	Seen not heard. Passing over roof SE of B22.
22:30	Soprano pipistrelle	Heard not seen.
22:42	Soprano pipistrelle	Heard not seen.
22:43	Soprano pipistrelle	Passing SW of B22.

Location:	Building 16, Salisbury Hospital	Project No:	EC1932-09
Weather:	Clear, wind speed BF 2, no precipitation		
Start temp:	25°C	End temp:	21°C
Date:	29/07/2026 – visit 2	Sunrise/ sunset times:	20:58
Start time:	20:43	End time:	22:28
Time	Species	Notes (flight path, emerging/ re-entering, location observed, behaviour)	
21:15	Noctule	Heard not seen.	
21:16	Noctule	Heard not seen.	
21:25	Unknown	Seen not heard. Passing SE of B16.	
21:30	Pipistrelle sp.	Seen not heard. Passing SW of B16.	
21:30	Common pipistrelle	Passing SE of B16.	
21:37	Common pipistrelle	Passing SW of B16.	



21:37	Common pipistrelle	Passing NW of B16.
21:38	Common pipistrelle	Foraging SE of B16.
21:39	Common pipistrelle	Heard not seen.
21:40	Common pipistrelle	Passing SE of B16.
21:40	Common pipistrelle	Heard not seen. Repeating for 2 minutes.
21:44	Common pipistrelle	Two bats passing S of B16.
21:45	Soprano pipistrelle	Passing SE of B16.
21:46	Soprano pipistrelle	Passing SW of B16.
21:48	Common pipistrelle	Foraging SE of B16.
21:50	Common pipistrelle	Passing SE of B16.
21:53	Common pipistrelle	Passing SE of B16.
21:55	Common pipistrelle	Passing SE of B16.
21:57	Soprano pipistrelle	Passing SW of B16.
21:57	Common pipistrelle	Passing NW of B16.
21:59	Common pipistrelle	Passing S over SE of B16.
22:02	Soprano pipistrelle	Heard not seen.
22:06	Leisler's	Heard not seen.
22:09	Common pipistrelle	Heard not seen. Two passes.
22:11	Soprano pipistrelle	Heard not seen.
22:14	Common pipistrelle	Heard not seen.
22:17	Soprano pipistrelle	Heard not seen.
22:17	Common pipistrelle	Heard not seen. Two passes.
22:20	Soprano pipistrelle	Heard not seen.
22:22	Common pipistrelle	Foraging SW of B16. Repeating for 1 minute.
22:23	Common pipistrelle	Passing NW of B16.
22:25	Soprano pipistrelle	Passing SW of B16.
22:26	Soprano pipistrelle	Heard not seen.
22:27	Pipistrelle sp.	Passing SW of B16.
22:28	Common pipistrelle	Heard not seen.



Location:	Building 15 Shed, Salisbury Hospital	Project No:	EC1932-09
Weather:	Overcast, 100% cloud cover, wind speed BF 2, no precipitation		
Start temp:	21°C	End temp:	18°C
Date:	30/07/2026 – visit 2	Sunrise/ sunset times:	20:56
Start time:	20:41	End time:	22:26
Time	Species	Notes (flight path, emerging/ re-entering, location observed, behaviour)	
21:27	Common pipistrelle	Passing NW and SW of B15 shed. Two passes.	
21:58	Leisler's	Heard not seen.	
22:11	Noctule	Heard not seen.	
22:11	Leisler's	Heard not seen.	
22:21	Leisler's	Heard not seen.	
22:22	Soprano pipistrelle	Passing SW of B15 shed.	
22:23	Common pipistrelle	Heard not seen.	
22:24	Soprano pipistrelle	Passing SW of B15 shed.	

